

**GEORGIA REALTY SPECIALIST**  
3100 FIVE FORKS TRICKUM RD. SUITE # 403, LILBURN GA 30047  
PHONE (770) 982-7575 FAX (770) 982-7445

**NAME:**

**TYPE OF BUSINESS:** CONVENIENCE STORE OFFERING LOTTO, GAME MACHINES, PHONE CARDS, ETC.

**ADDRESS:** ATLANTA, GA

**SALES VOLUME:** \$45,000.00 INSIDE SALES PLUS LOTTO \$1,500.00 PER MONTH NET AND RENTAL INCOME OF \$500.00.

**PRICE:** \$89,000.00 PLUS INVENTORY

**DAY/HOURS OPEN:** 6:00 – 11:00 7 DAYS

**MONTHLY RENT:** \$2,938.00 INCLUDES C.A.M., TAXES & INSURANCE.

**LEASE TERM:** 2 YEARS REMAIN WITH 5 YEAR OPTION

**BUSINESS EST:** 3 YEARS

**SQUARE FEET:** 2,000 SQ. FT.

**SPECIAL FEATURES:** SUPER LOCATION! NEXT TO LARGE HISPANIC NEIGHBORHOOD, LOCATED ACROSS FROM APARTMENTS AND HOMES. RENTAL INCOME A SMALL SPACE IN STORE FOR \$500.00 PER MONTH.

**SHOWING INSTURCTIONS\*\*\*\*\*CONFIDENTIAL\*\*\*\*\***  
**OWNER WOULD LIKE BROKER TO BE PRESENT, BUT BUYER MAY OBSERVE THE BUSINESS FROM THE OUTSIDE WITHOUT THE EMPLOYEES KNOWING.**

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GEORGIA REALTY SPECIALISTS AND THEIR AGENTS ARE NOT INVOLVED IN PRODUCING THE ABOVE FIGURES AND DO NOT WARRANT THEIR ACCURACY OR RELIABILITY. THE ABOVE INFORMATION HAS BEEN PROVIDED BY THE SELLER AND IT IS THE BUYER'S RESPONSIBILITY TO VERIFY THE ABOVE FIGURES. SELLER AGREES TO PROVIDE BOOKS AND RECORDS NECESSARY TO PROVE THEIR FIGURES WITH THE OFFER TO PURCHASE.

**FOR ADDITIONAL INFORMATION CONTACT THE AGENT:**  
**FELICIA WALTERS (770) 982-7575 OR CELL (404) 246-1615**

**BASIC PROFIT & LOSS STATEMENT**

INSIDE SALES:	\$ 45,000.00
LOTTO:	\$ 1,500.00
MISC: RENTAL INCOME:	\$ 500.00
<b>TOTAL MONTHLY SALES:</b>	<b>\$ 47,000.00</b>

**EXPENSES:**

RENT:	\$ 2,938.00	
ELECTRIC:	\$ 700.00	
GAS:	\$ 25.00	
WATER:	\$ 20.00	
PHONE:	\$ 95.00	
INSURANCE:	\$ 100.00	
PAYROLL:	\$ 3,800.00 PLUS OWNER	<u>EMPLOYEE'S</u>
SERVICE & PARTS:	\$ 50.00	2 PEOPLE
TAXES & LICENSES:	\$ 45.00	
BANK CHARGES:	\$ 50.00 NO CREDIT CARDS	
TRASH/ WASTE:	\$ 62.00	
INSIDE SALES COST:	\$32,250.00	
ALARM SYSTEM:	\$ 18.00	
<b>TOTAL EXPENSES:</b>	<b>\$40,153.00</b>	

**1-MONTH NET OPERATING PROFIT: \$ 6,847.00**

**ANNUAL NET OPERATING PROFIT: \$ 82,164.00**

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**ACCEPTED BY SELLER: \_\_\_\_\_**

**ACCEPTED BY BUYER: \_\_\_\_\_**