

# Offering Memorandum



Store's Name	Broadway Mart
Brand	Shamrock
Business Hours	5 am - 10 pm
Plot Area	7000 Sq Ft
Building Size	2100 Sq ft
Fuel Contract Term and Length	7 years
Jobber Name	Shepherd Oil
Type of Tanks and Year Built	Steel Tank/1981

<b>How long the present owner owns it</b>	<b>1 Year</b>
<b>Owner Finance Available</b>	<b>No</b>

## **Monthly Revenues**

<b>Inside Sales</b>	<b>\$77,000.00</b>
Profit Margins	\$30,000.00 (39%)
Fuel Volume in Gallons	13000 g @ \$4550.00
ATM Income	\$150.00
Other Revenue	\$1,500 (Cg Rebate + NIBA)
<b>Monthly Gross Profit</b>	<b>\$36,200.00</b>

<b>Monthly Net Income</b>	<b>\$15,460.00</b>
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## Monthly Expenses

Pay Roll	\$8,500.00
Payroll taxes	\$250.00
Property Taxes	\$240,00
Property Insurance	\$550.00
Credit Card Fee	\$1,500.00
Rent (plus Trip net)/Mortgage	\$7,200.00
Other Misc. Expenses (Electricity, Internet, Water, Trash & Natural Gas)	\$2,500.00

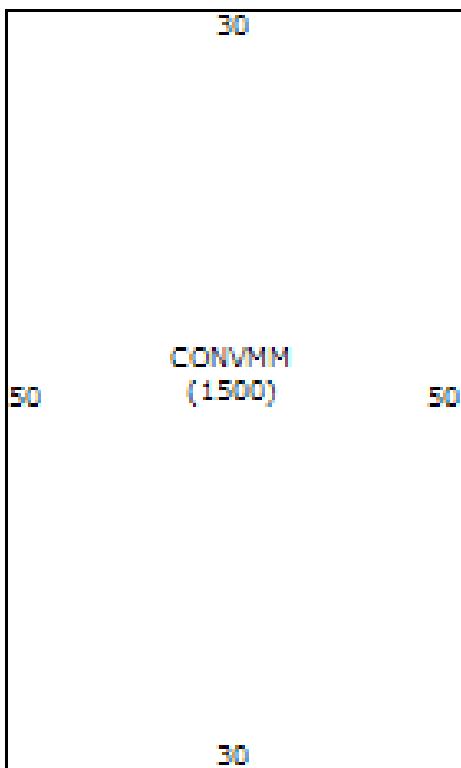
**Total Monthly Expenses: \$20,740.00**

**Any other relevant information the seller wants to provide:** An additional building comes with the store, located on 101 E Broadway, Mannsville, OK 73447

**Size of the building across the gas station: 3055 Sq Ft**

**Land Size: 7000 Sq Ft**

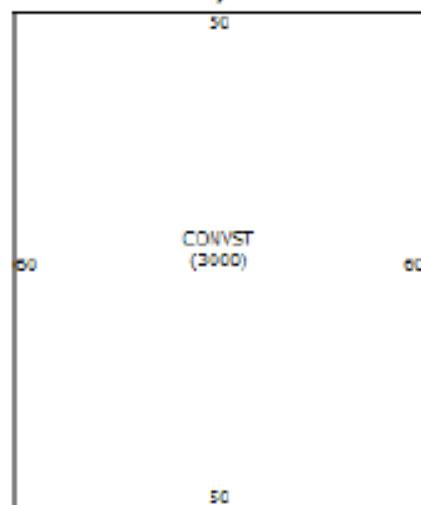
## DataScout, LLC



**100 E Broadway , Mannsville, OK 73447**



DataScout, LLC



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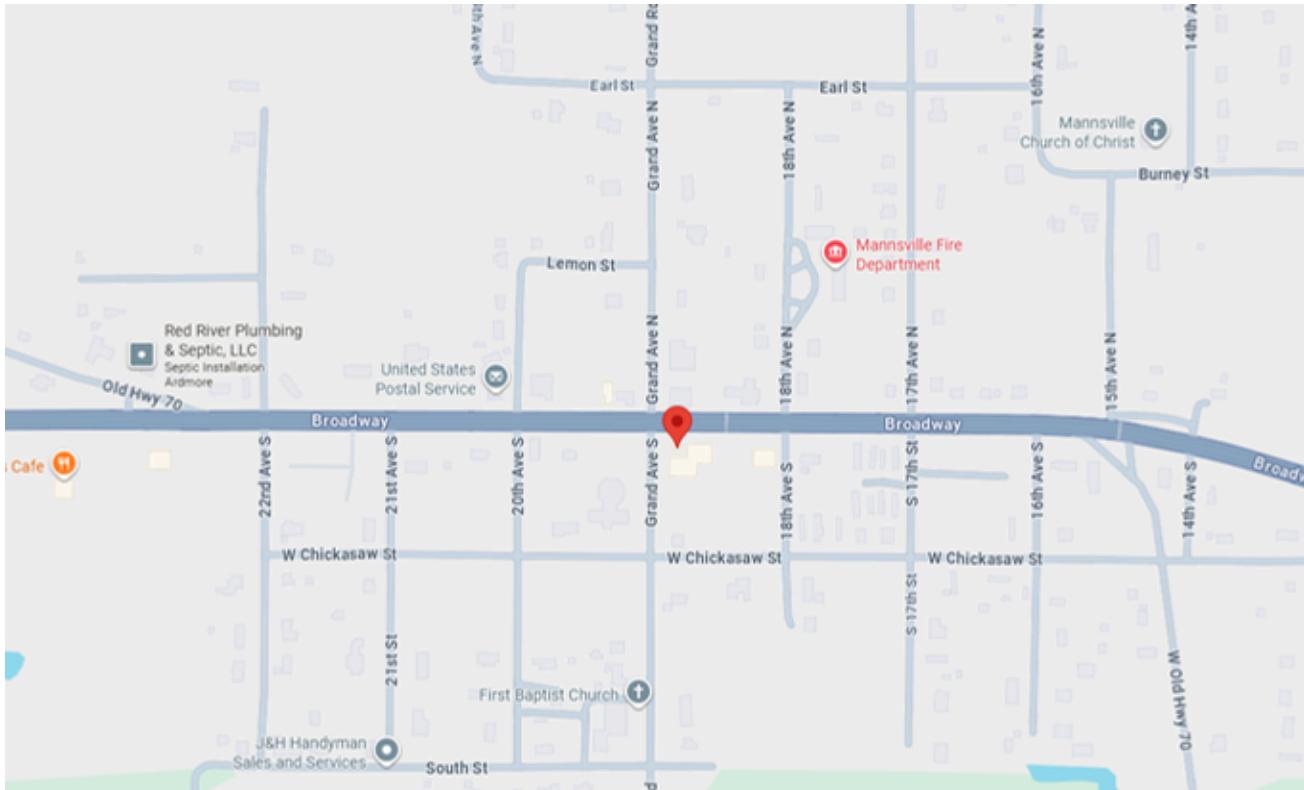


**100 E Broadway , Mannsville, OK 73447**



**101 E Broadway , Mannsville, OK 73447**

# Google Map



## Text or Email Us

Sam Hemani (Broker)



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Naresh Agarwal (Listing Agent)



**405-819-4066**