

Investment

**Retail Site Economic Analysis
General Investment Assumptions**

Land	Acres:		<u>0</u>		
Land	Cost / Foot		<u>0.00</u>		\$0
Land		Sq. Ft / Acre	43,560		
Land	Adjustment or Round		<u>500,000</u>		
Land	Land Cost				\$500,000
Bld & CW	Convenience Store		<u>\$450,000.00</u>		
Bld & CW	Car Wash Building		<u>\$0.00</u>		
Bld & CW	Land Improvements		<u>\$0.00</u>		
Bld & CW	Building Cost				\$450,000
<i>Each:</i>					
Equipment	Tanks	1	<u>\$25,000</u>		\$25,000
Equipment	MPD's	0	<u>\$0</u>		\$0
Equipment	Canopy	0	<u>\$0</u>		\$0
Equipment	Store Equipment		<u>\$0</u>		\$0
Equipment	Register		<u>\$0</u>		\$0
Equipment	Other		<u>\$0</u>		\$0
Equipment	Adjustment or Round		<u>\$150,000</u>		\$150,000
Equipment	Equipment Cost				\$175,000
Other	Goodwill (BlueSky)				\$0
Other	Non Compete				\$0
Other	Design/Permit/Fees		<u>\$50,000</u>		\$50,000
					<u>\$50,000</u>
					\$1,175,000
Total Building and Equipment:					\$675,000
Working Capital	Fuel Inventory		<u>\$0</u>		\$0
	Store Inventory		<u>\$0</u>		\$0
	Other		<u>\$0</u>		\$0
					<u>\$675,000</u>
Investment , Including Working Capital - To Seller					\$1,175,000
Additional First Year Investment - Remodel etc.					\$0
Total Investment to Finance:					<u>\$1,175,000</u>