



Access One Realty
Paving your access to the future



Business & Real Estate Brokers

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

(AM) Country Store / Gas / Grill near Danville, VA



**(AM) Country Store / Gas / Grill near Danville, VA – Cash Flow: \$7,300/mo. net
Asking: \$110,000 + Inv., In: \$36,000/mo. Grill: \$11,000/mo. Out: 35,000/gal./mo.
ATM: \$150/month net. Mfr.'s rebates: \$300/month net. Rent: \$2,000 / mo.**

**On a busy highway at a signalized intersection
Add Lottery, Check-cashing, Money Order, U-Haul to increase profits**

Financial Summary

Total Gross Sales – Monthly	\$134,530
Total Inside Sales, \$	\$46,500
Grocery Sales, \$	\$13,500
gross margin, %	28%
Sales, Beer Wine, \$	\$8,500
gross margin, %	35%
Sales, Cigarettes, Tobacco, \$	\$13,500
gross margin, %	30%
Outside Sales, Gallons	35,000
Outside, gross, c/gal.	6c / gal
ATM, net	\$150
Rebates – Cigarette	250
Rebates – Soft Drinks	50
Total Gross Profit, monthly	\$24,300
Cash Flow, monthly *	\$7,300
Lease: Years left + option to renew for years	5+5 or 10+10
Gas Brand	Brand → No Brand
Seller Financing	No

Gross Sales, Annual	\$1,614,360 / year
Total Gross Profit, Annual	\$240,420
Cash Flow, Annual *	\$87,600
Inventory (NOT included in price)	\$60,000
Real Estate, Rent	\$2,000/month
Employees	2 Full Time, 2 Part Time + Owner

* 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 for all Income, Expense items before proceeding.

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120 Scottingham Lane, Morrisville, NC 27560-7567
Tel: 919 219-6941. Fax: 1-562 296-2667, CS.Real@gmail.com

Page 2 of 7

Financial Information

Monthly Expenses	
Rent	\$2,000
Wages + +	5,600
Property Tax (Not included in rent)	67
Property Insurance (Not included in rent)	175
General & Environment Liability Insurance	75
Electricity	1100
Water / Sewer	60
Telephone	150
Trash pick-up	90
Security System	60
Credit Card fee-60%. 40% paid by oil co.	300
Total Expenses	\$9,677

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

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Business

- Owner work at the store
- Owner owns the business for several year including real estate.
- Reason for selling: Owners is moving out of state
- Deposit required by Oil Company: \$20,000. Oil company contract expires in May '15. Seller is planning to run it as an unbranded store to increase gas margin.
- Hours of Operation: M-Sat: 6 AM - 12 midnight
 - Sun: 8 AM - 10 PM
- Customer base: Repeat customers. Highway customers
- Type of Neighborhood: Hwy. Residential. Signalized Intersection
- Competition: 3 miles
- Support / Training: Training to be provided to insure smooth transition.
- Business acquisition is subject to credit approval by landlord and Fuel distributor.

Facility

- Serves: Gasoline, Diesel
- Size: 3,500 square feet. Acreage: about 3 acres.
- POS Register system
- Leak detection system
- Landlord owns Pumps, Tanks. Tenant Maintains Tanks.
- Lease: 5 + 5 or 10 + 10 years

Prospects for Expansion

- Add: Lottery, Check-Cashing, Money Order, Sweepstake games (if allowed), U-Haul.

When inquiring, please refer to the two character listing code (AM).

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.

Owners have requested that all buyers submit proof of their financial ability to purchase this business when they submit an offer. Business acquisition is subject to credit approval by landlord and Fuel distributor.

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

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