

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

NAME:
TYPE OF BUSINESS: LIQUOR STORE WITHOUT LOTTO OR CHECK CASHING! "CAN ADD TO INCREASE SALES!"

ADDRESS: TUCKER, GA

SALES VOLUME: \$740,000.00 GROSS SALES AVERAGE FOR THE LAST 2 YEARS

PRICE: \$249,000.00 PLUS INVENTORY OF \$200,000.00 MIGHT CONSIDER OWNER FINANCING!

DAY/HOURS OPEN: 6 DAYS 10 – 11 CAN OPEN TILL 11:45

MONTHLY RENT: \$4,800.00 INCLUDES C.A.M., TAXES & INSURANCE (CAN BE NEGOTIATED)

LEASE TERM: 5 years and a 5 year option!

BUSINESS EST: 23 YEARS "SAME OWNER FOR 2 ½ YEARS"

SQUARE FEET: 3,200 SQ. FT.

REASON FOR SALE: LIVES IN CARTERSVILLE TOO FAR TO DRIVE! THIS STORE CAN BE A REAL HIGH VOLUME STORE AGAIN!

SPECIAL FEATURES: ESTABLISHED AND VERY BUSY LOCATION AND MANY HOUSES AND APARTMENTS IN AREA! IN GREAT SHOPPING CENTER!

SHOWING INSTRUCTIONS***CONFIDENTIAL*******

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

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 & LOSS STATEMENT

INSIDE SALES:	\$61,000.00
LOTTO:	\$ -0- CAN ADD
CEHCK CASHING:	\$ -0- CAN ADD
TOTAL MONTHLY SALES:	\$61,000.00

EXPENSES:

RENT:	\$ 4,800.00
ELECTRIC, GAS, WATER:	\$ 1,500.00
PHONE:	\$ 70.00
INSURANCE:	\$ 120.00
PAYROLL:	\$ -0- OWNER OPERATED
SERVICE & PARTS:	\$ 250.00
TAXES & LICENSES:	\$ 420.00
INSIDE SALES COST:75%	\$42,547.00
SALES TAX: 7%	\$ 4,270.00
LOTTERY:	\$ -0-
CREDIT CARD FEES:	\$ <u>500.00</u>
TOTAL EXPENSES:	\$54,477.00

1-MONTH NET OPERATING PROFIT: \$ 6,523.00

ANNUAL NET OPERATING PROFIT: \$ 78,276.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____

EQUIPMENT LIST

- 8 DOOR WALK-IN COOLER
- 6 (2) DOOR COOLERS
- 1 ICE COOLER
- 1 SMALL PEPSI COOLER
- MANY RACKS & SHELVES
- 1 ATM (NOT OWNED)
- 2 CASH REGISTERS
- 1 TV
- 1 SECURITY SYSTEM