

Macon Gas Station/Convenience Overview:

Offer Terms:

Purchase Price: \$1.5M

Earnest Money: 150k (within 1 day of offer acceptance)

Due Diligence: 15 Days Max

Financing: All Cash

Special Stipulations:

1. The offer price is for the property only, the tenant can stay.
 2. Seller to provide all financial documents within 7 days of due diligence.
 3. Seller agrees to give property free and clear of any existing loans or liens.
 4. Security deposits and prorated rents to be transferred to the buyer upon closing.
 5. Buyer to include proof of funds with purchase offer.
- Closing: within 30-45 Days of Binding Date w/Attorney – Benjamin McElreath
| bfmcelreath@martinsnow.com | 4025 Vineville Ave Macon, GA 31210
478-750-2581

Tenants have a 15 year lease starting in 2019 with 5 year renewal periods.

Renewal period August 2024 w/option to renew another 5 years.

Lease agreement \$4,200/month with a \$300/annual increase that caps at \$6,800/month. (Tenants currently paying \$5,100/month)

Tenant takes care of any and all advertising, maintenance/repairs, vendor contracts, ordering, utilities, lawn care, etc. 10 year Davis Oil Contract Agreement w/tenant (expires 2027)

Owners only pay the taxes and insurance.

Taxes = \$5,800 *approximately

Insurance = \$2,900 *approximately

Estimated Sales: (Tenant has this information *estimated)

Gas: \$40,000 - \$50,000

Store: \$20,000 - \$35,000

COAM: \$25,000 - \$35,000 (expires 06/30/2023)

Annual Revenue:

2021: Gross - \$55,200 | Net - \$46,594

2022: Gross - \$58,800 | Net - \$48,362

2023: Gross - \$62,400 | Net - \$51,400 *estimated

Let me know if you have any questions. For any further documentation I'll forward you the NDA.