

# BUSINESS PROFILE



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## Commercial/Retail Fuel & Service Center Plus Real Property

**PRICE:** **\$2,500,000** (Including Real Property)

**GROSS SALES:** **\$3,120,376** (2009)

**DISCRETIONARY**  
**CASHFLOW:** **\$199,548** (2009 Actual )

**ASSETS:** **\$247,020** Equipment & Fixtures **\$40,000** Inventory

**FACILITY:** 2.5 Acres Renovated in 2003. Excellent set up from commercial vehicles, horse trailers and recreational vehicles.

**NOTE:** The business sells gasoline, diesel fuel (Dyed & Clear) and bulk oil to retail consumers and commercial accounts throughout the northwest section of Maricopa County. 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 and lubricants to an increasing RV and commercial market. The commercial market is consistent and not as vulnerable to market price fluctuations. They also provide "red" diesel for home and non-highway use. Operation sits on 2.5 acres with highway (Rt. 60) frontage which is included in the sale. Phase three involving the addition of RV and truck quick lube service has been implemented. RV and consumer propane station, as of November 2009, is averaging \$1,631 per week to the bottom line. No formal convenience store facility at this time. However one can be created in primary "office" building. Seller was just authorized for and has implemented a Budget Rent-a-Truck operation. Winter visitors are renting ATVs at \$200 per day. Seller will consider ground lease arrangement with purchase of business only.

