MIDTOWN REALTY INTERNATIONAL, INC.

11550 SW 72 Street; Miami, Florida 33173

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LIBERTY GAS STATION
8 FUELING POSITIONS
FOOD MART & CAFETERIA
MANUAL CAR-WASH/DETAILING COMING SOON

PRICE: **$825,000.00** for **BUSINESS ONLY**
Inventory of gasoline, food mart paid separate at closing.

PRODUCT SALE	MONTHLY/AVERAGE	YEARLY/GROSS PROFIT
Gallonage:	Selling an average of 192,500 gallons per month at approx. $0.16 per gallon profit.	$369,600.00
Food Mart	Selling an average of $53,900.00 per month at 30% profit	$194,040.00
Cafeteria	Selling Average $38,700 at 54% profit	$250,776.00
Car-Wash/Detailing	Projected average 25 cars daily @$20 (wash & detail)	$ 00.00
Misc. Income:	Lotto, ATM, Phone, Vacuum, $4,000.00 net monthly	$ 48,000.00

YEARLY GROSS PROFIT APPROX **$862,416.00**

Yearly Expenses:	Utilities & Elec.	$ 33,650.00	
	Insurance/Liability	$ 18,500.00	
	Rent/Taxes	$228,000.00	
	Miscellaneous &C/C Fees	$134,230.00	
	Payroll and Taxes	$171,280.00 (employees only)	
YEARLY EXPENSES AVERAGE:		**$585,660.00**	**$585,660.00**

NET OPERATING INCOME (NOI) APPROX YRLY: **$276,756.00**

Notes: This Liberty station is open 24 hours daily. Located in a high traffic area of Coral Gables, Florida. There are three (3) 12,000 gallon fiberglass gasoline tanks and in compliance beyond 2009. **The lot is 20,340.00 square feet, approx**. Property and Business can be purchased at a negotiated price. Fifteen YR leases, 5 + 5 + 5.

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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