



C-STORE W/CHECK CASHING IN DENSELY-POPULATED HOUSTON BLUE COLLAR AREA

Listing ID #: 8084
Listing Agent: Chris Adkins

General Information

Year Established: June, 1977
Year Acquired: May, 2008
General Location: Houston - Central
Employees: FT: 1 PT: 2 Contract: 0 Owners: 1
Operating Hours: 7 days, Mon - Sun 8am-10pm

Reason for Sale: Leaving country to tend to other businesses.

Facilities

Type: Shopping Center
Size: 2600SF
Rent/Mo: \$2,000
Lease Expires: Month-to-Month
Renewal Option:
Security Dep: \$3,000
Land Area: N/A
CAM \$0 Taxes \$0 Ins. \$0

Business Summary

This well-established food mart/convenience store has been operating profitably for multiple decades in a densely populated area of South Central Houston. Store sells food, groceries, lottery tickets, beer and wine. Current owner has been building and expanding this family owned business for 10 years. The business boasts a large dedicated customer base in both grocery sales and check cashing. The store is currently being run absentee by the owner who can no longer dedicate time and energy to growing and operating it. The store has a consistent cash flow from internal subleases to other small businesses that offer a variety of services and draw in an even larger customer base. Consistent revenues and earnings year over year. Sales price includes \$30,000 of inventory. Priced for payout in less than two years!

- Assets Included** All assets of the business except exclusions. See list of equipment in file.
- Assets Excluded** Cash, Accounts Receivable, Deposits and Personal Items.
- Assets Leased** None
- Growth Potential** Expand inventory. Owner-Operator. Advertising.

Financial Summary

Business Price:	\$375,000	Gross Revenue:	\$487,175 (Actual)
Real Estate Price:	\$0	Discretionary Earnings:	\$201,093 (Actual)
Net Liquid Assets:	\$0	FF&E:	\$19,000
Total Investment:	\$375,000	Inventory at Cost:	\$30,000
Down Payment:	\$375,000	Auto & Truck:	\$0

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