



# 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:** \$295,000.00 for **Business Only**, 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>
<b>TOTAL YEARLY GROSS PROFIT</b>		<b>\$ 469,500.00</b>

### YEARLY OPERATING EXPENSES

ELECTRIC/UTILITIES	\$ 33,500.00	
INSURANCE	\$ 14,800.00	
LEASES/RENT	\$180,000.00	
PAYROLL & TAXES	\$ 78,300 .00	
MISCELLANEOUS & C/C FEES	\$ <u>20,000.00</u>	
<b>TOTAL YEARLY EXPENSES</b>	<b>\$326,600.00</b>	<b>\$ 326,600.00</b>
<b>YRLY NET OPERATING INCOME (NOI)</b>		<b>\$142,900.00</b>

**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. Owner will give 10 + 5 Yr. Leases to qualified operator. Owner may consider financing.

ALH 303b

For more information contact "The Gasoline Station Specialist"®  
Albert Hernandez, Broker, Salesman 305-253-5600- Office, 305-815-2053 –Cellular  
[www.BuyGasStations.com](http://www.BuyGasStations.com)

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