



# MIDTOWN REALTY INTERNATIONAL, INC.

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## Chevron

### GAS STATION 8 FUELING POSITIONS FOOD MART & CAR WASH 4 MECHANICS BAYS RENTAL INCOME

**PRICE: \$3,850,000.00 for BUSINESS AND PROPERTY**

Inventory of gasoline, food mart paid separate at closing.

<u>PRODUCT SALE</u>	<u>MONTHLY/AVERAGE</u>	<u>YEARLY/GROSS PROFIT</u>
Gallonage:	Selling an average of 165,300 gallons per month at approx. \$0.12 per gallon profit.	\$238,032.00
Food Mart	Selling an average of \$36,500.00 per month at 30% profit	\$131,400.00
Mechanics:	Rented at \$5,000.00 net monthly.	\$ 60,000.00
Car Wash:	Selling and average of \$13,100.00 net monthly.	\$157,200.00
Lotto	Selling an average of \$26,000.00 per month at 5% profit	\$ 15,600.00
Misc. Income:	ATM, Phone cards, Vacuum, etc. Total \$2,000.00 monthly.	<u>\$ 24,000.00</u>

**YEARLY GROSS PROFIT APPROX \$626,232.00**

Yearly Expenses:	Utilities & Elec.	\$ 32,500.00
	Insurance/Liability	\$ 16,500.00
	Real Estate Taxes	\$ 18,000.00
	Miscellaneous & C/C Fees	\$ 43,000.00
	Payroll and Taxes	<u>\$128,500.00</u>

**YEARLY EXPENSES AVERAGE: \$238,500.00 \$238,500.00**

**NET OPERATING INCOME (NOI) APPROX YRLY: \$387,732.00**

**Notes:** This Gas Station is open 24 hours daily. Located in a high traffic area of Hialeah, Florida. There are 3 x 10,000 gallon double wall fiberglass gasoline tanks in compliance. The lot is 25,192 square feet, approx. C.A.P. over 10 %.

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**For more information contact "The Gasoline Station Specialist"®  
Albert Hernandez, Broker, Salesman 305-253-5600- Office, 305-815-2053 –Cellular  
[www.buygasstations.com](http://www.buygasstations.com)**

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