

Convenience Store

Located in Northeast Oklahoma

Gross Sales: \$3,922,239

Owner's Cash Flow: \$374,213

BUSINESS HIGHLIGHTS

Busy highway location serves local community

- ❖ **Gasoline Gross Profit averages 20 cents per gallon with limited competition**
- ❖ **Good business model for family
Store closes at 10pm to 11pm nightly**
- ❖ **Real Estate and all Fixtures included**
- ❖ **Clean financials with verifiable
Owner Cash Flow**



BUSINESS DESCRIPTION

This busy, well established location is a typical convenience store serving a local community and highway traffic offering deli, pop, beer, groceries, tobacco, fountain, fuel, State Lottery, propane, novelties and ice cream. All three (3) gasoline pumps – with 2 nozzles each, were replaced with new equipment in 2011 and offer pay at the pump convenience with a protective canopy. Gasoline products are unbranded and there are no contract commitments. The entire store was completely remodeled in 2010. When purchased in 2009, inside sales were about \$65,000 per month. 2011 inside sales are \$110,000+ per month and growing about 10-12% per year currently with a 29% gross profit. Gasoline sales are about 60,000 gallons per month with an average of about 20 cents per gallon gross profit. Owner will consider selling business and leasing real estate with purchase option.

For more information about Client ID # E410801, please contact:

Michael L. Chapman

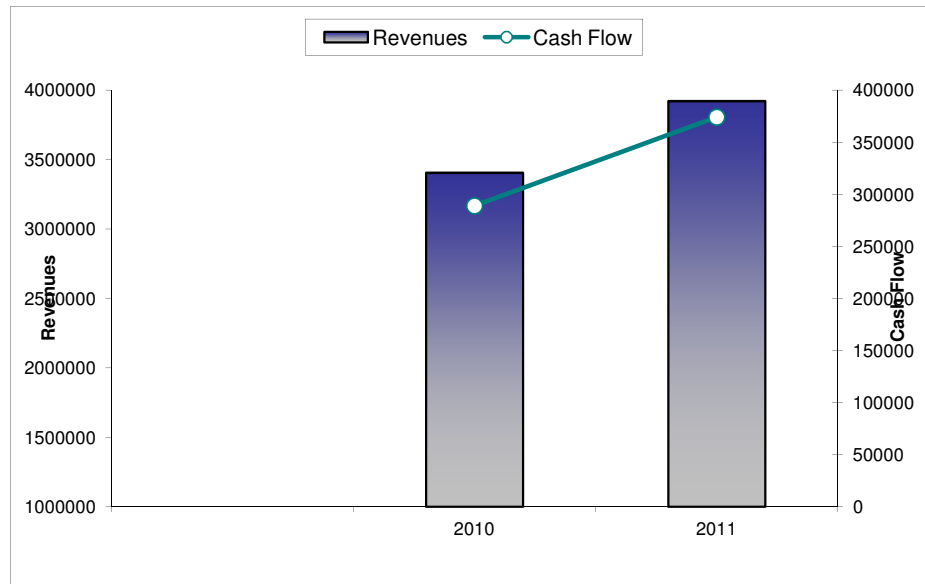
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GRAPHICAL PICTURE OF THE BUSINESS (\$000's)



	2010	2011 Projected
Revenue	\$ 3,405,842	\$ 3,922,239
Expenses	\$ 3,283,870	\$ 3,756,827
Net Income	\$ 121,972	\$ 165,412
Owner Discretionary Cash Flow*	\$ 289,004	\$ 374,213

*Before owner's salary and benefits, interest, taxes, depreciation and amortization.

Assets & operating personnel for this business are in place for continuation of business under a new Mgr.

More information on this seller is available to principals only.

- Our client requires:
1. Signed confidentiality agreement.
 2. Strong skill set and financial capabilities



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No cooperative fees paid to intermediaries.

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