

**GEORGIA REALTY SPECIALISTS**  
3100 FIVE FORKS TRICKUM RD. SUITE # 403 LILBURN GA 30047  
PHONE (770) 982-7665 FAX (770) 982-7445

**TYPE OF BUSINESS:** CONVENIENCE STORE WITH GAS, LOTTO, GAMES, CHECK CASHING.

**ADDRESS:** SNELLVILLE, GA

**SALES VOLUME:**  
INSIDE \$50,000.00/ MONTHLY GROSS SALES  
OUTSIDE \$ 152,000.00 (55,000.00 TO 60,000.00 GALLONS MONTHLY)  
LOTTO \$ 2,200.00 MONTHLY NET PROFIT  
GAMES \$ 3,100.00 MONTHLY NET PROFIT  
CHECK CASHING \$3,5000.00 MONTHLY NET PROFIT

**PRICE:** \$185,000.00 BUSINESS ONLY PLUS INVENTORY OF APPORX \$50K -\$60K  
PROPERTY ALSO AVAILABLE FOR SALE AT 1.7 MILLION

**DAY/HOURS OPEN:** 7 DAYS MON-SAT 6:00 AM TO 12:00 AM SUN 8:00AM TO 10:00 PM

**MONTHLY RENT:** \$9,331.00 INCLUDING C.A.M., TAXES AND INSURANCE.

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

**BUSINESS EST.:** EST. 10 YRS SAME OWNER

**SQUARE FEET:** 2500 SQ. FT.

**SPECIAL FEATURES:** GREAT LOCATION AT THE CORNER OF MCGEE RD AND HWY 78. LOCATED AT A BUSY INTERSECTION WITH A STOP LIGHT AT FRONT DOOR, GREAT MONEY MAKER.  
CAN BUY BUSINESS OR BUSINESS AND PROPERTY.  
SELLER HAS GREAT BOOKS AND RECORDS TO VERIFY ALL SALES.  
CAN OBTAIN LOAN TO PURCHASE PROPERTY.

**INVENTORY:** \$38,000.00 INSIDE  
\$20,000.00 OUTSIDE ESTIMATED

**JOB AGREEMENT:** RACK PLUS 1% WITH A (10) YEAR AGREEMENT

**SHOWING INSTRUCTIONS\*\*\*\*\*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:  
CELINE ZEIDAN (770) 982-7665 OR CELL (404) 246-1616**

## BASIC PROFIT &amp; LOSS STATEMENT

## MONTHLY AVERAGE SALES:

INSIDE SALES:	\$50,000.00	30%	\$ 15,00.00	PROFIT MARGIN
OUTSIDE SALES:	60,000.00	GALLONS	\$ 6,000.00	PROFIT MARGIN
LOTTO:			\$ 2,200.00	PROFIT MARGIN
GAMES:			\$ 3,100.00	PROFIT MARGIN
CHECK CASHING:			\$ 3,500.00	PROFIT MARGIN
TOTAL MONTHLY SALES:			<u>\$29,800.00</u>	

EXPENSES:

RENT:	\$	9,331.00	
ELECTRIC	\$	1,000.00	
PHONE	\$	70.00	
INSURANCE	\$	400.00	
LAWN MOWING	\$	100.00	
GAS	\$	150.00	
WATER	\$	50.00	
PAYROLL:	\$	3,872.00	EMPLOYEES PLUS OWNER
SERVICE & PARTS:	\$	300.00	
ALL LICENSES:	\$	225.00	
BANK CHARGES & CREDIT CARD FEES	\$	3,000.00	
TRASH & WASTE	\$	92.00	
ALARM SYSTEM:	\$	<u>25.00</u>	

TOTAL EXPENSES: \$ 18,484.00

1-MONTH GROSS NET OPERATING PROFIT: \$ 11,116.00

ANNUAL GROSS NET OPERATING PROFIT: \$ 133,392.00

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

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