

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

TYPE OF BUSINESS: CONVENIENCE STORE INCLUDES LOTTO SALES

ADDRESS: LILBURN, GA

SALES VOLUME: "CHECK P&L NEXT PAGE."

**PRICE: \$575K CASH + INVENTORY (BUSINESS ONLY)
WITH RENT OF \$15,500.00 RENT OR \$395K WITH \$21,000 RENT)
\$3.6 MILLION BUSINESS & PROPERTY**

DAYS/HOURS OPEN: MON-FRI 6AM-12AM/ SAT6-2AM/ SUN 7-12AM

MONTHLY RENT: "SEE PRICE"

LEASE TERM: "TO BE DISCUSSED WITH OWNER"

BUSINESS EST: 3 YEAR OLD!!

SQUARE FEET: 3200-3500 SQ. FT.

REASON FOR SALE: OWNER IS AN INVESTOR, BUILDS AND SELLS!

**SPECIAL FEATURES: EXCELLENT LOC., STORE IS ONLY 1 YEAR OLD
AND SALES ARE VERY HIGH!! MORE POTENTIAL
TO GROW!!**

JOBBER AGREEMENT: RACK +1c

SHOWING INSTURCTIONS***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 (678) 380-8108 OR CELL (404) 246-1616**

BASIC PROFIT & LOSS STATEMENT

MONTHLY AVERAGE SALES:	GROSS	GROSS NET
INSIDE SALES:	<u>\$142,700.00</u>	<u>\$40,540.00</u>
OUTSIDE SALES:	<u>\$ 90,000.00</u>	<u>\$ 9,500.00</u>
LOTTO:	<u>\$ 55,000.00</u>	<u>\$ 3,300.00</u>
MISC. DELI RENT:	<u>\$ 2,000.00</u>	<u>\$ 2,000.00</u>

TOTAL MONTHLY GROSS PROFIT : \$ 55,340.00

EXPENSES:

RENT:	\$ 21,000.00
INSURANCE:	\$ 300.00
ELEC&GAS&WATER:	\$ 2,400.00
PAYROLL:	\$ 10,000.00
SERVICE & PARTS:	\$ 100.00
TAXES & LICENSES:	\$ 108.00
PROPERTY TAX:	\$ 1,100.00
PERSONAL PROPERTY TAX:	\$ 600.00
SALES TAX:	\$ 8,700.00

TOTAL EXPENSES: \$ 42,208.00

1-MONTH NET OPERATING PROFIT: \$ 13,132.00

ANNUAL NET OPERATING PROFIT: \$ 157,584.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____