



Marco Island, FL

"PRINCIPALS ONLY" "NO BROKERS"



**SUPER TEXACO GAS STATION
4 GASOLINE PUMPS, FOOD-MART
AUTO CENTER / EXPRESS MART & LUBE**

PRICE: \$6,000,000.00 (FIRM PRICE) for Business and Property.

Inventory of Gasoline and Food Mart paid separate at closing.

<u>PRODUCT/SALE</u>	<u>MONTHLY/SALES</u>	<u>YEARLY/PROJECTION</u>
GALLONAGE:	Selling 35,000 gallons per month at approx. \$0.14 net profit	\$ 58,800.00
FOOD MART:	Selling \$38,000 per month at approx 38% profit	\$ 173,280.00
EXPRESS LUBE & WASH:	Selling an average of \$48,000 monthly at 60% profit	\$ 345,000.00
AUTO CENTER:	Selling an average of \$63,500.00 monthly 52% profit	\$ 396,240.00
LOTTO:	Selling \$45,000.00 at 5% profit	\$ 27,000.00
MISC. INCOME:	Approx. \$950.00 Vendors Commissions	<u>\$ 11,400.00</u>
GROSS YEARLY PROFIT		\$1,011,720.00
YEARLY EXPENSES		
ELECTRIC/UTILITIES	\$ 22,900.00	
INSURANCE & W. COMP	\$ 14,800.00	
REAL ESTATE TAXES	\$ 14,500.00	
PAYROLL & TAXES	\$203,950.00	
MISC. & C/CARD FEES	<u>\$ 32,000.00</u>	
APPROX. YEARLY EXPENSES	\$288,150.00	\$ 288,150.00
NET OPERATING INCOME (NOI) YRLY		\$ 773,570.00

NOTES: This Texaco Gas Station is located in a very high traffic area of Collier County. Oversized Building of 7,000 sqft. There are two oversized 20,000 gallons double wall fiberglass gasoline tanks and one 2,000 gallon waste oil tank. Large lot of 42,688 sqft. with lots of parking spaces. Over 12% C.A.P. Return. Owner very motivated.

**For more information contact "The Gasoline Station Specialist"®
Albert Hernandez, Broker, Salesman 305-253-5600- Office, 305-815-2053 –Cellular
www.BuyGasStations.com**

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