

## Notes about the Rock One Stop

- Busier in winter versus summer
- Inventory base is about 100k to 110k and is a separate sale with the property
- Added lots of interior shelving and went up in height
- Rearranged the store layout
- Lots of maintenance to get equipment more efficient
- Electrical updates for improved efficiency
  - Electrical rerouted on panels to gain efficiency and safety
- 9 employees (part-time) with a full-time Manager
- Office area
- Restroom
- Utility room
- Full kitchen
  - Propane gas 6 burner stove/oven
  - Lots of prep space
  - Freezer (added by current owner)
- 2 large walk-in coolers
  - 6 doors on each
- 9 Freezer doors/shelve units in back part of store by walk-ins
  - Updated cooling monitoring system to save compressors
  - NOT a walk in
- Storage area
  - Large
  - Overhead door leading to side parking area
  - Man door leading to propane fill area and storage shed area
  - Several deep chest freezers and an upright (added by current owner)
  - Lots of shelving
- ATM
  - Not included with sale however:
  - \$600 month profit from fees
  - Only ATM in the area
  - Owner would be willing to keep there (or exchange) and earn profit from

- 2 gas pumps
- Fuel tank – most profitable
  - Owned
  - Above ground.
  - Great condition
  - Double walled
  - Holds approximately 4000 gallons
    - Split in middle
    - ½ is diesel
    - ½ is regular fuel
- Propane tank
  - Owned (tank itself)
  - Filling station is owned by UP Propane
  - Repainted
  - Used to fill multiple orders that are dropped off.
  - Some employees know filling process (fill multiple tanks at once and then customers return to retrieve tanks).
- Storage Shed – located by propane tank area
- Drain field in back of store
- Parking is on side of building
  - Appears to easily hold 8 vehicles
- Willing to provide training/guidance to new owner
- Getting roof reroofed soon
- Upgraded cell service in area recently
  - Improves social media usage/marketing
  - Google searches are increasing dramatically
- Licenses required – also yearly inspections
  - Liquor (approx. \$75k new, \$500 renewal)
  - Food
  - Gas/diesel and propane
  - Tobacco

Some opportunities to increase revenue include obtaining a Michigan Lottery License and selling instant tickets and lotto. Also, signage at the highway (needs to be situated on commercial space).