



MIDTOWN REALTY INTERNATIONAL, INC.

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MARATHON GAS STATION 6 FUELING POSITIONS FOOD MART

PRICE: **\$1,800,000.00** for **BUSINESS** and **REAL ESTATE**
Inventory of gasoline, food mart paid separate at closing.

<u>PRODUCT/SALE</u>	<u>MONTHLY/AVERAGE</u>	<u>YEARLY/PROJECTION</u>
Gallage: Gasoline	Receiving an average of \$6,250.00 monthly commissions from distributor	\$ 75,000.00
Food Mart	Selling an average of \$71,000.00 per month at 30% profit	\$255,600.00
Lotto:	Selling approx. \$15,500 monthly at 5% profit	\$ 9,300.00
Miscellaneous: Income	ATM, Phone cards, water machine, vacuum, etc. \$2,400.00 net per month commissions	<u>\$ 26,460.00</u>

YEARLY GROSS INCOME APPROX: **\$366,360.00**

Yearly Operating Expenses:	Utilities & Elec.	\$ 16600.00
	Insurance/Liability	\$ 12,000.00
	Real Estate Taxes	\$ 15,000.00
	Miscellaneous	\$ 5,384.00
	Payroll and Taxes	<u>\$ 72,000.00</u>

YEARLY EXPENSES AVERAGE: **\$120,984.00** **\$120,984.00**

YEARLY NET OPERATING INCOME (NOI) AVERAGE: **\$215,376.00**

Notes: This Marathon gas station is open 24 hours daily. Located in the area of Broward. There are four 10,000-gallon gasoline tanks with secondary containment and in compliance for 2009. **The lot is 14,000 square feet, approx.** Building is 1,980 sqft approx. Business only is available for sale at \$299k. Gasoline monthly commission agreement can be discontinued.

**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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