

Description: The stated sales include gas commissions only; pump sales are in the millions of dollars. In Jan., 2011, the gas commission on diesel was increased by 1¢/gallon, which will result in approximately \$850/month (\$10,200/year) in additional income. This business has been established for over 30 years. Pumping over 200,000 gallons/month, at over 8 cents per gallon commission, before credit card fees. For truckers, there are showers, overnight parking, etc. Very well known by truckers and motorists. Located in St. Lucie County, Florida, in an incredible location at the convergence of two major highway systems, that are heavily traveled by both truck and auto traffic. Easy off and on highway exits. There are multiple sources of income. Income sources include: parking sales, incentives (keeping clean and open 24 hours per day), game machine sales, convenience store sales, a national chain restaurant rents a sign for a monthly fee, lotto sales, etc. The truck stop is nationally branded and was completely rebranded and remodeled in 2009, with tanks in compliance beyond 2009. There are 4 employees. The property is 12 acres, with a potential revenue producing, empty paved area, which could be fenced and rented for the storage of boats, RVs, etc. The owner is selling due to health issues.

Business Established: The business has been established for over 30 years, with the current owners purchasing it in June, 2008.

Hours: The business is open 24 hours, which is required to receive a \$1,500 incentive.

Approximate Square Footage: Land: 12 acres. Convenience Store: 2,800.

Lease: Rent: \$17,926/month. The lease expires in August, 2012. The buyer can obtain a long term lease, such as a five year lease, with three 5-year renewal options (total of 20 years).

2010 Sales: \$870,043 Sales represent the commission received on gas sales plus other sales.

2010 ODC*: \$67,043. There is approximately \$74,000 in additional ODC* that can be obtained in the next 12 months; see the full information, on the business, for details.

*Owner's Discretionary Cash: Net income plus owner's salary, discretionary expenses, depreciation, interest and taxes.

Value of Convenience Store Inventory at Cost: \$50,000.

Value of Equipment and Other Assets: \$65,000.

Price (VERY MOTIVATED SELLER!): \$150,000 (excluding inventory). The price also excludes cash, deposits, accounts receivable, accounts payable, etc. Estimated Additional Cash Required: \$86,000 in total: (1) Cash in bank: \$10,000; (2) First month rent and gas deposit: \$70,000; (3) Utility deposit: \$6,000.

Financing: The seller will consider financing a portion of the price to a qualified buyer.

The information presented herein is not warranted and is subject to correction of errors, omissions, change of price, prior sale, or withdrawal without notice. All estimates and projections are for discussion purposes only and Business Associates nor the Seller guarantee that such results will be obtained by the Buyer. The Buyer is urged to seek competent legal and accounting advice prior to the purchase of this business.

**CONTACT: Peter Kaupe, Broker. Business Associates. Licensed Real Estate Broker.
840 U.S. Highway One, Suite 435, North Palm Beach, Florida 33408.
Email: PKaupe@aol.com. North Palm Beach: 561-310-4288. Fax: 561-537-7017.**