

## Esso gas station + Carwash Chatham

**For further details pls call HASEEB SHEIKH 647-988-4449/ 647-968-4449**

<b>Asking Price</b>						<b>\$ 4,500,000</b>
<b>Projection</b>			<b>Cents</b>			
<b>Gas Volume</b>	<b>3,000,000</b>	<b>Liers</b>				
<b>Regular</b>	<b>2,400,000</b>	<b>Liers</b>	<b>0.08</b>			<b>\$ 192,000</b>
<b>Premium</b>	<b>450,000</b>	<b>Liers</b>	<b>0.100</b>			<b>\$ 45,000</b>
<b>Diesel/ pre</b>	<b>150,000</b>	<b>Liers</b>	<b>0.18</b>			<b>\$ 27,000</b>
<b>Cross Lease</b>	<b>3,000,000</b>	<b>Liers</b>	<b>0.05</b>			<b>\$ 150,000</b>
<b>Store sale</b>	<b>958,125</b>	<b>CAD</b>	<b>22%</b>	<b>Cigarettes, Beer &amp; Wine, Lotto</b>		<b>\$ 268,275</b>
<b>Carwash</b>	<b>100,000</b>	<b>CAD</b>	<b>75%</b>			<b>\$ 75,000</b>
<b>ATM</b>	<b>250</b>	<b>CAD</b>	<b>12</b>			<b>\$ 3,000</b>
<b>Air</b>	<b>250</b>	<b>CAD</b>	<b>12</b>			<b>\$ 3,000</b>
<b>Gross Income</b>						<b>\$ 763,275</b>

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<b>Expenses:</b>	<b>Comments</b>				
<b>Property Tax</b>					<b>\$ 26,000</b>
<b>Insurance</b>					<b>\$ 10,000</b>
<b>Credit Card</b>					<b>\$ 65,000</b>
<b>Wages</b>					<b>\$ 150,000</b>
<b>Accounts/ Stationery</b>					<b>\$ 6,000</b>
<b>Bank charges</b>					<b>\$ 6,000</b>
<b>Utilities</b>					<b>\$ 48,000</b>
<b>Maintenance</b>					<b>\$ 5,000</b>
<b>Total Expenses:</b>					<b>\$ 316,000</b>

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<b>Net Profit Before Debt</b>	<b>\$ 447,275</b>
<b>Cap Rate</b>	<b>10%</b>

			<b>Material</b>	<b>Comments</b>
<b>Tank (Regular)</b>	<b>80000</b>	<b>L</b>	<b>DWFG</b>	<b>Global supplier 2034</b>
<b>Tank (Diesel)</b>	<b>10000</b>	<b>L</b>	<b>DWFG</b>	<b>Touchless Carwash</b>
<b>TANK (SUPER)</b>	<b>40000</b>	<b>L</b>	<b>DWFG</b>	<b>Space for Electric Charger</b>
<b># of Pumps:</b>	<b>4</b>		<b>NOZZLES 11</b>	<b>Veeder Root Sys</b>
<b>Acres of Land</b>	<b>0.89 Acres</b>		<b>Bulloch system</b>	<b>Operating Hrs24/7</b>

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The estimated net profit is calculated after all expenses and before any loaned amounts. The seller provides all figures, which are approximate, non-binding, and subject to change. The Real Estate Agent makes no warranties, express or implied, regarding the accuracy or completeness of this information. Buyers are strongly advised to conduct their own due diligence and independent verification before making any decisions