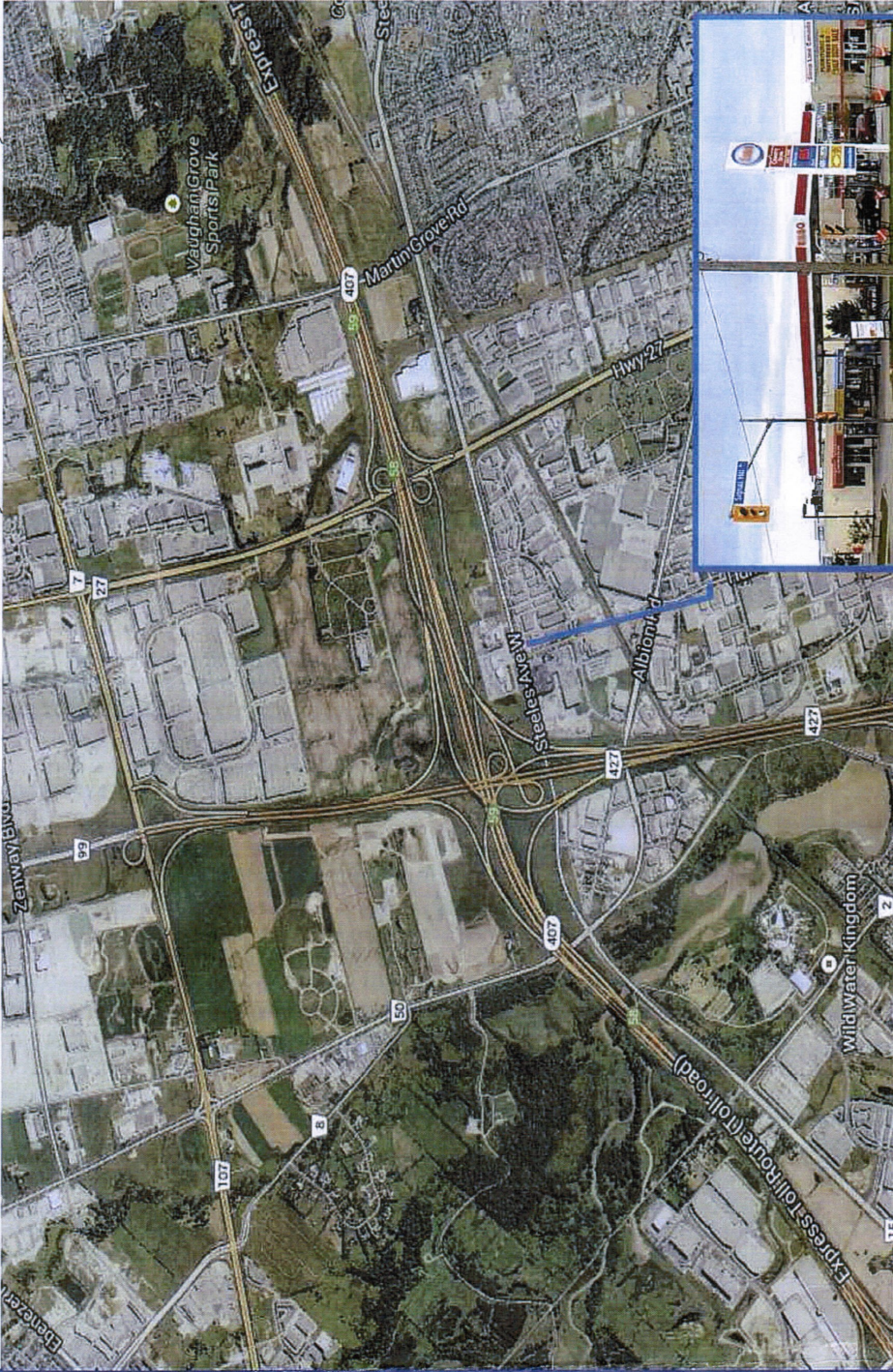


6951/6953 STEELES AVE. W., TORONTO, ON.



SALE

ESSO GAS STATION 6951 STEELES AVE W.



Approximately 1.0 acres land on Steeles. Lots of Opportunities to grow more and add more Business to it.

We recently NEGOTIATING WITH GLOBAL a new agreement that will makes some big changes to our gas station from July 2/2015

- 1- TIM HORTONS to replace the current existing Country Style
- 2- 7 NEW PUMPS to replace the existing pumps
- 3- Some renovations on singes and canopy
- 4- Increasing 2-3 cent /liter to the current 4-5 cents profit
- 5- ESSO ON THE RUN will replaces the existing no-name store
- 6- 10 years contract with Esso and Global

And as a result:

Projection:

- a) 7 Million litter gas sale and 25% increase in the store sale on Year one
- b) 8- 9 Million litter gas sale and 40% increase in the store sale on Year Two and after

Current Sale:

		\$ GROSS	NET
6ml	5C	700000	300000
Country Style	50.00%	200000	100000
Cross Lease	1.75	90000	90000
Store Sale		700000	175000
Total		7990000	665000
expenses			193820
net net			471180

please note The numbers are approximate and shall be verified after acceptance of the offer

Tanks DD fiber glass

2 TANKS 100,0000 LT REGULAR AND 65000 LT SPLIT