



AVAILABLE FOR SALE

GAS AND CONVENIENCE STORE FOR SALE

LAKWOOD, CO

LISTING INFORMATION

- ◆ GROSS INCOME: \$1.7M
- ◆ CASH FLOW: \$80K
- ◆ 1,200 SQUARE FEET
- ◆ PROPERTY LEASED
- ◆ ABSENTEE-RAN
- ◆ EMPLOYEES: 2 FT & 2 PT
- ◆ HIGHLY VISIBLE
FREESTANDING STORE
IN RESIDENTIAL AREA
- ◆ CONTRACT WITH LOCAL
32-VAN LANDSCAPING
COMPANY FOR DAILY
FILL-UP



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		\$149,995
Inventory	+	\$35,000
Total Asking Price	=	\$184,995



GAS AND CONVENIENCE STORE FOR SALE

Financial Statement Summary for 2017 - 2018

Fiscal Year	2018	2017
Sales Revenue	1,673,063	1,380,152
Cost of Goods Sold	1,511,426	1,273,185
Gross Profit	161,637	106,967
Gross Profit Margin	9.66%	7.75%
Expenses		
Bank and Service Charges	11,743	9,198
Insurance	4,782	7,439
Owner's Compensation	12,000	24,000
Rent	54,000	21,000
Salaries - Employees & Contractors	40,789	17,000
Utilities, Internet, & Telephone	10,905	8,110
Other Expenses	13,705	12,195
Total Expenses	147,924	98,942
Add Backs		
Automotive Expense	-	794
Miscellaneous	1,005	360
Owner Adjustment	50,000	50,000
Owner's Compensation	12,000	24,000
Repairs and Maintenance	2,565	2,271
Amortization & Depreciation	1,097	561
Total Add Backs	66,667	77,986
Seller Discretionary Cash Flow	80,379	86,011

RESTRICTED AND CONFIDENTIAL

FUNDING FOR PURCHASE

Down Payment 25%	\$	46,250
SBA Loan		138,745
Total Funding	\$	184,995
Loan Term (Years)		
		10
Interest		
		7.50%
Monthly Payment	\$	1,647

*subject to buyer creditworthiness

For more information, please
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