



# MIDTOWN REALTY INTERNATIONAL, INC.

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## SUPER SHELL GAS STATION 5 MPD GASOLINE PUMPS CAR-WASH FOOD-MART SUBWAY DELI

**PRICE:** \$4,350,000.00 for **Business and Property**, Inventory of Motor fuels and Food-Mart paid separately at closing.

<u>PRODUCT/SALE</u> GALLONAGE:	<u>MONTHLY/AVERAGE</u>	<u>YEARLY/GROSS PROFIT</u>
Gasoline:	Selling average of 112,000 gallons at approx. \$0.15 per gallon profit, including shell rebates.	\$ 201,600.00
Diesel:	Selling average of 31,000 gallons at approx. \$0.20 per gallon profit	\$ 74,400.00
FOOD-MART:	Selling average of \$69,000 at 34% profit	\$ 281,520.00
SUBWAY/DELI:	Selling Average \$37,000 monthly at 60% profit	\$ 266,400.00
MILANOS PIZZA & COFFEE SHOP:	Selling Average \$25,000.00 monthly at 56% profit	\$ 168,000.00
CAR-WASH:	Average \$3,000.00 monthly at 98% profit	\$ 35,280.00
LOTTO:	Selling \$18,000 monthly average at 5% profit	\$ 10,800.00
MISCELLANEOUS INCOME:	Vacuum, Propane Phone Cards Etc. Average \$2,000.00	\$ <u>24,000.00</u>
YEARLY GROSS PROFIT APPROX.		\$ 1,062,000.00

### YEARLY EXPENSES

ELECTRIC/UTILITIES, ETC	\$ 49,740.00	
INSURANCE/W/COMP	\$ 39,644.75	
REAL ESTATE/TAXES	\$ 22,921.43	
PAYROLL & TAXES	\$276,000.00	
MISCELLANEOUS & C.C.FEES	<u>\$240,250.00</u>	
<b>AVERAGE YEARLY EXPENSES</b>	\$628,556.18	\$628,556.18
<b>YRLY. NET OPERATING INCOME (NOI) APPROX.</b>		\$433,443.82

**NOTES:** This Super Shell Gas Station was build in 2000 is open 18 hours. It is located in The Doral Area. Over size Lot of approx. 52,940 sqf. (1.22 acre) and oversize Food-Mart area of 6,000 sqf. It has Two 12,000 and one 8,000 gallons double walled fiberglass tanks.

ALH 58 P

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

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