



Chevron

**CHEVRON GAS STATION
 8 FUELING POSITIONS
 FOOD MART & CAR-WASH**

PRICE: **\$2,850,000.00** for **BUSINESS and REAL ESTATE**
 Inventory of gasoline, and food mart paid separate at closing.

<u>PRODUCT/SALES</u>	<u>MONTHLY/AVERAGE/SALES</u>	<u>GROSS PROFIT YEARLY</u>
Gallonge: gas & diesel	Selling average of 70,000 gallons per month at approx. \$0.33 per gallon profit.	\$277,200.00
Food Mart	Selling average of \$58,500.00 per month at 39% profit	\$273,780.00
Car-Wash	Selling Approx. \$950.00 monthly	\$ 11,400.00
Lotto:	Selling approx. \$12,900.00 monthly at 5% profit	\$ 7,740.00
Misc. Income:	ATM, Vacuum, Used Car & Manual C/Wash Lot Rental \$3,550.00 net per month, Commissions	<u>\$ 42,600.00</u>
YEARLY GROSS PROFIT:		\$612,720.00
Yearly Expenses:	Utilities & Elec. \$ 30,000.00 Insurance/W/Comp. \$ 24,000.00 Real Estate Taxes \$ 46,300.00 C/Card Fees & Misc. \$ 61,000.00 Payroll and Taxes \$111,000.00 (employees only)	
TOTAL YEARLY EXPENSES:	\$272,300.00	\$272,300.00
NET OPERATING INCOME (NOI) YEARLY:		\$340,420.00

Notes: This Chevron Gas Station is open 24 hours daily. Located in a High-Traffic area of Miami, Florida. There are three 12,000 gallon double wall fiberglass gasoline tanks and were installed in 1990 in compliance beyond 2009. Large Food Mart of 2,100 sqft. approx. **Lot is 41,896 sqft. approx.** Manual C/Wash rented at \$2,000 monthly & Used-Car Lot rented at \$1,250 monthly.

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**For more information contact Albert Hernandez "The Gasoline Station Specialist"®
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