



MIDTOWN REALTY INTERNATIONAL, INC.

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SUPER GAS STATION 4 SELF SERVICE GASOLINE PUMPS LARGE FOOD MART, AND SUBWAY

PRICE: **\$4,500,000.00** for **Business and Property.** Inventory of Gasoline
And Food Mart paid separate at closing

PRODUCT/SALE MONTHLY/AVERAGE PROJECTED YRLY NET SALES

GALLONAGE: Gasoline & Diesel	Selling average of 140,000 gallons per month at Approx. \$0.19 margin	\$ 319,200.00
FOOD MART:	Selling average of \$150,000 per month at 27% profit.	\$ 486,000.00
SUBWAY STORE:	Selling \$44,167 monthly paying 10% rent	\$ 53,000.00
LOTTO	Selling \$28,000 at 5% profit	\$ 16,800.00
MISC. INCOME:	Average \$2,000 monthly commissions from Vendors	\$ 24,000.00
GROSS PROFIT YEARLY		\$ 899,000.00

YEARLY /AVERAGE/OPERATING EXPENSES

ELECTRIC/UTILITIES	\$ 42,000.00	
INSURANCE/LIABILITY & W/ COMP	\$ 37,000.00	
REAL ESTATE & PROPERTY TAXES	\$ 22,000.00	
PAYROLL, TAXES & BENEFITS	\$165,000.00	
MISCELLANEOUS & C.C/Fees	<u>\$122,000.00</u>	
YEARLY OPERATING EXPENSES	\$388,000.00	\$388,000.00
PROJECTED NET OPERATING INCOME (NOI) YEARLY		\$511,000.00

NOTES: This Gas Station is open from 6am-to midnight daily. It is located in a very high traffic intersection in Naples area, West Coast of South Florida. Oversized Food-Mart 3,161 sq. ft. and Oversize corner lot. Lot size aprox 2 acres (93,000 SQF) with lots of space to expand. There are two 8,000 and one 10,000 gallons gasoline tanks. Gasoline tanks are in compliance.

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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**

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***Sample Mortgage Calculation and Return on
Investment on any
Gas Station with Property***

(This sample is for this particular Exxon Gas Station)

Purchase at	\$4,500,000.00
Down payment 25% approx. (The investment)	<u>\$1,125,000.00</u>
First/New S.B.A. Mortgage approx.	\$3,375,000.00

New S.B.A. first mortgage at 5.75% interest rate amortized over 25 years, the principal and interest (P&I) payments would be \$21,230.00 monthly or \$254,760 yearly, approx.

From The Projected Net Operating Income (NOI) of	\$511,000.00
Subtract from (NOI) yearly (PI) mortgage payments of	\$254,760.00
Cash-On-Cash before personal taxes or return in your down payment (investment) will be over 22.7%	\$256,240.00

Plus amortization, capitalization, depreciation, etc.

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INVESTMENT CALCULATION TOTAL

Down payment	\$1,125,000.00
Closing Cost	\$109,000.00
Food-Mart Inventory	\$125,000.00
Gasoline Inventory	\$ 40,000.00
Deposits various	\$ 50,000.00
Working Capital	<u>\$ 50,000.00</u>
TOTAL INVESTMENT	\$1,499,000.00



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