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 La Rosa Realty Group Celebration

**LA ROSA REALTY**  
 1420 Celebration Blvd Ste 200  
 Celebration, FL 34747

<b>Branded Name</b>	<u><b>Citgo</b></u>
<b>Business Name</b>	Lee Citgo
<b>Address</b>	
<b>Lease Contract</b>	<b>Asking Price \$65,000 • Inventory Included</b>

**Income**

ITEM	Mthly. Gross	Mark Up%	Gross Profit	Comments
Grocery, Cigar, Beer	\$ 25,000.00	40%	\$ 10,000.00	<b>Smoke Shop inside over 75% margin</b>
Gas, Gallons	16,000.00	0.06	\$ 960.00	Commission Station (4-8)
Diesel			\$ -	
Lotto	\$ 3,800.00	5%	\$ 190.00	You can easily double the Store Sales by
Vacuum	\$ 20.00	50%	\$ 10.00	adding at least \$15K of more merchandise
Cigarette Rebates / IBC / Mystery	\$ 615.00	100%	\$ 615.00	(cigarettes, smoke products, beer, etc)
ATM/BITCOIN/CoinMachine	\$ 1,200.00	100%	\$ 1,200.00	adding EBT, Pay Bills Here, Western Union
Car Wash Rental	\$ 1,300.00	100%	\$ 1,300.00	and FOOD.
Food Truck Rental	\$ 1,100.00	100%	\$ 1,100.00	
No Chance Games (commission)	\$ 3,000.00	100%	\$ 3,000.00	
<b>TOTAL</b>			<b>\$ 18,375.00</b>	

**Expenses**

	Monthly	Comments
Electricity/water/garbage	\$ 2,300.00	
Water	\$ -	Total Monthly Gross Sales \$ 18,375.00
Garbage	\$ -	Total Monthly Expenses \$ 11,363.00
Telephone	\$ 149.00	<b>MONTHLY NOI.....\$ \$ 7,012.00</b>
Insurance	\$ 299.00	
Security	\$ -	<b>YEARLY NOI \$ \$ 84,144.00</b>
Employees Payroll	\$ -	<b>OWNERS COUPLE WORK 2 SHIFTS</b>
Payroll Car Wash	\$ -	
Property Taxes	\$ 1,528.00	Property Size: over 1.5 acres
Accounting	\$ -	Building Size: 3400 sq ft approx.
Credit Card Fees	\$ 500.00	
Maintenance (Ice Machine)	\$ 137.00	
Base Rent	\$ 5,800.00	6 Dispensers 12 fuel positions
Licences & Permits	\$ 150.00	
POS (Ruby)	\$ 500.00	REFUNDABLE GASOLINE DEPOSIT = \$30K-\$40K upon approval
<b>TOTAL EXPENSES</b>	<b>\$ 11,363.00</b>	

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