

**Gas Station, C. Store & Car Wash**  
**Historical Sales Summary and Proforma Income & Expenses**

Actual Sales for Year 2007			
Gas & Diesel	Gallons Volume	Yearly	971,371
		Month Avg.	80,947
	Gross Sales \$		2,565,581
C. Store	Gross Sales	Yearly	927,670
		Month Avg.	77,305
Car Wash Sales			48,000
Lottery Commissions			16,500
Rebates, Vacuums, ATM, Air, DNR License, Vending and Others			10,000
Total Gross Sales \$			3,807,867
<b>PROFORMA Annual Gross Income (based on Year 2007 sales)</b>			
Gas and Diesel (based on average of 12 Cents per gallons pool margin)			116,564
Convenience Store (based on average of 30% of Gross margin of Annual Sales)			278,192
Car Wash Income (85% of Gross Sales)			40,800
Lottery Commissions/Income			16,500
Rebates, ATM, DNR Licenses, Vending and Others			10,000
Total PROFORMA Gross Income \$			462,056
			ANNUAL
			AVG./Month
			38,504
<b>PROFORMA Annual Operating Expenses for Owner operation</b>			
Mortgage/Rent, \$9,500/month			114,000
Total Payroll Related Expenses \$7,000/month			84,000
Credit Card Processing Charges			26,000
Insurance			7,000
Utilities including Tel			26,000
Car Wash Maintenance & Supplies			8,000
Maintenance and Repairs			8,000
Real Estate, Personal Property and Other Taxes			8,000
Miscellaneous			6,000
Total Business Operating Expenses			287,000
			ANNUAL
			AVG./Month
			23,916
PROFORMA Net Operating Income \$			175,056
			ANNUAL
			AVG./Month
			14,588

- Excellent hwy location, adjoining a medium size town area.
- Solid Record of Profit and Sales. Brand New POS with Scanner.
- Recently remodeled, no Gas Co training or approval required.
- Huge traffic volume, 40K+ vehicles per day per state hwy dept.
- One Acre, corner Lot, located on main Rt 50, with dual Entry.
- Priced reasonably low for quick sale; with Owner financing Possible.

Location Eastern Shore area, MD

Price Real Estate & Business \$1350K, Business only 250K with 15/20 Year Lease

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