



MIDTOWN REALTY INTERNATIONAL, INC.

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**TEXACO SERVICE STATION
8 FUELING POSITIONS
FOOD MART & FIVE BAYS MECHANICS
AUTO DETAILING AND HAND CAR-WASH**

PRICE: **\$1,825,000.00** for **BUSINESS & PROPERTY**
Inventory of gasoline, food mart paid separate at closing.
(excluding all shop tools & equipment)

PRODUCT SALE	<u>MONTHLY/AVERAGE</u>	<u>YEARLY/GROSS PROFIT</u>
Gallonage:	Selling an average of 40,000 gallons per month at approx. \$0.24 per gallon profit.	\$115,200.00
Food Mart:	Selling an average of \$10,000.00 per month at 34% profit	\$ 40,800.00
Five Bay Mechanics	Billing \$51,000.00 average at 55% profit	\$336,600.00
Hand Car Wash & Auto Detailing	Owner Operated, Selling Average of \$12,000.00 net monthly	\$144,000.00
Misc. Income:	Phone cards, Air Pump, ATM	\$ 40,750.00
YEARLY GROSS PROFIT APPROX		\$677,350.00
Yearly Expenses:	Utilities & Elec. \$ 11,500.00 Insurance/Liability \$ 9,000.00 R/Estate Taxes \$ 10,500.00 Miscellaneous & C/C Fees \$ 99,000.00 Payroll and Taxes <u>\$144,000.00</u>	
YEARLY EXPENSES AVERAGE:	\$274,000.00	\$274,000.00
NET OPERATING INCOME (NOI) APPROX YRLY:		\$403,350.00

Notes: This Texaco station is open 10 hours daily only. Located on US-1 a high traffic area of Hallandale, Broward. ½ mile north of the Village Of Gulfstream Park that will open 02/2010. There are three (3) 8,000 gallon fiberglass and steel gasoline tanks in compliance beyond 2009. **The lot is 16,782 square feet, approx.** The Manual Car-Wash uses fresh water only drains to tank separator then to city sewer system. CAP over 22%.

ALH 029 P

**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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