

REFERENCE # 612-4C

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 OFFERING LOTTO SALES

ADDRESS: LILBURN, GA

SALES VOLUME: \$65,000.00 INSIDE GROSS SALES
\$65,000 OUTSIDE GROSS SALES

PRICE: \$1,750,000.00 MILLION Plus Inventory (Property & Store)
\$245,000.00 Plus Inventory (Store Only) "NEGOTIABLE!!!"

RENT: \$12,000.00 (Plus Taxes & Insurance

DAYS/HOURS OPEN: Monday – Sunday 6:00 – 12:00

SQUARE FEET: 2200 SQ.FT. CONVENIENCE STORE
.92 ACRES PROPERTY

BUSINESS EST: 20 YEARS

SPECIAL FEATURES: GREAT NEIGHBORHOOD STORE, NO COMPETITION!!!
8% CAP RATE !!!!!

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 OFFICE (770) 982-7665 OR CELL (404) 246-1616**

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	SALES	G/PROFIT
GAS(VOL.GALLONS)	65000	6,500
GROCERIES	65,000.00	22,750.00
LOTTO	35,000.00	1,750.00
MISC. SALE	800.00	800.00
TOTAL SALES/G.P	165,800.00	31,800.00
Sales Tax		5,500.00
Salaries		400.00
Payroll Taxes		450.00
Sales Tax		0
Real Estate Tax		0
Insurance		183.33
Mortgage		0
Telephone		100.00
Sanitation		100.00
Maintenance		300.00
Credit cards		1,200.00
Licenses		100.00
Rent Property		12,000.00
Security		50.00
Water		80.00
Electricity		1,200.00
Gas		0
Accountant Fee		100.00
Misc.Expense		500.00
Total Expense		\$22,263.33
Gross Profit		\$9,536.67