



Access One Realty

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**BUSINESS
BROKER
SERVICES**

Business & Real Estate Brokers

Specialists for Conv. Stores / Gas Stations, Motels, Restaurants, UPS Stores

(NM) Profitable Convenience Store / Branded Gas / Deli / Car Wash - Leased - Business for Sale



(NM) Conv. Store / Branded Gas / Car Wash / Deli near Danville, VA –

Cash Flow: \$11,240/mo.

Asking: \$149,000 + Inv., In: \$60,000/mo. Out: 58,000 gal./mo. Deli rent, \$1,100/month.

Lottery, Misc.: \$1,720/month net. Car Wash: \$1,900/month net.

Mfr.'s rebates: \$2,250 month net.

Rent: \$3,659/mo – Multiple Income-Stream

Financial Summary

| | |
|--|------------------------------|
| Asking | \$149,000 + Inventory |
| Cash Flow (EBITDA), monthly * | \$11,240 |
| Total Gross Sales – Monthly | \$284,370 |
| Inside Sales, \$ | \$59,900 |
| Inside gross margin, % | 23% |
| Inside Grocery Sale (except Alcohol, Tobacco) | 19,900 |
| Inside Grocery Sale margin, % | 35% |
| Alcohol sale | 12,000 |
| Alcohol margin, % | 20% |
| Cigarettes, Tobacco sale | 27,500 |
| Cigarettes, Tobacco margin, % | 15% |
| Grill sales, \$ | 500 |
| Grill margin, % | 60% |
| ATM, net | 300 |
| Lottery, net | \$1,200 |
| Money Order, Bill Payment, net | 120 |
| Check-Cashing, net | \$100 |
| Manufacturer's Rebates | \$2,250 |
| Car Wash, net | 1,900 |
| Deli Rent, net | 1,100 |
| Outside Sales, Gallons | 58,000 |
| Outside, net, c/gal. | 2 c / gal |
| Total Gross Profit, monthly | \$21,920 |
| Lease: Years left - option to renew for years | 3 + 5 |
| Owner Financing | No |
| Gas Brand | Yes |

| | |
|--|--|
| Inventory (NOT incl. in price), wholesale | \$45,000 |
| Real Estate, Rent – C-store/Gas | \$3,659/month |
| Employees | 2 Full Time + Owner (part time) |

* Cash Flow:

Estimate Per Seller's figures - Net profit *before* taxes, owner payments, interest and depreciation,
After all expenses including goods for resale, utilities, credit card fees, wages, rent, etc.
 Buyers are cautioned to arrive at their own estimate before proceeding.

| Monthly Expenses | |
|------------------------------------|---------|
| Rent | \$3,659 |
| Wages + + | 4,200 |
| Property Tax | 386 |
| Property Insurance | 300 |
| Electricity | 1,200 |
| Gas – deli person pays | |
| Water / Sewer | 60 |
| Telephone | 60 |
| Internet | 50 |
| Trash pick-up | 150 |
| Security System | 90 |
| Credit Card fee – Oil company pays | |
| Supplies | 100 |
| Maintenance | 200 |
| | |
| Total Expenses | 10,465 |

+ + Monthly Wages are an estimate based on number of hours the store is open

Business

Oil Company is the landlord. Oil Company pays for gas and sets price.

Business in operation since 1975. Owner owns since 2005 and is focusing on another business.

Location

Nearest competitor is 1 mile away.

Never had to call police.

Nearest big town is Danville, VA

Facility

| | | |
|-------------------------|---------------|---------------------|
| Operating Hours: | M-Thu: | 7 AM – 11 PM |
| | Fri: | 7 AM – 11 PM |
| | Sat: | 8 AM – 11 PM |
| | Sun: | 9 AM – 10 PM |

Store size: about 1,560 Square Feet

Accepts EBT, VIC

Includes camera security system tied to an alarm / internet.

Leased ATM.

Pumps and tanks maintained by oil company.

4 double sided MPD's with 8 filling stations. + Diesel + Kerosene.

Pumps accept credit cards.

12-doors Walk-in cooler

Includes Ruby POS system

Includes leak detection system

When inquiring, please refer to the listing code (NM).

For additional information, please contact Chandra Shah at 919 439-5483 or by E-Mail at CS.Real@gmail.com. If you have not faxed (or scanned and emailed) Non-Disclosure Agreement and Buyer's profile, please do so. We are required by sellers to obtain this information before releasing confidential information, including address and photographs.

Owners have requested that all buyers submit proof of their financial ability to purchase this business when they submit an offer.

Thank you for your cooperation, which will help us facilitate the sale.

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