

ACQUISITION OPPORTUNITY #R-2017

CONVENIENCE STORE – MIDDLETOWN, OHIO

PROFILE:

This convenience store is located on a densely populated retail/commercial thoroughfare in Middletown, Ohio. The long established carryout offers a full line of groceries including dairy products, fresh produce, and a deli case that offers sliced meats, cheeses and individually prepared sandwiches. Annual sales average over \$1,300,000.

INVESTMENT HIGHLIGHTS:

- Established more than 25 years, with consistent growth in sales and earnings
- Highly populated retail/commercial strip with easy access
- C-1, C-2 Carryout Beer and Wine License
- Significant additional income generated through nearly \$6,000,000 annual check cashing fees, ATM machine, money order sales and bill paying services
- Ohio Lottery generates \$30,000 annual income
- 2,500 square foot building on .75 acre property

PURCHASE PRICE:

The business is offered as an asset purchase, free and clear of debt and all liabilities, for an asking price of \$700,000. Assets include store fixtures and equipment, and inventory at cost of \$75,000.

Real estate is offered separately at \$275,000.

Financial Summary: 000's omitted

	2008	2007	2006	2005
Sales	1,454	1,397	1,324	1,244
Gross Profit	440	420	408	387
ACF	198	188	175	164

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

Assets Included in the Sale:

Land & Building	275,000
Store Fixtures & Equipment (FMV)	75,000
Inventory at Cost	75,000
C-1, C-2 Beer & Wine License	10,000
Total	435,000

FOR FURTHER INFORMATION CONTACT:



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