



AVAILABLE FOR SALE

TRUCK STOP FOR SALE

SOUTHEASTERN COLORADO

LISTING INFORMATION

- ◆ GROSS INCOME: \$2.5M
- ◆ CASH FLOW: \$143K
- ◆ 10,000 SQUARE FEET
- ◆ PROPERTY OWNED
- ◆ ABSENTEE-RUN
- ◆ EMPLOYEES: 2 FT & 4 PT
- ◆ CAFÉ/GRILL OPERATING DURING DAYTIME HOURS
- ◆ COMPETITIVE MARGINS
- ◆ ADJACENT 10-ACRE PLOT AVAILABLE FOR \$60K



PHOTOGRAPH FOR ILLUSTRATIVE PURPOSES ONLY

Please visit our website to sign the Non-Disclosure Agreement for more information regarding this listing at <http://denverbbs.com/nda-form/>

Business Price		\$1,619,995
Inventory	+	\$85,000
Total Asking Price	=	\$1,704,995



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Financial Statement Summary for 2017 - 2018

Fiscal Year	2018	2017
Sales Revenue	2,537,045	2,177,800
Cost of Goods Sold	2,101,262	1,826,706
Gross Profit	435,783	351,094
Gross Profit Margin	17.18%	16.12%
Expenses		
Bank and Service Charges	55,371	49,901
Insurance	14,365	8,767
Interest	25,451	15,012
Salaries & Wages - Employees	133,414	76,680
Other Expenses	123,276	125,990
Total Expenses	351,877	276,350
Add Backs		
Bad Debt	384	-
Interest	25,451	15,012
Meals and Entertainment	1,222	-
Miscellaneous	-	583
Repairs and Maintenance	6,934	-
Software Expense (1x Expense)	2,640	-
Taxes and Licenses (1x Expense)	2,138	-
Telephone (Personal Use)	-	2,149
Travel	3,207	2,383
Amortization & Depreciation	-	30,620
Total Add Backs	41,976	50,747
Other Income	17,206	9,719
Seller Discretionary Cash Flow	143,088	135,210

RESTRICTED AND CONFIDENTIAL

FUNDING FOR PURCHASE

Down Payment 25%	\$ 426,250
SBA Loan	1,278,745
Total Funding	\$ 1,704,995
Loan Term (Years)	10
Interest	7.50%
Monthly Payment	\$ 15,179

*subject to buyer creditworthiness

For more information, please
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