

4700 Judson Rd, Longview

		Profit Monthly	Profit Yearly
Building size	1560 sq ft		
Total pumps	3		
Average monthly inside sale	60000	19500	234000
Average monthly fuel Gallons	10000	274.92	3299
Average lotto income		2400	28800
Average ATM income		250	3000
Average Cigarette Rebates		900	10800
Average Air Pump Revenue		30	360
NOI		23355	280259
Expenses	Yearly		
Credit card charge	10981		
Insurance expense	4098		
License and permit	1930		
Payroll expense	63955		
Payroll tax	5237		
Utilities	18760		
Property tax	3,825.58		
Total Expenses Yearly	108786.58		
Sale price	1600000		
Net Yearly Profit	\$ 171,472.42		
Cap rate	10.7%		