

Cost Break Down		
Item	Renovation 2,200 SF Structure	New Construction 2,200 SF Structure
Structure Cost	\$200,800	\$573,600
Pump Installation	\$389,842	\$389,842
Pedestrian / Landscaping Infrastructure	\$25,000	\$25,000
Demolition	\$0	\$50,000
Design Fees	\$13,250	\$21,500
Misc. Costs		
Deli Case / Hood / Meet Slicer / Sandwich Prep Table / Deli Counter / Microwave etc.	\$50,000	\$50,000
New Utility Connections	\$0	\$15,000
Hazardous Materials Removals, Testing or Abatement, Delays caused by hazardous material removal		\$10,000
Phasing of project to keep the store and gas open during construction / Loss of Business	\$0	\$10,000
Fire protection sprinklers, Fire alarm monitoring, Lottery terminal connection	\$0	\$10,000
Unsuitable soil replacement	\$0	\$5,000
Subtotal Misc. Costs	\$50,000	\$100,000
Allowances (Includes Walking-Coolers, Counters, Coffee Counters)	\$64,700	\$64,700
Estimated Cost	\$743,592	\$1,224,642
Total Cost Variation		\$481,050
Down Payment for Redevelopment (20%)	\$148,718	\$244,928
Down Payment Cost Variation		\$96,210
Loan Remaining	\$594,874	\$979,714
Monthly Mortgage Payments		
Existing Property Mortgage (240K @ 15yrs)	\$2,025	\$2,025
Redevelopment @ 6.0% 15 yrs (\$594,874, \$751,458 vs. \$979,714)	\$5,020	\$8,267
Tax Assessment (Structure + Pumps)		
County Tax @ 3.723941	\$210	\$304
City Tax @ 14.058500	\$793	\$1,148
School Tax @ 21.958341	\$1,238	\$1,795
Lib tax @ 1.628544	\$92	\$133
Estimated Taxes	\$9,378	\$13,672
Monthly Cost Variation =		\$4,294

Cost Break Down		
Item	Renovation 2,200 SF Structure	New Construction 2,200 SF Structure
Gas Commission @.05 / 85K Gallons per Month	\$4,250	\$4,250
Inside Sales @ .20 / \$54K per month (\$1,800 Daily)	\$10,800	\$10,800
Deli Sales @ .50 / \$15K (\$500 Daily)	\$7,500	\$7,500
Gross Profit	\$22,550	\$22,550
Monthly Expenses	\$9,378	\$13,672
Monthly c-store employee salary (2 Entrances will require 1 Additional Staff member during peak hours to help mitigate risks of shoplifting 6AM-10AM & 4PM-8PM)	\$6,156	\$8,892
Electricity	\$1,652	\$1,652
Telephone/Internet	\$199	\$199
Maintenance / Misc. Fees (Landscaping, Garbage Disposal, etc.)	\$1,300	\$1,300
Flood Insurance	\$750	\$750
Pollution Legal Liability Insurance (\$10,000)	\$833	\$833
Property Insurance	\$333	\$333
Credit Card Transaction Fees	\$1,250	\$1,250
Bookkeeping/Taxes/Payroll Accountant Fees	\$250	\$250
Year 1 Monthly Profit	\$449	(\$6,581)
Year 2 Monthly Profit	\$2,704	(\$4,326)
Year 3 Monthly Profit	\$3,944	(\$3,086)
Year 4 Monthly Profit	\$5,246	(\$1,784)
Year 5 Monthly Profit	\$6,614	(\$416)
Year 1 =	\$5,384	(\$78,973)
Year 2 =	\$32,444	(\$51,913)
Year 3 =	\$47,327	(\$37,030)
Year 4 =	\$62,954	(\$21,403)
Year 5 =	\$79,362	(\$4,994)
Net:	\$227,471	(\$194,313)