



*Access One Realty*

*Paving your access to the future*

**BUSINESS  
BROKER  
SERVICES**

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**

**Access One Realty**

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

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## Financial Summary

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

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

\* 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.

## Financial Information

<b>Monthly Expenses</b>	
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

Buyers are cautioned to arrive at their own estimate for all Income, Expense items before proceeding.

## 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).**

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**For additional information, please contact Chandra Shah at 919 439-5483 or by E-Mail at [CS.Real@gmail.com](mailto: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.**

**Disclaimer: Information has been gathered from owner and other sources deemed reliable, but is not guaranteed by Access Funding Corps., d/b/a Access One Realty as to accuracy or completeness. Opinions expressed in this presentation are subject to change without notice. Access One Realty assumes no liability for inaccuracies in the listing information. Access One Realty does not provide legal, tax, or accounting advice. Prospective purchasers / selling brokers should obtain verification upon the advice of legal counsel, CPA and/or other sources satisfactory to them for guidance.**

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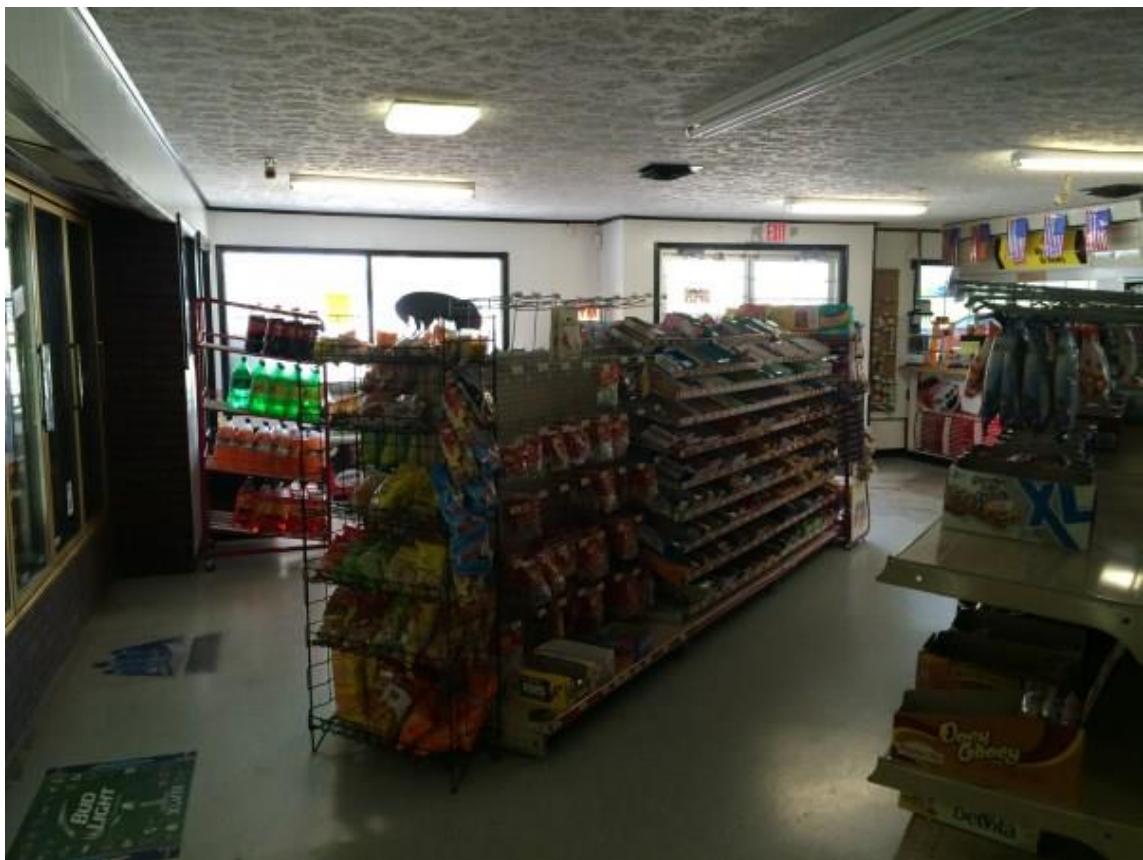
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