



**SUPER CHEVRON GAS STATION  
 12 FUELING POSITIONS  
 FOOD-MART AND CAR-WASH**

**PRICE:** \$5,200,000.00 for Business and Property. Inventory of Gasoline And Food Mart paid separate at closing.

<u>PRODUCT/SALE</u>	<u>MONTHLY/AVERAGE</u>	<u>YRLY/GROSS-PROFIT</u>
GALLONAGE: Gasoline:	Selling average 435,000 gallons per month with average \$0.14 profit including rebates	\$ 730,800.00
FOOD MART:	Selling approx. of \$102,300.00 per month at 32% profit.	\$ 392,832.00
CAR-WASH:	Selling \$9,500.00 monthly AT 90% profit	\$ 102,600.00
LOTTO:	Selling approx. \$23,800.00 at 5% profit	\$ 14,280.00
MISCELLANEOUS INCOME:	Phone-Cards, Vacuum, ATM, ETC. \$3,100.00 Net profit monthly Vendors Commission.	\$ <u>37,200.00</u>
<b>GROSS PROFIT YEARLY</b>		<b>\$1,277,712.00</b>
<b>YEARLY OPERATING EXPENSES</b>		
ELECTRIC/UTILITIES	\$ 61,200.00	
INSURANCE/LIABILITY	\$ 13,500.00	
REAL ESTATE & PROPERTY TAXES	\$ 64,300.00	
PAYROLL & TAXES	\$125,300.00 (5 employees)	
MISCELLANEOUS & C/CARD-FEES	<u>\$373,287.00</u>	
<b>AVERAGE YEARLY EXPENSES</b>	<b>\$637,587.00</b>	<b>\$ 637,587.00</b>
<b>YEARLY NET OPERATING INCOME (NOI)</b>		<b>\$ 640,125.00</b>

**NOTES:** This Large Chevron Gas Station is open 24 hours. It is located in a very high traffic intersection area of many Shopping Stores, Broward County. Oversized Food-Mart of 1,165 sqf. There are four 10,000 gallons double wall fiberglass gasoline tanks. Oversized lot of 72,388 sq. ft net approx 1.66 acres. C.A.P. return is over 12%.

**For more information contact "The Gasoline Station Specialist"®  
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[www.BuyGasStations.com](http://www.BuyGasStations.com)**

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