



## *Sunridge Chevron Gas Station Portfolio*

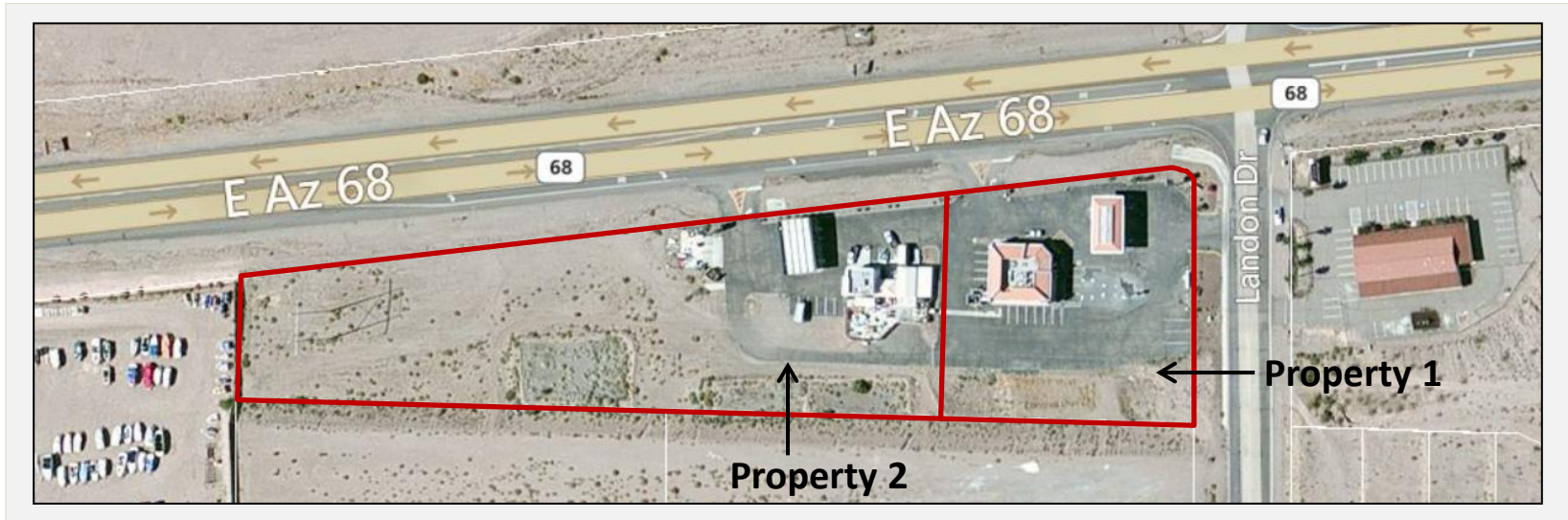
2910-2996 Highway 68, Bullhead City, Arizona

- Chevron branded Fuel Station and C-store
- Unbranded Fuel Station and C-store
- Excess Land, Equipment, Personal Watercraft and ATVs



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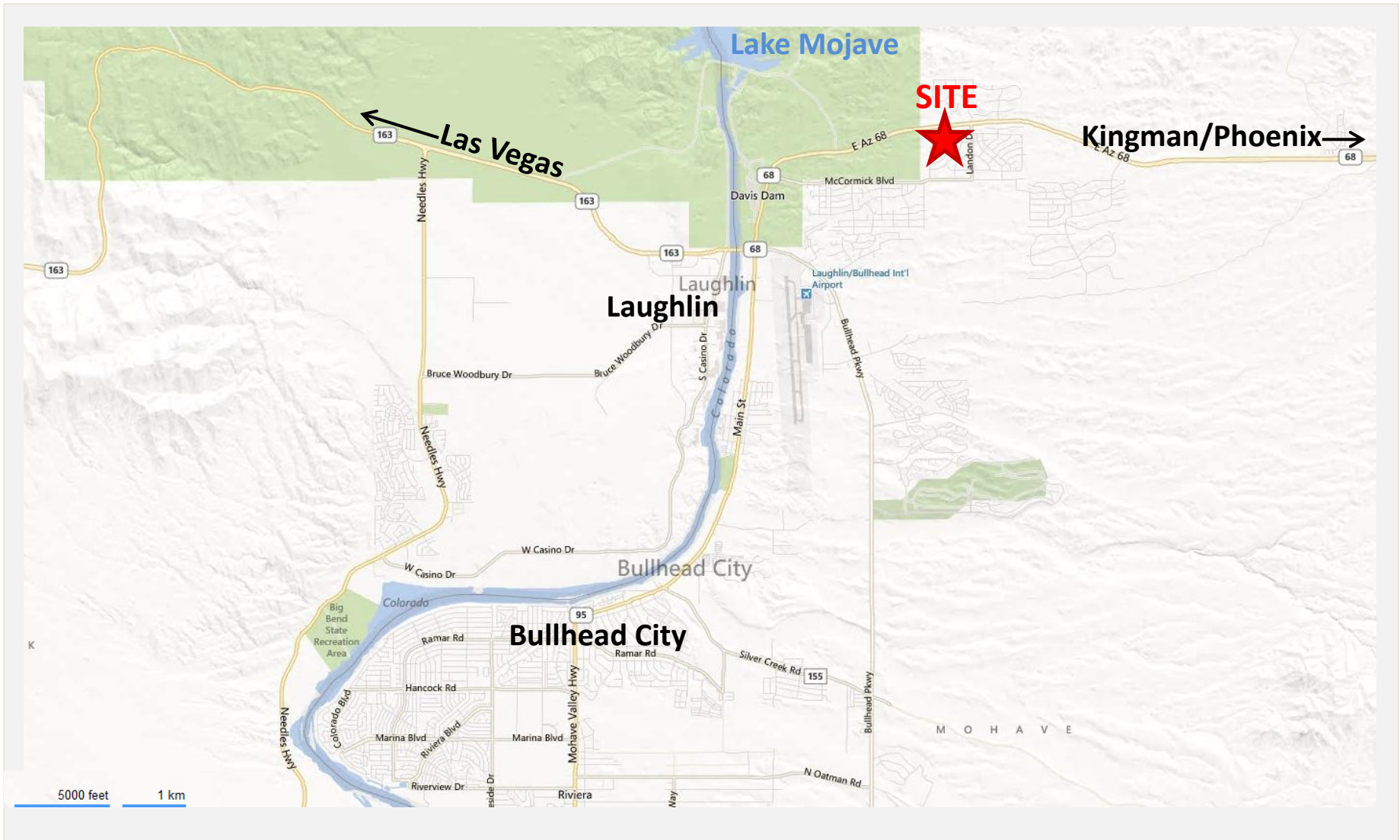


The Sunridge Chevron Portfolio consists of two properties that include a Chevron branded fuel station and c-store, an unbranded fuel station previously operated as a Jet-ski rental facility, and associated equipment, personal watercraft and ATVs. The subject properties are located along Highway 68 in Bullhead City, Arizona near the eastern banks of the Colorado river across from Laughlin, Nevada. Both gas stations and c-stores were constructed during the 90's and are in good, operable condition. The buyer of the Sunridge Chevron portfolio will have the excellent opportunity to purchase an established fuel station and c-store business with outstanding value-add potential.

Prospective purchasers are required to submit their offer [on-line](#) via the property website by [Wednesday, May 22, 2013](#). Buyers should consider a bulk purchase of both properties, equipment and recreational vehicles. Please see page 8 for additional offering guidelines.

This information was obtained from other sources. Therefore, Asset Solutions Group makes no representation or warranty regarding its accuracy. Interested parties should conduct their own due diligence investigation prior to purchase, including an independent review of the attached information. Asset Solutions Group may act as a dual agent representing both the buyer and seller in certain transactions, including any transaction involving the property described in these materials. Further, Asset Solutions Group may be representing multiple parties who are pursuing the purchase of the property described in these materials. The delivery of these materials to a party shall not preclude Asset Solutions Group from representing the seller or other interested buyers in pursuing a proposed transaction involving the property described herein.





# Property 1 Details



|                               |  |
|-------------------------------|--|
| <b>Address:</b>               | 2996 Highway 68, Bullhead City, AZ   |
| <b>APN:</b>                   | 348-02-034   |
| <b>Site Area:</b>             | 64,904 SF  |
| <b>Zoning:</b>                | C2 (General Commercial)  |
| <b>Building Improvements:</b> | Existing Chevron fueling station and convenience store   |
| <b>Square Feet</b>            | 3,124 SF c-store<br>2,006 SF detached canopy over fueling stations   |
| <b>Year Built:</b>            | 1991   |
| <b>Construction:</b>          | One-story wood frame and stucco, Steel canopy  |
| <b>Fueling Improvements:</b>  | (6) multi product dispensers with a total of (12) simultaneous fueling positions. Fuel storage is provided by (2) 15,000-gallon underground storage tanks (USTs) and (2) 10,000-gallon USTs. |
| <b>Ingress/Egress:</b>        | Direct access along HWY 68 and Landon Drive  |
| <b>Parking:</b>               | 20 open asphalt spaces   |
| <b>Restrooms:</b>             | 3  |
| <b>2012 Tax Assessment:</b>   | \$9,229.12   |

Contact Asset Solutions Group or [click here](#) to access project due diligence documents and submit offers.



## Property 2 Details



|                               |  |
|-------------------------------|--|
| <b>Address:</b>               | 2910 Highway 68, Bullhead City, AZ   |
| <b>APN:</b>                   | 348-02-035   |
| <b>Site Area:</b>             | 128,502 SF   |
| <b>Zoning:</b>                | C2 (General Commercial)  |
| <b>Building Improvements:</b> | Existing unbranded fueling station and convenience store, previously operated as a jet-ski /ATV rental business  |
| <b>Square Feet</b>            | 1,060 SF c-store<br>1,792 SF detached canopy over fueling stations   |
| <b>Year Built:</b>            | 1994   |
| <b>Construction:</b>          | One-story wood frame and stucco, Steel canopy  |
| <b>Fueling Improvements:</b>  | (4) Multi product dispensers with a total of (8) simultaneous fueling positions. Fuel storage is provided by (3) 12,000-gallon underground storage tanks (USTs). |
| <b>Ingress/Egress:</b>        | Direct access along HWY 68   |
| <b>Parking:</b>               | 13 open asphalt spaces<br>3,000 SF fenced storage yard.  |
| <b>Restrooms:</b>             | 1  |
| <b>2013 Tax Assessment:</b>   | \$11,342.28  |

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# Equipment & Vehicle Details



- Castle Prince Inc. Slimline Toaster
- Turbo Air steel counter
- Turbo Air Food and Refrigerator
- Piccadilly Circus Pizza Oven
- Moffat Turbo Fan 32 Cooker
- Hoshizaki America Inc Ice Maker
- Eagle Steel Sink & Counter
- Copenhagen Merchandise Stand
- Portable Round Soda Stand
- True Coca Cola Refrigerator
- 2 Blue CO2 Containers for Soda
- Large Custom Walk-In Cooler
- Veeter Root Fuel Reader TLS-350
- Turbo Air Freezer
- Universal Steel Deli Bar with racks
- Turbo Air Refrigerator
- (2) TV Security Monitors
- Small Food Warmer
- Beverage Air Refrigerator Stainless
- Turbo Air 1 door Refrigerator
- Royal Cash Register
- Magic Chef Microwave
- HP Laser Jet 1320
- HP Color Laser Jet CP1215
- (2) Fujitsu Cash Register
- Cash Register Printer
- Blue Triton ATM Machine
- Neon Beer Signs
- Armor Safe Cache System
- (4) Cigarette Stands
- (2) Verifone ATM/ CC Readers
- Wiseco Industries Food Warmer
- 15-20 Food/drink racks/shelves
- GE Microwave
- Polar Temp Freezer
- (2) APC Back-up Pro 650 Batteries
- (2) Wireless internet routers
- Bella 3 crockpot warmer
- 2 Star Food Warmers
- Kitchen Aid Toaster
- Pizza Warmer
- Red Air Compressor Marathon Elec
- Armored Safe
- Sanyo Flat Screen TV
- Commercial Steel Sink/Counter
- Washer & Dryer
- BRV Air Refrigerator

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## Equipment & Vehicle Details cont.



### **PERSONAL WATERCRAFT**

- Red Seadoo RX
- White Seadoo GTI
- Blue Seadoo RX
- White Seadoo GTI
- White/Grn Seadoo GTI
- Yellow Seadoo RXP
- Gold Seadoo GTX
- 2003 Gold Seadoo GTX
- White/Yellow Seadoo GTI
- 2005 Blue Honda Aquatrax F-12X
- White/Blue Seadoo GTX
- 2006 Blue/Yellow Seadoo Bom GTI
- 2004 Yellow Seadoo GTX
- 1995 White /Grn Seadoo Boat
- White/Green Yamaha XL700
- 2006 Yellow Seadoo GTI
- 2006 Yellow Seadoo GTI

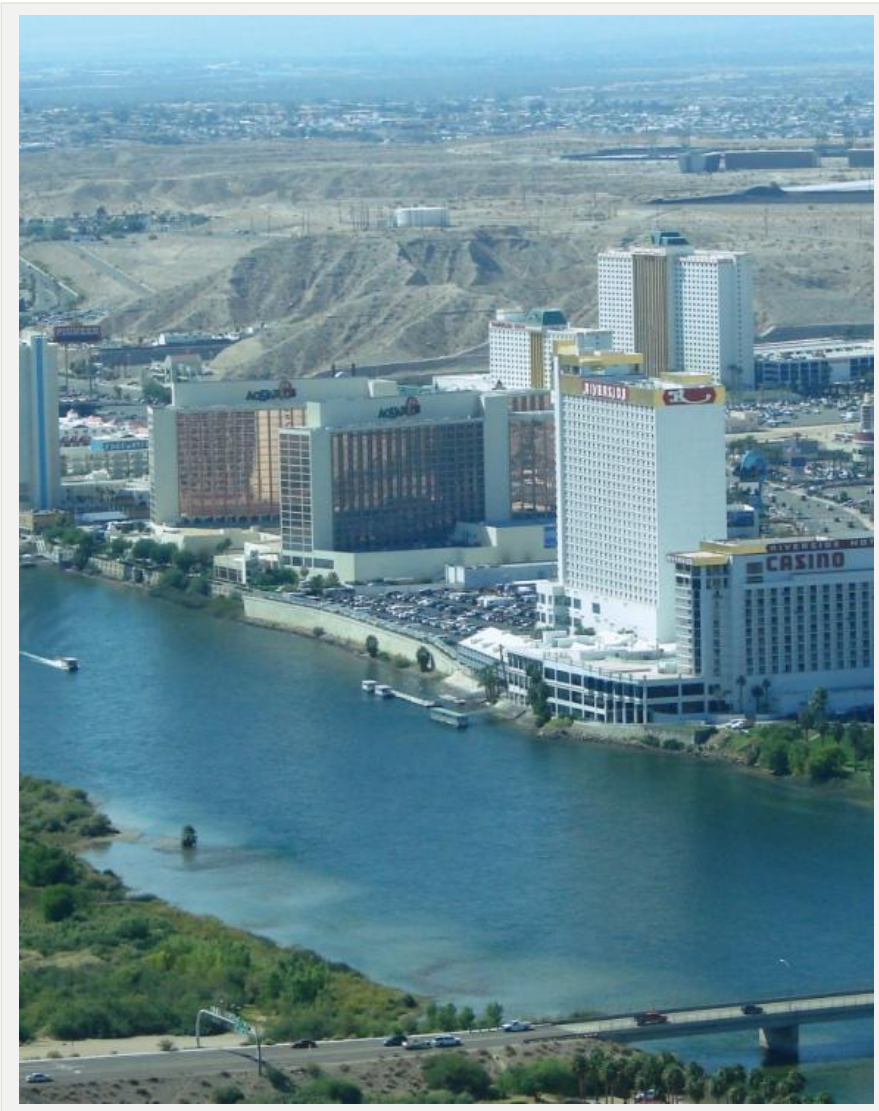
### **ATV's**

- (2) Kawasaki Green KFX 400
- (2) Polaris Blue
- Black Flatbed Trailer

### **MISCELLANEOUS**

- Blue Miller Welding Machine
- Red Floor Jack
- 2 Red Portable Shop Lights
- (6) Douglas rims and sand paddle tires
- 4 Kayaks
- 5 Aluminum Jet Ski Stands
- Red Air Compressor Marathon Elec
- (2) New in Package World Industries wakeboards and new bindings
- Black Flatbed Trailer
- (14) Personal Watercraft Trailers

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Nearby Laughlin Resorts and Colorado River Recreation Area

|                            |   |
|----------------------------|---|
| <b>Offers:</b>             | Must be submitted <a href="#">on-line</a> . Prospective Purchasers should consider a bulk purchase of both properties , and include a separate value for the vehicles/ watercraft.  |
| <b>Asking Price:</b>       | Submit Offer  |
| <b>Condition:</b>          | As-is, where is   |
| <b>Purchase Agreement:</b> | Prepared by Receiver  |
| <b>Feasibility Period:</b> | 30 days   |
| <b>Deposit:</b>            | 5% of the purchase price shall be placed into escrow upon the execution of a purchase and sale agreement. Upon obtaining court approval, Deposit shall be increased to 10% of the purchase price and become non-refundable upon expiration of the Feasibility Period. |
| <b>Deal Structure:</b>     | All cash at close of escrow.  |
| <b>Close of Escrow:</b>    | 30 days after court approval  |
| <b>Offer Deadline:</b>     | Wednesday, May 22, 2013   |

[click here](#) to register, log-in and submit offers.



**PROPANE  
SOLD HERE**



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