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 La Rosa Realty Group Celebration

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 Celebration, FL 34747

<b>Branded Name</b>	<b>SHELL</b>			
<b>Business Name</b>	KISSIMMEE SHEL			
<b>Address</b>	<b>Asking Price \$ 199,000 + Inventory</b>			
<b>Lease Contract</b>	<b>New Lease: 5+5+5</b>			
	<b>Income</b>			
<b>ITEM</b>	<b>Mthly. Gross</b>	<b>Mark Up%</b>	<b>Gross Profit</b>	<b>Comments</b>
Grocery, Cigar, Beer	\$ 65,000.00	35%	\$ 22,750.00	
Gas, Gallons	60,000.00	0.09	\$ 5,400.00	Flat gas commission 9 cents per gallon
Diesel			\$ -	
Lotto	\$ 10,000.00	6%	\$ 600.00	
Vacuum	\$ 100.00	50%	\$ 50.00	
Cigarette Rebates	\$ 1,200.00	100%	\$ 1,200.00	
ATM/BITCOIN	\$ 500.00	100%	\$ 500.00	
24 Hrs Landolord Rebate	\$ -	100%	\$ -	
Mistry Shopper	\$ 500.00	100%	\$ 500.00	
	\$ -	100%	\$ -	
<b>TOTAL</b>			<b>\$ 31,000.00</b>	
	<b>Expenses</b>			
	<b>Monthly</b>	<b>Comments</b>		
Electricity & Garbage	\$ 3,000.00			
Water	\$ 300.00	Total Monthly Gross Sales \$ 31,000.00		
Garbage	\$ -	Total Monthly Expenses \$ 21,237.00		
Telephone	\$ 149.00	<b>MONTHLY NOI.....\$ \$ 9,763.00</b>		
Insurance	\$ 325.00			
Security	\$ 50.00	<b>YEARLY NOI \$ \$ 117,156.00</b>		
Employees Payroll * Store	\$ 9,000.00			
Payroll Car Wash	\$ -			
Property Taxes **	\$ -	Property Size: 1 acre +		
Accounting	\$ -	Building Size: 2600 sq ft with Canopy 6500 sq ft		
Credit Card Fees	\$ 950.00			
Maintenance	\$ -			
Rent **	\$ 7,313.00	Dispensers 10 fuel positions 20		
Licences & Permits	\$ 150.00			
	\$ -	REFUNDABLE GASOLINE DEPOSIT = \$ 30,000.000		
<b>TOTAL EXPENSES</b>	<b>\$ 21,237.00</b>			

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