

Highly Profitable Gasoline with C-Store!

2009 Gasoline volume 1.4 million

2010 Gasoline volume 1.8 million C-Store

Sales - 2009 \$1.4 Million, 2009 Lottery \$400,000

C-Store Sales 2010 \$1.5 Million Lottery \$401,000

Long Term Lease at Below Market Rates!

For More Information

[Call - 203-327- 4773](tel:203-327-4773) [Email – mike@gasda.org](mailto:mike@gasda.org)

Asking Price \$875,000 + Inventory!



Picture Taken from Across the Street !



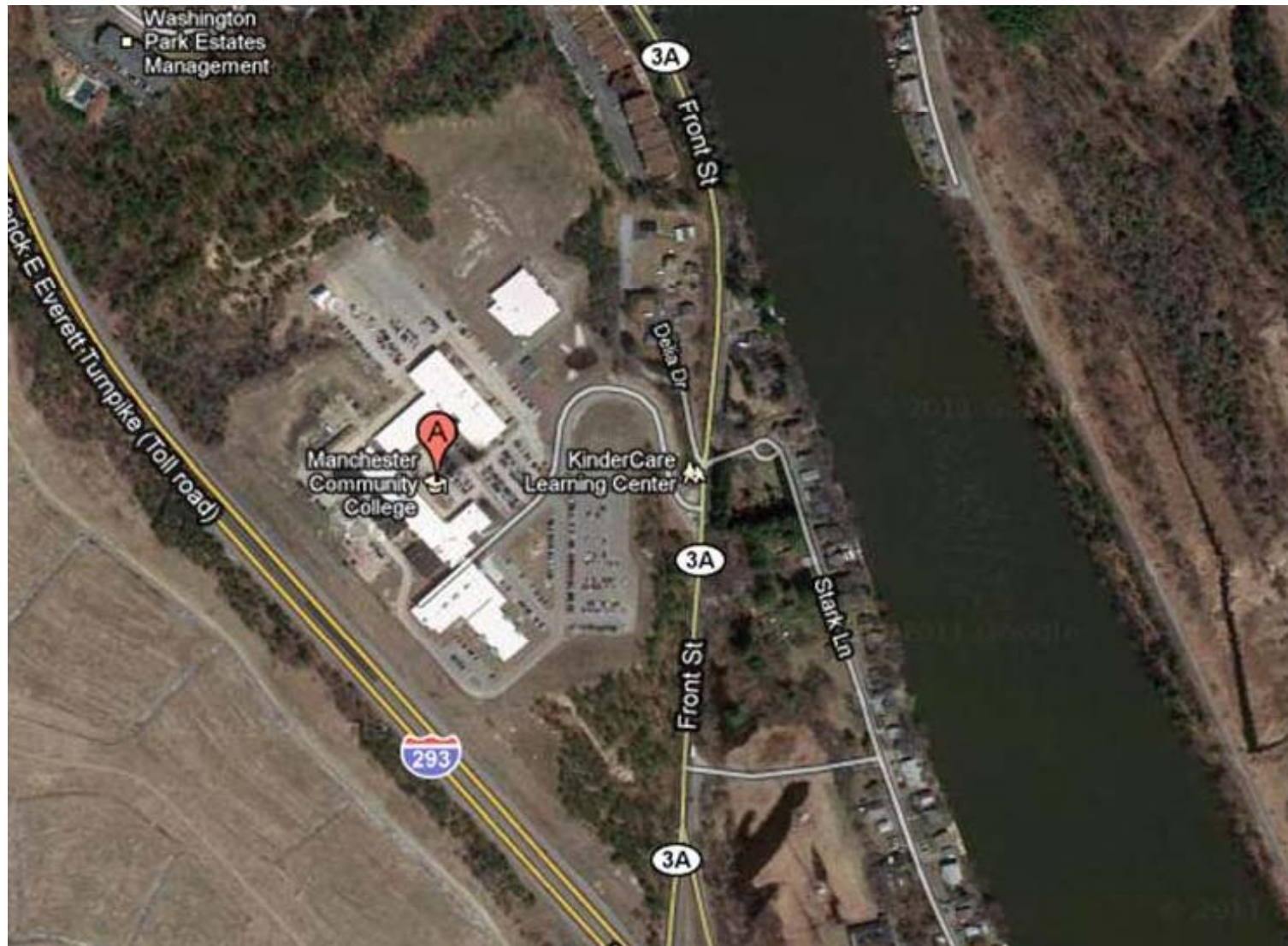
Side View of Convenience Store



Picture from Side of C-Store out to Pumps!



As you can see Station is located in a very busy ShopRite Shopping Plaza and has very easy access from main road or shopping center parking lot!



Manchester Community Collage Campus located less than 1-mile down the road! Student traffic for Station!

| 2009 Sales Info | | | | | |
|------------------------|----------------------|----------------|-----------------|-----------------------|---------------------|
| | Gasoline gals | Repairs | Car Wash | C-Store\$ | Lottery\$ |
| January | 103,731.00 | | | \$111,425.00 | \$33,521.00 |
| February | 108,645.00 | | | \$109,623.00 | \$31,441.00 |
| March | 103,962.00 | | | \$100,333.00 | \$28,774.00 |
| April | 115,000.00 | | | \$114,854.00 | \$35,459.00 |
| May | 114,019.00 | | | \$115,280.00 | \$38,017.00 |
| June | 129,871.00 | | | \$123,000.00 | \$29,912.00 |
| July | 125,048.00 | | | \$126,000.00 | \$35,638.00 |
| August | 123,382.00 | | | \$124,238.00 | \$37,325.00 |
| September | 137,227.00 | | | \$125,016.00 | \$32,738.00 |
| October | 139,372.00 | | | \$121,842.00 | \$34,398.00 |
| November | 135,730.00 | | | \$124,387.00 | \$31,614.00 |
| December | 152,802.00 | | | \$130,155.00 | \$35,606.00 |
| Total | 1,488,789.00 | | | \$1,426,153.00 | \$404,443.00 |

| 2010 Sales Info | | | | | |
|------------------------|----------------------|----------------|-----------------|-----------------------|---------------------|
| | Gasoline gals | Repairs | Car Wash | C-Store\$ | Lottery\$ |
| January | 139,466.00 | | | \$124,371.00 | \$32,584.00 |
| February | 133,788.00 | | | \$115,998.00 | \$29,551.00 |
| March | 150,229.00 | | | \$134,881.00 | \$35,930.00 |
| April | 147,761.00 | | | \$143,937.00 | \$37,496.00 |
| May | 157,064.00 | | | \$157,073.00 | \$35,886.00 |
| June | 146,373.00 | | | \$152,426.00 | \$32,173.00 |
| July | 151,409.00 | | | \$154,696.00 | \$29,916.00 |
| August | 164,500.00 | | | \$152,826.00 | \$30,033.00 |
| September | 171,630.00 | | | \$155,696.00 | \$33,841.00 |
| October | 179,176.00 | | | \$150,721.00 | \$31,124.00 |
| November | 176,153.00 | | | \$143,844.00 | \$32,954.00 |
| December | 182,000.00 | | | \$157,883.00 | \$39,748.00 |
| Total | 1,899,549.00 | | | \$1,744,352.00 | \$401,236.00 |

| 2011 Sales Info | | | | | |
|------------------------|----------------------|----------------|-----------------|---------------------|---------------------|
| | Gasoline gals | Repairs | Car Wash | C-Store\$ | Lottery\$ |
| January | 170,948.00 | | | \$147,686.00 | \$31,745.00 |
| February | 154,918.00 | | | \$137,933.00 | \$27,621.00 |
| March | 148,365.00 | | | \$150,032.00 | \$33,976.00 |
| April | 122,092.00 | | | \$148,019.00 | \$30,184.00 |
| May | 128,816.00 | | | \$145,985.00 | \$29,771.00 |
| June | | | | | |
| July | | | | | |
| August | | | | | |
| September | | | | | |
| October | | | | | |
| November | | | | | |
| December | | | | | |
| Total | 725,139.00 | | | \$729,655.00 | \$153,297.00 |