



**NEW SUPER CHEVRON GAS STATION
5 GASOLINE PUMPS, FOOD-MART
CAR-WASH AND TWO RENTAL OFFICES**

PRICE: **\$4,995,000.00** for **Business and Property.** Inventory of Gasoline and Food Mart paid separate at closing.

<u>PRODUCT/SALE</u>	<u>MONTHLY/SALES</u>	<u>YEARLY/PROJECTION</u>
GALLONAGE: Gasoline:	Selling 130,000 gallons per month at Approx. \$0.19 net profit	\$ 296,400.00
Diesel:	Selling 4,000 gallons per month at Approx. \$0.40 net profit	\$ 19,200.00
FOOD MART:	Selling \$50,000.00 per month at 40% profit	\$ 240,000.00
Deli/Bakery:	leased at \$3,000.00 per month	\$ 36,000.00
CAR-WASH:	Selling \$6,500.00 monthly at 90% profit	\$ 70,200.00
RENTAL OFFICE #1:	Rented at \$2,500.00 monthly	\$ 30,000.00
RENTAL OFFICE #2:	Rented at \$1,500.00 monthly	\$ 18,000.00
LOTTO:	Selling \$45,000.00 at 5% profit	\$ 27,000.00
MISCELLANEOUS INCOME:	Vacuum, (FPL, Western-Union, etc.) Approx. \$2,500.00 Vendors Commissions	<u>\$ 30,000.00</u>
GROSS YEARLY PROFIT		\$ 766,800.00
YEARLY EXPENSES		
ELECTRIC/UTILITIES	\$ 31,200.00	
INSURANCE & W.COMP	\$ 24,300.00	
REAL ESTATE & PROPERTY TAXES	\$ 57,500.00	
PAYROLL & TAXES	\$ 84,070.00	
MISCELLANEOUS	<u>\$ 22,000.00</u>	
APPROX. YEARLY EXPENSES	\$219,090.00	\$ 219,090.00
NET OPERATING INCOME (NOI) YRLY		\$ 547,710.00

NOTES: This 5 year old Chevron Gas Station is open only 24 hours. It is located in a very high traffic area of North Lauderdale on State Rd #441. Oversized Food-Mart of 4,500 sqf. There are three 12,000 gallons double wall fiberglass gasoline tanks. Oversized lot of 64,000 sqft., 1.47 acres, with 29 parking spaces. Included in the sale is also a large electric generator for power failure in the event of hurricanes or other. Existing first loan with Capital Bank of Miami \$3.2MIL. with 3.75% Interest Rate.

**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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