



MIDTOWN REALTY INTERNATIONAL, INC.

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CITGO GAS STATION 5 GASOLINE PUMPS, FOOD-MART CAR-WASH, SUBWAY-DELI AND RENTAL-INCOME

PRICE: \$2,950,000.00 for **Business and Property.**
Inventory of Gasoline and Food Mart paid separate at closing.

<u>PRODUCT/SALE</u>	<u>MONTHLY/AVERAGE</u>	<u>YEARLYPROJECTION</u>
GALLONAGE: Gasoline:	Selling approx. of 139,000 gallons per month at Approx. \$0.12 profit	\$200,160.00
FOOD MART:	Selling approx. of \$54,000 per month at 30% profit.	\$194,400.00
CAR-WASH:	Selling \$3,500.00 monthly with 90% Profit	\$ 37,800.00
SUBWAY-SUBS	Selling \$16,900.00 monthly with 60% profit	\$121,680.00
LOTTO:	Selling \$40,000.00 monthly at 5% profit	\$ 24,000.00
RENTAL INCOME	Monthly \$2,000.00	\$ 24,000.00
MISCELLANEOUS INCOME:	Atm, Vendors, Vacuum, ETC. \$1,800.00 Net profit monthly Commission.	<u>\$ 21,600.00</u>
AVERAGE GROSS PROFIT YEARLY		\$623,640.00

YEARLY EXPENSES

ELECTRIC/UTILITIES	\$ 32,600.00	
INSURANCE/LIABILITY	\$ 21,500.00	
REAL ESTATE TAXES	\$ 23,800.00	
PAYROLL & TAXES	\$124,500.00	
MISCELLANEOUS & C/C fees	<u>\$ 84,600.00</u>	
AVERAGE YEARLY EXPENSES	\$287,000.00	\$287,000.00
AVERAGE NET OPERATING INCOME (NOI) YEARLY		\$336,640.00

NOTES: This Citgo Gas Station is open 24 hours. It is located in a very high traffic area of Biscayne Blvd residential/commercial neighborhood in Miami-Dade County. Oversized Food-Mart of 3,500 sqf. There are four 10,000 gallons fiberglass gasoline tanks in compliance beyond 2009. Oversized lot of 38,480 sq. ft net approx.

ALH 117 P

**For more information contact Albert Hernandez "The Gasoline Station Specialist" ®
Broker, Salesman 305-253-5600- Office, 305-815-2053 –Cell, gasolinealbert@aol.com**

www.buygasstations.com

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