

MIDTOWN REALTY INTERNATIONAL, INC.

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Marco Island, FL "PRINCIPASL 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.

PRODUCT/SALE	MONTHLY/S	<u>SALES</u>	YEARLY/PE	<u> ROJE(</u>	CTION
GALLONAGE:	Selling 35,000 gallons per approx. \$0.14 net profit	month at		\$ 58,8	00.00
FOOD MART:	Selling \$38,000 per month	n at approx 38% pr	rofit	\$ 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		\$ 11.	,400.00
GROSS YEARLY PROFIT				\$1,011	1,720.00
YEARLY EXPENSES					
ELECTRIC/UTI INSURANCE & REAL ESTATE PAYROLL & TA MISC. & C/CAR	W. COMP TAXES AXES	\$ 22,900.00 \$ 14,800.00 \$ 14,500.00 \$203,950.00 \$ 32,000.00			
APPROX. YEARLY EXPENSES \$288,150.00				\$ 288	3,150.00
NET OPERATING INCOME (NOI) YRLY				\$ 773	3,570.00

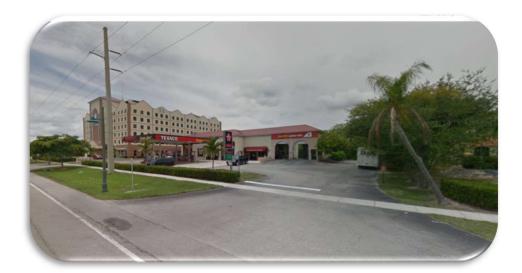
NOTES: This Texaco Gas Station is located in a very high traffic area of Collier County. Oversized Building of 7,000 sqft. There are two oversized 20,000 gallons double wall fiberglass gasoline tanks and one 2,000 gallon waste oil tank. Large lot of 42,688 sqft. with lots of parking spaces. Over 12%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

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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

Any information given herewith is obtained from Owner/Dealer or sources we consider reliable, however we are not responsible for misstatement of facts, errors or omissions, prior sale, and withdrawal from the market, or change in price without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty or assurance that said information is correct. NML-41507-B 12/17









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