



MIDTOWN REALTY INTERNATIONAL, INC.

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**SUPER GAS STATION
5 ACRES OF LAND (217,800 SQF)
4 SELF SERVICE GASOLINE PUMPS
LARGE FOOD MART, SUBWAY AND RENTAL INCOME**

PRICE: **\$4,950,000.00** for **Business and Property.** Inventory of Gasoline
And Food Mart paid separate at closing

<u>PRODUCT/SALE</u>	<u>MONTHLY/AVERAGE</u>	<u>PROJECTED YRLY NET SALES</u>
GALLONAGE: Gasoline:	Selling average of 85,000 gallons per month at Approx. \$0.19 average margin	\$ 193,800.00
FOOD MART:	Selling average of \$210,000 per month at 26% profit.	\$ 655,200.00
STORES / SUBWAY:	Selling \$43,000.00 monthly paying 10% rent	\$ 51,600.00
LOTTO	Selling \$64,000 at 5% profit	\$ 38,400.00
MISC. INCOME & RENTAL - INCOME:	Average \$10,250 monthly	\$ 123,000.00
GROSS PROFIT YEARLY		\$ 1,062,000.00

YEARLY/AVERAGE/ OPERATING EXPENSES

ELECTRIC/UTILITIES	\$ 44,300.00	
INSURANCE/LIABILITY & W/COP	\$ 35,350.00	
REAL ESTATE & PROPERTY TAXES	\$ 23,000.00	
PAYROLL, TAXES & BENEFITS	\$242,000.00	
MISCELLANEOUS & C.C/Fees	<u>\$205,000.00</u>	
YEARLY OPERATING EXPENSES	\$549,650.00	\$549,650.00
PROJECTED NET OPERATING INCOME (NOI) YEARLY		\$512,350.00

NOTES: This super 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 Building 7,958 sq. ft. **Lot size over 5 acres.** There is one 22,000 gallon double-wall fiberglass gasoline tank 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)

Purchase at	\$4,950,000.00
Down payment 25% approx. (The investment)	<u>\$1,235,000.00</u>
First/New S.B.A. Mortgage approx.	\$3,715,000.00

New first mortgage at 5.75% interest rate amortized 25 years, the principal and interest (P&I) payments would be \$23,370.00 monthly or \$280,440.00 yearly, approx.

From The Projected Net Operating Income (NOI) of	\$512,350.00
Subtract from (NOI) yearly (PI) mortgage payments of	\$280,440.00
Cash-Flow before personal taxes or return in your down payment (investment) will be over 18.7%	\$231,910.00

Plus amortization, capitalization, depreciation, etc.

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INVESTMENT CALCULATION TOTAL

Down payment	\$1,235,000.00
Closing Cost	\$109,000.00
Food-Mart Inventory	\$145,000.00
Gasoline Inventory	\$ 40,000.00
Deposits various	\$ 50,000.00
Working Capital	<u>\$ 50,000.00</u>
TOTAL INVESTMENT	\$1,629,000.00



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