

ACQUISITION OPPORTUNITY #R-1877

GAS STATION/CONVENIENCE STORE – LEBANON, OHIO

PROFILE:

Located in a prime location in Lebanon, Ohio, this family owned and operated gas station and convenience store has been in business for the past ten years. In addition to fuel, the store sells a variety of products, including beer, wine, sodas, cigarettes, grocery items and full and instant lottery tickets. An ATM machine is also available for cash withdrawals.

INVESTMENT HIGHLIGHTS:

- Excellent location
- Steady customer base
- 1,260 square foot building on ½ acre property
- Two canopied fuel pumps with two tanks – 8,000 and 10,000 gallons
- Averaging 25,000 gallons gas per month
- Convenient store sales \$300,000 - \$350,000 yearly

PURCHASE PRICE:

The business is being offered as an asset sale, free and clear of all debt and liabilities, for an asking price of \$425,000.

Financial Summary:

	4 Months 2005	2004	2003
Sales	252,205	822,720	823,249
Gross Profit	36,467	95,206	95,064
ACF	18,656	57,526	57,560

Adjusted Cash Flow (ACF): Pretax profit of the business before owner's salary and perks, depreciation and interest.

Assets Included in the Sale:	
Building, Land (appraised value)	415,000
Furniture, Fixtures, Equipment (cost)	100,000
Inventory (cost)	7,000
Beer/Wine License	
Total	522,000

**FOR FURTHER
INFORMATION CONTACT:**

 **Keate Partners Ltd.**
Suite 1600 Kroger Building
1014 Vine Street, Cincinnati, OH 45202
(513) 241-3700 Fax (513) 852-8325
www.keatepartners.com
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