

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

TYPE OF BUSINESS: GAS STATION WITH DIESEL

ADDRESS: STONE MOUNTAIN, GA

MONTHLY SALES \$ 75,000.00 INSIDE SALES
\$ 65,000.00 OUTSIDE SALES
\$ 4,560.00 LOTTO NET
\$ 1,200.00 ATM “ CAN ADD CHECK CASHING, money orders & EBT !!!!!
\$ 3,500.00 CAR WASH” CAR WASH NEEDS AROUND \$2,000 WORTH OF
WORK TO BE IN OPERABLE CONDITION AGAIN, BUT SALES ARE 3-
4K/MO.

PRICE: \$429,000.00 PLUS INVENTORY, OWNER FINANCE!

MONTHLY RENTAL: \$9,300.00 INCLUDES C.A.M. TAXES AND INSURANCE
TERMS CAN BE NEGOTIATED WITH LANDLORD!

DAYS/HOURS OPEN: 18 HOUR STORE 6-12

SQUARE FEET: 5,000 SQ. FT.
BUSINESS EST: 9 YEARS
LEASE TERMS: 5 YEARS PLUS A 5 (10) YEAR OPTION

SPECIAL FEATURES: NICE BIG STORE! OWNER IS ALSO LANDLORD, STORE HAS DONE AS
MUCH AS \$100K OUT WHEN PROFIT WAS 5-6 CENTS PER GALLON!
STORE IS RAN 100 % OWNER ABSENTEE! HAS 6 MPD'S

REASON FOR SALE: SAME OWNER FOR 9 YEARS! READY FOR SOMETHING ELSE!

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	<u>GROSS</u>	<u>GROSS NET</u>
MONTHLY INSIDE SALES VOLUME(35%):	\$ 75,000.00 (HI-MARKEUP)	\$24,500.00
MONTHLY OUTSIDE SALES VOLUME(8-10c)	\$ 65,000.00	\$ 5,850.00
LOTTO NET SALES(6%)	\$ 76,000.00	\$ 4,560.00
MISC ATM NET:	\$ 1,200.00	\$ 1,200.00
CAR WASH:	<u>\$ 3,500.00</u>	<u>\$ 3,500.00</u>
TOTAL:	\$220,700.00	\$39,610.00

EXPENSES:

RENT:	\$ 9,300.00	
ELECTRIC,GAS, WATER:	\$ 1,500.00	
PHONE:	\$ 125.00	
TRASH:	\$ 200.00	
INSURANCE:	\$ 425.00	
PAYROLL & TAXES:	\$ 8,000.00	100% OWNER ABSENTEE
TAXES & LICENSES:	\$ 150.00	
SALES TAX:	\$ 4,900.00	

TOTAL EXPENSES: \$24,600.00

NET OPERATING PROFIT: \$ 15,010.00

ANNUAL NET OPERATING PROFIT: \$ 180,120.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____