

## ACQUISITION OPPORTUNITY #R-1989

### GAS STATION / CONVENIENCE STORE MIDDLETOWN, OHIO

#### PROFILE:

This business is a high volume branded gas station and convenience store, located in a well populated, high traffic community north of Cincinnati. In addition to gasoline sales, the C-store offers a wide variety of beverages (beer, wine), cigarettes, snack items, boxed and canned goods, as well as automotive products. They also sell both scratch off and Green Machine lottery tickets.

#### INVESTMENT HIGHLIGHTS:

- Gas Volume – 2007 average 80,000+ gallons per month
- C-Store – 2007 sales average \$80,000+ per month
- High traffic location
- Strong customer base
- Two-story building w/full basement (3,840 square foot each 1<sup>st</sup> floor and basement; 660 square foot office) on six acres of property
- D-1, D-2 Liquor License

#### PURCHASE PRICE:

The business assets, land and building are being offered as an asset sale, free and clear of all debt and liabilities, for an asking price of \$1,350,000 plus inventory at cost.

#### Financial Summary:

	2007	2006
Sales	3,892,872	2,597,183
Gross Profit	391,925	296,620
ACF	222,015	122,357

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

Assets Included in the Sale:	
Land & Building (2005 appraisal)	995,000
Furniture, Fixtures & Equipment (FMV)	250,000
Liquor License: D-1, D-2	10,000
Total	1,255,000

#### FOR FURTHER INFORMATION CONTACT:



7783 Five Mile Road, Suite A  
Cincinnati, OH 45230  
(513) 241-3700 Fax (513) 852-8325

[www.keatepartners.com](http://www.keatepartners.com)

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