

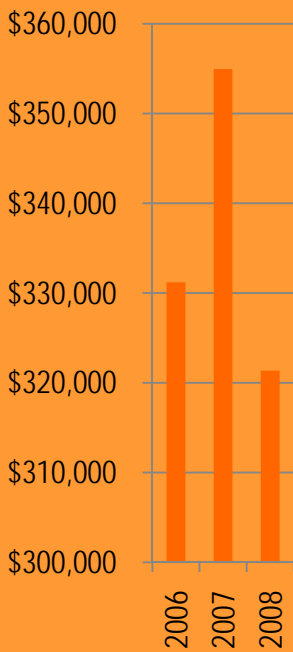


BUSINESS FOR SALE

4895 Ward Road
Wheatridge, CO 80033



Annual Gross Profit



Average Monthly Sales Data

	2006	2007	2008
Fuel (gallons)	90,000	110,000	95,000
Grocery	\$28,500	\$28,500	\$25,000
Cigarettes	\$21,000	\$22,000	\$18,000
Car wash	\$3,200	\$4,200	\$3,800
Gross Profit	\$27,600	\$29,580	\$26,780

Property Information

- Well established business
- Year over year profits
- Established long term lease for land and building
- High traffic, solid repeat customer base
- Newer car wash
- 2400 square foot store
- Large lot, great money maker
- 4 MPD units
- List Price does not include inventory

List Price: \$395,000

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Please note, all information furnished in this presentation regarding this business for sale has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions.