

ACQUISITION OPPORTUNITY #R-1988

GAS STATION / CONVENIENCE STORE / DRIVE-THRU

PROFILE:

Started in 2002, this business is a high volume branded gas station, convenient store and drive-thru located in a well populated, high traffic community north of Cincinnati. In addition to gasoline sales, the C-store/drive-thru offers a wide variety of beverages (beer, wine), cigarettes, snack items, and canned goods, as well as automotive products. Fresh made pizza is available for take out or eat in. They also offer lottery sales (scratch off and Green Machine).

INVESTMENT HIGHLIGHTS:

- Gas volume – 2007 average 100,000+ gallons per month
- C-store/drive-thru – 2007 sales average \$165,000 per month
- High traffic location; recently widened roadway (4 lanes)
- Strong customer base
- All equipment new in 2002
- 5,500 square foot building on 1+ acres of property

PURCHASE PRICE:

The business, land and building are being offered as an asset sale, free and clear of all debt and liabilities for an asking price of \$1,950,000, plus inventory at cost.

Financial Summary:

	9 mos 2007	2006
Sales	3,991,615	3,625,117
Gross Profit	507,388	510,249
ACF	324,904	249,365

Adjusted Cash Flow (ACF): Pre-tax profits of the business before owner's salary & perks, depreciation & interest.

Assets Included in the Sale:	
Land & Building (2006 appraisal)	1,010,000
Furniture, Fixtures & Equipment (FMV) (2006 appraisal)	300,000
Liquor License - D1, D2, D3, D3A	25,000
Total	1,335,000

FOR FURTHER INFORMATION CONTACT:



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