

CONFIDENTIAL BUSINESS LISTING

Prepared by: GasStations.com

BUSINESS OVERVIEW:

Brand:

Clark

Lot Size:

36,000 sq ft

Store Size:

3,200 sq ft

Fuel Gallons:

977,599

Inside Sales:

\$ 866,829

Asking Price:

\$ 1,950,000



Fifth Street Clark Station

Poseidon Oil Company

123 Main Street

Anytown, USA

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BUSINESS INFORMATION

Company Name: Poseidon Oil Company

Store Name: Fifth Street Clark Station

Street Address: 123 Main Street
Anytown, USA

Hours of Operation: 24 hours, 7 days

General Location: Located on a busy four-lane intersection near traffic light.

Annual Inside Sales: \$ 866,829

Annual Fuel Gallons: 977,599

Employees: 4 full time, 6 part-time, and 2 managers

Organization Type: Limited Liability Company

Year established: 2006

Years Owned: 3

BUILDING AND PROPERTY INFORMATION

Seller **does not own** the Land. **Property Taxes:** \$ 5,000

Seller **owns** the Building.

Seller **owns** the Equipment.

Seller **owns** the Tanks.

Seller **owns** the Canopy.

Seller **owns** the Fuel Pumps.

Property Lease Information:

 Rent Expense: \$ 2,500

 Lease Expires: January 2015

 Terms & Options: Call for information.

Lot Dimensions: 36,000 sq ft **Store Size:** 3,200 sq ft

Store **has** Walk-in Coolers **Number of Cooler Doors:** 8

Store **has** Ceramic Tile Interior

Property **has** Car Wash

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Clark gas station.

“Building is brick masonry with large parking lot. Has mid-sized kitchen for food service and clean indoor restrooms.”

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BUSINESS ASSETS

	<u>Included in Sale?</u>	<u>Value of Asset</u>
Inventory:	No	\$ 75,000
Real Estate:	N/A	\$ 0
Furniture & Equipment:	Yes	\$ 125,000
Accounts Receivable:	N/A	\$ 0
Other Assets:	No	\$ 0

Assets Described:

No other assets to be sold with the business.



Clark gas station.

STORE AND BUSINESS FEATURES

This store is: Branded Name of Brand: Clark

Time left with Brand: 5 Buyout Cost:: \$ 25,000

Fuel Provider: Pinnacle Energy Company

Fuel Contract Details: Expires February 2011, rebate of \$0.01 per gallon for duration of contract.

Food Service Program or Quick Service Restaurant: Yes

Food Service Details: Store has nationally recognized pizza program and proprietary cold sandwich program. Subway restaurant leases space within the store and pays rent.

Store Sells Lottery: Yes

Store Sells Alcohol: Yes Type of Liquor License: Limited Beer and Wine

Area Competition: There is Minimal competition in the area

PUMPS AND CANOPY

Number of Pumps: 14 Number of MPD's: 4

Brand Name of Pumps: Gilbarco

Credit Card Readers: Pumps have Credit Card Readers

Overall Dimensions of Canopy: 2,500 sq ft

TANK INFORMATION

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Tank Number:	1	2	3
Year Installed:	2006	2006	2006
Capacity (gallons):	12,000	12,000	15,000
Product Type:	Unleaded	Multiple	Diesel
Tank Construction:	Fiberglass	Fiberglass	Fiberglass
Cathodic Protection:	Yes	Yes	Yes
Lined:	No	No	Yes
Double-Walled:	No	No	Yes
Piping Construction:	Fiberglass	Fiberglass	Fiberglass
Cathodic Protection:	No	No	Yes
Double-Walled:	No	No	Yes
Electronic Tank Monitoring:	Yes	Yes	Yes
Overfill Protection:	Yes	Yes	Yes
Overspill Protection:	Yes	Yes	Yes
Registration #:	GS234-67	GS3345-67	QW332-112
Total Number of Tanks:	4		
Tank Insurance:	Tanks are Insured.		
Type of Insurance:	Private Carrier		
Environmental Issues:	This site has no Environmental Issues on Record		
Environmental Described:	Not Applicable		

FINANCIAL INFORMATION

	2008	2007	2006
Income Data Source:	P & L Statement	Tax Return	Tax Return
Gross Inside Sales:	\$ 757,874	\$ 669,807	\$ 594,519
Cost of Inside Goods Sold:	\$ 586,617	\$ 524,305	\$ 462,602
Gross Profit Inside:	\$ 171,257	\$ 145,502	\$ 131,917
Gross Fuel Sales:	\$ 2,314,791	\$ 1,633,796	\$ 1,103,291
Cost of Fuel Sold:	\$ 2,205,938	\$ 1,553,005	\$ 1,039,056
Gross Profit on Fuel:	\$ 108,853	\$ 80,791	\$ 64,235
Operating Expenses:	\$ 201,191	\$ 173,051	\$ 161,510
Other Income:	\$ 12,000	\$ 12,000	\$ 12,000
Adjusted Cash Flow:	\$ 90,919	\$ 65,242	\$ 46,642

PREVIEW OF ASSETS

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Inside of Convenience Store. Coolers and snack racks.



Inside of Convenience Store. Counter and beverage center.

SALE INFORMATION

Asking Price: \$ 1,950,000

Seller Financing: Seller will consider providing Financing for Qualified Buyer

Payment: Required: 20%

Interest Rate: 1 point over prime

Length of Terms: 5 years with balloon

Reason for Sale: Absentee owner lives out of state

Training: Seller agrees to provide training for new owner

Length of Training: 2 weeks **Cost:** \$ 500

Non-Compete: Seller agrees to Non-Compete

Miles: 50 **Years:** 5

Final Comments: Motivated Seller is willing to entertain all offers.



Clark gas station.

CONTACT INFORMATION

Seller or Listing Agent: Thomas Jones

Primary Phone Number: (888) 555-2323

Alternate Phone Number: (888) 555-4566

Email Address: Thomas.Jones@Example.com

“Motivated Seller is willing to entertain all offers.”

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