



"PRINCIPALS ONLY"
"No Brokers"

**CHEVRON GAS STATION
 12 FUELING POSITIONS
 FOOD-MART, RESTAURANT, AND CAR-WASH**

PRICE: **\$6,900,000.00** for **Business and Property.** Inventory of Gasoline
 And Food Mart paid separate at closing.

<u>PRODUCT/SALE</u>	<u>MONTHLY/AVERAGE</u>	<u>YRLY/GROSS-PROFIT</u>
GALLONAGE: Gasoline & Diesel:	Selling average 65,000 gallons per month with average \$0.12 profit	\$ 93,600.00
FOOD MART:	Selling approx. of \$12,000.00 per month at 33% profit.	\$ 47,520.00
RESTAURANT:	Selling \$122,000.00 monthly at 65% profit	\$ 951,600.00
CAR-WASH:	Rented at \$4,500.00 monthly, plus utilities	\$ 54,000.00
LOTTO:	Selling approx. \$8,200.00 at 5% profit	\$ 4,920.00
MISCELLANEOUS INCOME:	Phone-Cards, Vacuum, ATM, monthly Vendors Commission \$1,633.00.	\$ <u>19,600.00</u>
GROSS PROFIT YEARLY		\$1,170,640.00

YEARLY OPERATING EXPENSES

ELECTRIC/UTILITIES	\$ 78,250.00	
INSURANCE/LIABILITY	\$ 28,300.00	
PROPERTY TAXES	\$ 53,000.00	
PAYROLL & TAXES	\$198,500.00	
MISCELLANEOUS & C/CARD-FEES	<u>\$186,000.00</u>	
AVERAGE YEARLY EXPENSES	\$544,050.00	\$ 544,050.00
YEARLY NET OPERATING INCOME (NOI)		\$ 626,590.00

NOTES: This Large Chevron Gas Station is open 24 hours. It is located in a very high traffic area of Miami Area. Oversized Building of 10,000 sqft. There are three 10,000 gallons double wall fiberglass gasoline tanks in compliance. Oversized lot of 79,617 sq. ft almost 2 acres. C.A.P. Over 9%. Projected 5 Rental bays/store fronts on vacant land will bring an additional \$9,500.00 monthly.

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**For more information contact "The Gasoline Station Specialist"®
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www.buygasstations.com**

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