



**SUPER SHELL GAS STATION
5 MPD GASOLINE PUMPS
TWO CAR-WASH
LARGE FOOD-MART & SUBWAY DELI,
MILANOS PIZZA & BAKERY/COFFEE SHOP & WINE CELLER**

PRICE: \$6,950,000.00 for Business and Property, Inventory of Motor fuels and Food-Mart paid separately at closing.

<u>PRODUCT/SALE</u>	<u>MONTHLY/AVERAGE</u>	<u>YEARLY/GROSS PROFIT</u>
GALLONAGE:		
GASOLINE:	Selling average of 200,000 gallons at approx. \$0.15 per gallon profit, including shell rebates.	\$ 360,000.00
FOOD-MART	Selling average of \$150,000 at 35% profit	\$ 525,000.00
SUBWAY DELI	Selling Average \$30,000 monthly at 65% profit	\$ 195,000.00
MILANOS PIZZA & BAKERY/COFFE SHOP	Selling Average \$24,500 monthly at 45% profit	\$ 132,300.00
TWO CAR-WASH:	Average \$12,000.00 monthly at 95% profit	\$ 136,800.00
LOTTO:	Selling \$30,000 monthly average at 5% profit	\$ 15,000.00
MISCELLANEOUS INCOME:	Vacuum, Propane, ATM, ETC. Average \$8,600.00 net vendor's commissions.	\$ <u>99,600.00</u>
YEARLY GROSS PROFIT APOX.		\$ 1,463,700.00

YEARLY EXPENSES

ELECTRIC/UTILITIES, ETC	\$ 85,500.00	
INSURANCE/W/COMP	\$ 35,951.00	
REAL ESTATE/TAXES	\$ 47,000.00	
PAYROLL & TAXES	\$ 224,600.00 (including manager)	
MISCELLANEOUS & C.C.FEES	<u>\$ 110,000.00</u>	
AVERAGE YEARLY EXPENSES	\$ 503,051.00	\$503,051.00
YRLY. NET OPERATING INCOME (NOI) APPROX.		\$960,649.00

NOTES: This Shell Gas Station was renovated including Hurricane auxiliary generator. Gas Station was built in 1990 and is open 24 hours. It is located in The Miami area at the entrance and exit of many apartments' buildings and residential condos. Over size Lot of approx. 40,900 sqf. and oversize Food-Mart area of 4,000 sqf. It has Three 10,000 gallons double wall fiberglass tanks, in Compliance beyond 2009. CAP over 13%. Return on down payment is over 30%. New Gas Pumps, New Car-Wash Machinery.

**For more information contact Albert Hernandez "The Gasoline Station Specialist"®
Broker, Salesman 305-253-5600- Office, 305-815-2053 –Cell,gasolinealbert@aol.com
www.BuyGasStations.com**

Any information given herewith is obtained from Owner/Dealer or sources we consider reliable, however we are not responsible for misstatement of facts, errors or omissions, prior sale, and withdrawal from the market, or change in price without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty or assurance that said information is correct. NML-41507-B 12/12

