



Bob Yang Realty Inc. (678-637-7458)

Only Represent Buyers bobyangrealty@yahoo.com

Type of Business:	<u>Liquor Store</u>
Name of Business:	<u>Will disclose when buyer's agreement signed</u>
Location:	<u>Will disclose when buyer's agreement signed</u>
Real Estate Value:	<u>\$1,000,000</u>
Rent:	<u>N/A (Seller owns the building and next door</u>
Building Size:	<u>3,000 sq ft</u>
Days Open:	<u>7</u>
Hours:	<u>M – F 10 to 10 / Weekends 10 to 11</u>
Year Established:	<u>1988 / Present owner 20 years</u>
Present Owner:	<u>Will disclose when buyer's agreement signed</u>
Payroll:	<u>see expenses</u>
Furniture & Equipment Value:	<u>\$25,000</u>
Inventory at Cost:	<u>\$200,000</u>
Previous Year Net Sales:	<u>\$650,000</u>
Gross Profit Margin %:	<u>23%</u>
Profit After Expenses:	<u>\$336,180</u>
Purchase Price:	<u>\$1,900,000</u>

Notice- Bob Yang Realty represents the buyer only. The above data has been obtained and furnished by the seller and Bob Yang Realty inc. do not assume responsibility for the accuracy and/or completeness of the information. Bob Yang Realty inc. will not undertake to independently verify the information, and will not make an appraisal of any assets of the company.



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Financial Data


2017 Year Net Sales:	<u>\$650,000</u>
Profit Margin %:	<u>23% → \$149,500</u>
Other Income:	
Lottery	<u>\$12,000</u>
Check Cashing	<u>\$200,000</u>
Gas Station Rent	<u>\$60,000</u>
Gross Profit:	<u>\$421,500</u>
Yearly Expenses:	
Salary and Wages	<u>\$31,200</u>
Phone	<u>\$2,040</u>
Bank Charges	<u>\$1,200</u>
Security	<u>\$360</u>
Insurance	<u>\$3,600</u>
Legal and Accounting	<u>\$1,320</u>
Repairs and Maintenance	<u>\$1,800</u>
Supplies	<u>\$2,400</u>
Taxes and Licenses	<u>\$12,000</u>
Credit Card Fee	<u>\$10,800</u>
Utilities	
Electric/Water	<u>\$18,000</u>
Water	<u>\$600</u>
<u>TOTAL YEALY EXPENSES:</u>	<u><u>\$85,320</u></u>

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Doraville, Georgia

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Street View - Oct 2017