

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

**TYPE OF BUSINESS:** GROCERY STORE WITH GAS SALES, LOTTO, MONEY ORDER, MISC: VENDORS OUTSIDE IN PARKING LOT.

**ADDRESS:** TOCCOA, GA

**SALES VOLUME:** \$42,000.00 TO 45,000.00 INSIDE SALES MONTHLY PLUS \$2,500.00 NET AMOUNT IN (LOTTO, ATM, REBATES)

**PRICE:** \$65,000.00 ALL CASH (MOTIVATED MAKE OFFER) PLUS INVENTORY APPROX. \$30,000.00

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

**MONTHLY RENT:** \$3,500.00 TOTAL RENT

**LEASE TERM:** 3 YEARS PLUS 5 YEAR OPTION CAN GET LONGER LEASE.

**BUSINESS EST:** 35 YEARS CURRENT OWNER 7 YEARS

**SQUARE FEET:** 2,800 SQ. FT.

**REASON FOR SALE:** HAVE OTHER BUSINESS

**SPECIAL FEATURES:** GREAT WELL ESTABLISHED LOCATION IN NEIGHBORHOOD! COMPLETE DELI INSIDE NOT USING!

**JOBB AGREEMENT:** 1¢ PLUS FREIGHT

**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:	\$43,000.00
OUTSIDE SALES: (15,000.00 GALLONS)	\$ 500.00 NET
LOTTO:	\$ 1,500.00 NET
MISC (PAY PHONE, ATM, REBATES)	\$ <u>550.00</u>
TOTAL SALES:	\$45,550.00

**EXPENSES:**

RENT:	\$ 3,500.00	
ELECTRIC:	\$ 800.00	
GAS, WATER & TRASH:	\$ 90.00	
PHONE:	\$ 99.00	
INSURANCE:	\$ 350.00 Property Included	
PAYROLL:	\$ 1,500.00 PLUS OWNER	<u>EMPLOYEES</u>
SERVICE & PARTS:	\$ 150.00	2 PART TIME
TAXES & LICENSES:	\$ 225.00 Property Included	7.25 PER HOUR
INSIDE SALES COST: 25%	\$31,500.00	
SALES TAX:	\$ 1,300.00	
ALARM SYSTEM:	\$ 22.00	
EXXON FEE:	\$ <u>140.00</u>	

**TOTAL EXPENSES: \$39,676.00**

**1-MONTH NET OPERATING PROFIT: \$ 5,874.00**

**ANNUAL NET OPERATING PROFIT: \$ 70,488.00**

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

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