



MIDTOWN REALTY INTERNATIONAL, INC.

11550 SW 72 Street; Miami, Florida 33173

(305) 253-5600

(305) 255-0000

Fax: (305) 253-2967



CITGO GAS STATION 3 MPD GASOLINE PUMPS FOOD-MART & DELI/PIZZERIA

PRICE: **\$2,950,000.00** for **Business and Property**, Inventory of Motor fuels and Food-Mart paid separately at closing.

<u>PRODUCT/SALE</u>	<u>MONTHLY/AVERAGE</u>	<u>YEARLY/GROSS PROFIT</u>
GALLONAGE: Gasoline:	Selling an average of 60,000 gallons at Approx. \$0.15 per gallon profit.	\$ 108,000.00
FOOD-MART DELI/ PIZZERIA:	Selling and average of \$65,000 at 35% profit	\$ 273,000.00
LOTTO:	Average \$29,500.00 monthly at 5% profit	\$ 17,700.00
MISCELLANEOUS INCOME:	Vacuum, Phone Cards, ATM, Commissions ETC. Average \$5,900.00 net	\$ <u>70,800.00</u>
TOTAL YEARLY GROSS PROFIT		\$ 469,500.00
	<u>YEARLY OPERATING EXPENSES</u>	
ELECTRIC/UTILITIES	\$ 33,500.00	
INSURANCE	\$ 14,800.00	
REAL ESTATE/TAXES	\$ 16,900.00	
PAYROLL & TAXES	\$ 78,300.00	
MISCELLANEOUS & C/C FEES	<u>\$ 29,000.00</u>	
TOTAL YEARLY EXPENSES	\$172,500.00	\$ 172,500.00
YRLY NET OPERATING INCOME (NOI)		\$297,000.00

NOTES: This Citgo Gas Station is open 24 hours. It is located in high traffic area of Homestead. It has Three 8,000 double-wall fiberglass tanks. Lot size is 20,524 SQF approx.

ALH 303

**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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