

***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
<b>Total Investment:</b>	<b>\$375,000</b>	Inventory at Cost:	\$30,000
Down Payment:	\$375,000	Auto & Truck:	\$0

The above information has been obtained from the Seller. Certified Business Brokers has not verified this information, nor does it make any representations, express or implied, that this information is accurate. All prospective Buyers should verify information to their satisfaction. Numbers designated as "Proforma" are estimates by the Seller that are not supported by Financial Statements or Tax Returns.