



**CHEVRON GAS STATION  
8 FUELING POSITIONS  
FOOD MART, DELI & CAFETERIA, CAR-WASH W/DETAILING**

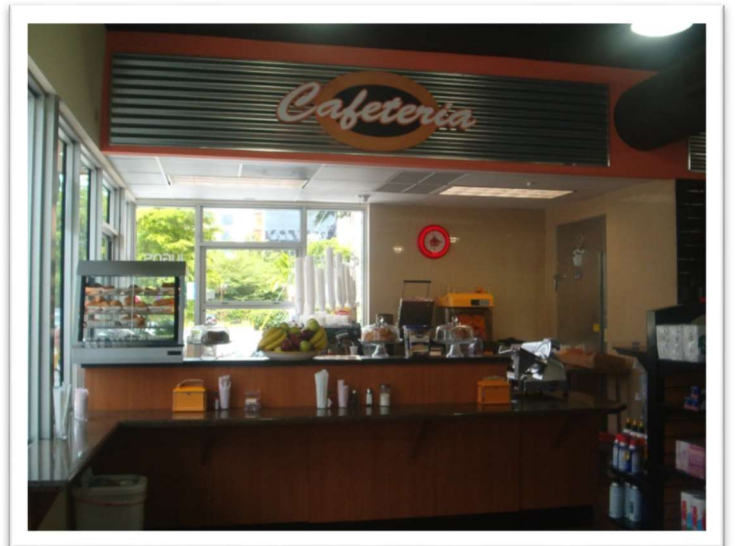
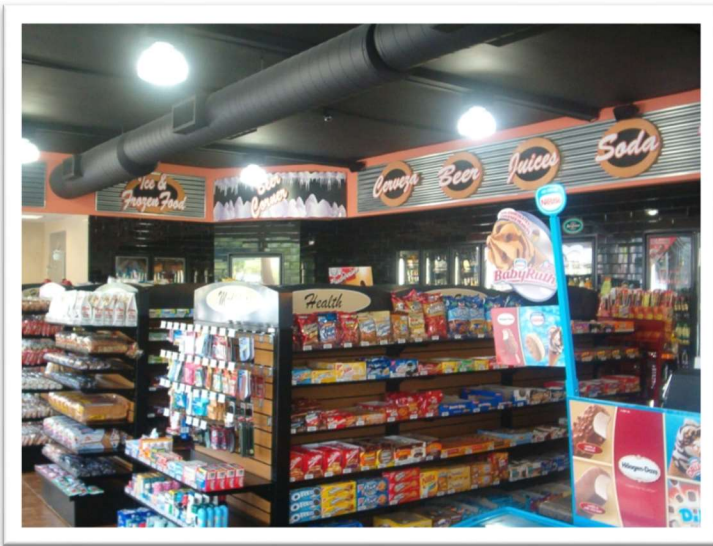
**PRICE:** \$4,400,000.00 for BUSINESS and REAL ESTATE  
Inventory of gasoline, and food mart paid separate at closing.

<u>PRODUCT/SALES</u>	<u>MONTHLY/AVERAGE</u>	<u>GROSS PROFIT YEARLY</u>
Gallonage: gasoline	Selling average of 65,000 gallons per month at approx. \$0.35 per gallon profit.	\$273,940.00
Diesel	Selling average 3,500 gallons per month at approx. \$.50 per gallon profit.	\$ 21,000.00
Food Mart	Selling average of \$90,000.00 per month at 35% profit	\$378,000.00
Car-Wash/Rent	Paying \$4,000.00 Monthly	\$ 48,000.00
Lotto:	Selling approx. \$60,000.00 monthly at 5% profit	\$ 36,000.00
Deli-Cafeteria/Rent	Paying \$2,000.00 Monthly	\$ 24,000.00
Miscellaneous:	ATM, Phone, Vacuum, Etc. \$1,500.00 net per month, Commissions	<u>\$ 18,000.00</u>
<b>YEARLY GROSS PROFIT:</b>		<b>\$798,940.00</b>
Yearly Expenses:	Utilities & Elec. \$ 38,900.00 Insurance/Liability \$ 16,500.00 Real Estate Taxes \$ 32,000.00 C/Card Fees & Misc. \$ 94,000.00 Payroll and Taxes <u>\$108,000.00</u>	
<b>YEARLY OPERATING EXPENSES:</b>	<b>\$289,400.00</b>	<b>\$289,400.00</b>
<b>NET OPERATING INCOME (NOI) YEARLY:</b>		<b>\$509,540.00</b>

Notes: This new Chevron Gas Station is open 24 hours daily. Located in a High-Traffic area of condos, apt buildings, etc. of Miami Intl. Airport area in Florida. Ideal for Builder/Developer of multi/family rentals. There are two 15,000; gallon double wall fiberglass gasoline tanks installed in 2008 and large auto-detailing car-wash. The lot is 30,405 sqft. approx, with 2,000 sqft. food-mart. C.A.P. over 11%.

**For more information contact Albert Hernandez "The Gasoline Station Specialist"®  
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[www.BuyGasStations.com](http://www.BuyGasStations.com)**

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