

# BUSINESS PROFILE



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## Retail and Wholesale Gas, Fuel and Oil Distributor Plus Real Property

**ASSETS:** \$334,675 Equipment & Fixtures \$40,000 Inventory

**GROSS SALES:** \$5,000,000 (Based on '07 YTD + historic averages) \$5,000,000 ('04-'05)  
\$3,521,666 (11mths '03-'04) \$2,619,069 ('02-'03)  
(Fiscal Year Ended September 30 2001 thru 2006)

**FACILITY:** 2.5 Acres Newly Renovated in 2003. Necessary "setback" property recently acquired and preliminary drawings and plans completed for planned convenience store upgrade.

### **DISCRETIONARY**

**CASHFLOW:** \$420,000.00 (2007 YTD Plus Historic Data For Remainder)

**SALES PRICE:** \$2,300,000.00 (Including Real Property)

**NOTE:** The business sells gasoline, diesel fuel and bulk oil to retail consumers and commercial accounts throughout the northwest section of Maricopa County. Originally, established back in the 1950's, the facility was completely upgraded in 1995 with 5 new in ground tanks and environmental safety systems. In 2003 the site was once again renovated to better accommodate the retail sale of gasoline and oil products. In addition to retail gasoline sales, the company provides fuel to an increasing commercial market. The commercial market is consistent and not as vulnerable to oil market price fluctuations. They also provide "red" diesel for home and non-highway use. Several major Phoenix fuel distributors subcontract to business to service major industrial and commercial customers working in the area. Operation sits on 2.5 acres with highway (Rt. 60) frontage which is included in the sale. Phase three involving the addition of a full service convenience store is ready for implementation. The necessary property for required set backs has been purchased. In addition to the convenience store increased income, building rentals and utilization of the "back" property will substantially add to the bottom line.

