

JUST REDUCED!!!

C-STORE + RESIDENCE ON HWY 99W

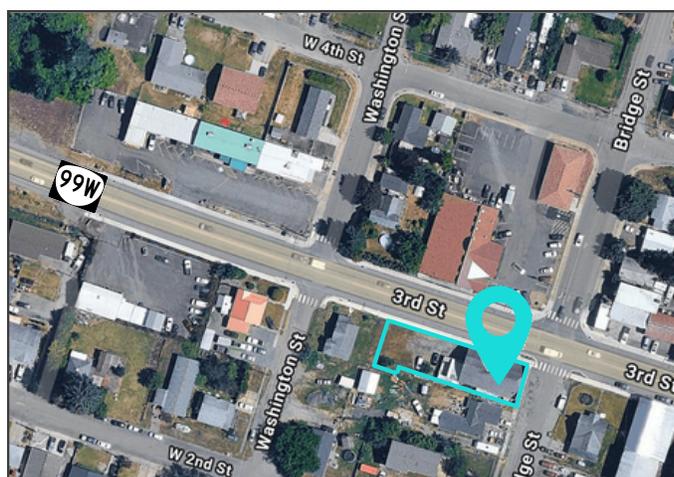
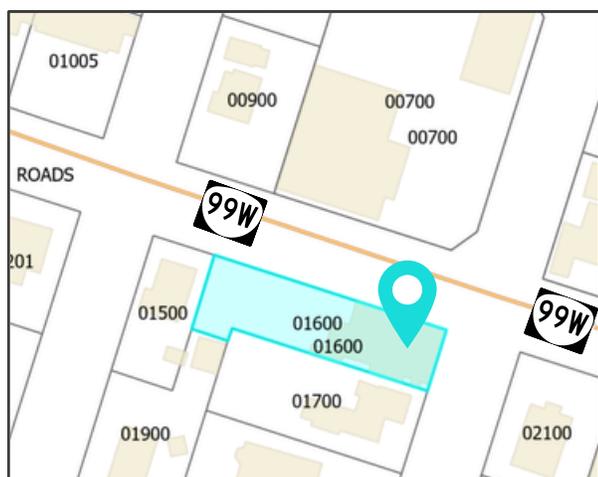
293 Bridge St, Lafayette, OR 97127

ASSET SALE | REAL ESTATE + INVENTORY + EQUIPMENT | HWY 99W LOT

\$1,345,000	3,096 SF	0.22 AC	C1
\$1,300,000	Building Size	Lot Size	Zoning

LOCATION HIGHLIGHTS

- Highway 99W frontage; Highly visible to **15,000 commuter** and local traffic daily
- **On-site parking** (in-and-out convenience traffic friendly)
- A large exterior lot facing Highway 99W comes with the property



WHAT'S INCLUDED

✓	Real Estate	Land and Building
✓	Inventory	Counted & adjusted at closing
✓	Equipment	Coolers, freezers, POS, shelving, security
✓	Live/Work Unit	1BR/ kitchenette/ bath (to be completed under contract)
✗	Business Entity (Not Included)	Goodwill, contracts

HUGE UPSIDE POTENTIALS

- **Near-Term Revenue Adds** Oregon Lottery/Scratch tickets
- **HWY 99W Facing Lot - Food Cart Opportunity** Host 2-4 food carts and earn ground rent without operating them yourself

THIS BUSINESS PAYS YOU MORE THAN THE BOOKS SHOW

The income statements show net income but that's only part of the picture. As an owner-user, the rent expense, wages, and owner compensation in the P&L all flow directly back to you. When you own the real estate, rent disappears entirely as a cost. When you run the business, your labor is compensated. Add it all up and this is what the business actually generated for its owner each year.

Owner Benefit Component	2024	2025
Net Income	\$94,017.00	\$53,131.62
Owner Wages/ Compensation	\$36,000.00	\$37,280.00
Rent Expense	-	\$46,033.24
Total Annual Owner Benefit	\$130,017.00	\$136,444.86

REFERENCE ONLY (UNAUDITED)

YOU PUT IN	YOU GET BACK
\$1,300,000 Real Estate + Inventory + Equipment	~130K+ Total Owner Benefit Per Year Net Income + Wages + Rent Savings
	\$200K Capital Improvements (Roof + Siding + Framing) Transfers to you at no extra cost

~8-10 Year Payback

On a real estate asset you own outright and build equity in every year

Note: Represented numbers are not indicative of future results. Consult your accountant and attorney before making any investment decision.

REACH OUT FOR MORE INFORMATION AND SCHEDULE A TOUR TODAY

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