



MIDTOWN REALTY INTERNATIONAL, INC.

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SOLO GAS STATION 13 FUELING POSITIONS FOOD MART AND SUBWAY

PRICE: **\$1,950,000.00** for **BUSINESS and PROPERTY**
Inventory of gasoline, food mart paid separate at closing.

PRODUCT SALE	<u>MONTHLY/AVERAGE</u>	<u>YEARLY/GROSS PROFIT</u>
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Gallonage:		
Gasoline:	Selling an average of 119,000 gallons per month at approx. \$0.10 per gallon profit.	\$142,800.00
Diesel:	Selling an average of 14,000 gallons per month at \$0.15 Per gallon profit	\$ 25,200.00
Food Mart	Selling an average of \$43,900.00 per month at 35% profit	\$183,380.00
Subway	Selling an average of \$13,670.00 per month at 74% profit	\$121,389.00
Lotto & Scratch off	Selling an average of \$22,040.00 at 5% profit	\$ 13,224.00
Misc. Income:	ATM, Venders Rebate, Vacuum, Phone Cards net monthly \$890.00	<u>\$ 10,680.00</u>

YEARLY GROSS PROFIT APPROX **\$497,673.00**

Yearly Expenses:	Utilities & Elec.	\$ 26,040.00
	Insurance/Liability	\$ 10,800.00
	Real Estate Taxes	\$ 24,000.00
	Miscellaneous & C/C Fees	\$ 39,900.00
	Payroll and Taxes	<u>\$ 96,400.00</u>

YEARLY EXPENSES AVERAGE: **\$197,140.00** **\$197,140.00**

NET OPERATING INCOME (NOI) APPROX YRLY: **\$300,533.00**

Notes: Foreign Investor Qualifier. This Gas Station is open 24 hours daily. Located in a high traffic area of Miami, Florida. There are two (2) 12,000 gallon double wall storage tanks and one (1) 8,000 gallon double wall storage tank **The lot is 39,783 square feet approx, with 2,600 square feet store.** C.A.P. over 15%. Business can be purchased for only \$325K with long leases.

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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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