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**Andres R. Vargas P.A.**  
 www.CstoreGasStationsFL.com  
 Former Gas Station Owner/Operator

1420 Celebration Blvd Ste  
 200, Celebration, FL 34747

<b>Branded Name</b>	<b><u>MOBIL / \$145,000 + Inventory + Refundable Gas Deposit</u></b>
<b>Business Name</b>	Silver Star Mobil
<b>Address</b>	
<b>Lease Contract</b>	<b>5 year lease with 2 five years optional = 15 years</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	\$ 27,000.00	35%	\$ 9,450.00	<b>ABSENTEE OWNER</b>
Gas, Gallons	42,000.00	0.33	\$ 13,860.00	<b>Open Dealer Station</b>
Diesel			\$ -	
Lotto	\$ 30,000.00	5%	\$ 1,500.00	<b>You can add for extra income:</b>
Vacuum	\$ 600.00	50%	\$ 300.00	* Smoke Shop products (over 200% margin)
Cigarette Rebates / IBC / Mystery	\$ 1,200.00	100%	\$ 1,200.00	* Food Trucks
ATM/BITCOIN/CoinMachine	\$ 250.00	100%	\$ 250.00	* Fast Food (Sand., Wings, Pizza etc)
Car Wash	\$ 4,000.00	80%	\$ 3,200.00	* U-Haul
	\$ 600.00	100%	\$ 600.00	* Amazon Kiosk
	\$ 3,000.00	100%	\$ 3,000.00	* Western Union, etc.
<b>TOTAL</b>			<b>\$ 33,360.00</b>	

<b>Expenses</b>				
	<b>Monthly</b>	<b>Comments</b>		
Electricity/water/garbage	\$ 1,200.00			
Water	\$ 125.00	Total Monthly Gross Sales	\$	33,360.00
Garbage	\$ 330.00	Total Monthly Expenses	\$	26,033.00
Telephone	\$ 149.00	<b>MONTHLY NOI.....</b>	<b>\$</b>	<b>7,327.00</b>
Insurance	\$ 299.00			
Security	\$ 80.00	<b>YEARLY NOI \$</b>	<b>\$</b>	<b>87,924.00</b>
Employees Payroll	\$ 9,000.00	<b>if the new owner works one shift you can make an extra \$30K a year easily</b>		
Payroll Car Wash	\$ -	4 New Pumps and POS. Automated Car Wash		
Property Taxes	\$ 2,579.00	Property Size: approx. 1 acre		
Accounting	\$ 250.00	Building Size: 1000+ sq ft approx.		
Credit Card Fees	\$ 1,500.00	<b>REFUNDABLE GASOLINE DEPOSIT = \$30K-\$40K upon approval</b>		
Maintenance	\$ 750.00	This business has been run by employees for more than 3 years		
Base Rent	\$ 9,000.00	If the owner were there even in the morning,		
Licences & Permits	\$ 150.00	this business would produce at least 35-45% more.		
POS (Ruby)	\$ 621.00	Perfect business to acquire the E2 Visa.		
<b>TOTAL EXPENSES</b>	<b>\$ 26,033.00</b>	All taxes up to date, clean corporation, can verify the numbers.		

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