



Gas Station/C-Store Questionnaire

Purpose of Loan (check applicable boxes):			
Purchase: (attach copy of buy sell contract and any extensions)			
1.	Why is property being sold?		
2.	What are the fuel distributor requirements upon transfer of ownership?		
Refinancing of existing debt (no renovations):			
1.	Please provide copies of all notes to be refinanced.		
2.	Why are you seeking to refinance (balloon payment, lower payment, rate reduction)?		
Renovations to existing property:			
1.	Please provide a detailed bid and quotes for all renovations required.		
New construction of facility:			
1.	A complete, detailed cost breakdown will be required on the front end including land costs/contract, construction, equipment and all soft costs. Construction costs should be put together by a licensed General Contractor with experience in the convenience store construction business.		
2.	When do you seek to break ground on the property?		
3.	Has approval been obtained from the city or county?	Yes	No
Location Information:			
1.	Exact physical address of property		
2.	Nearby highway or interchange		
3.	Is the property on the inbound or outbound side of the road?	Inbound	Outbound

4.	Is there access from the main road?	Yes	No
5.	Is there a light at the intersection?	Yes	No
6.	Provide a list of direct competitors in the market. Attach separate sheet for additional competitors.	Competitor 1:	Competitor 2:
		Brand	Brand
		# of MPDs	# of MPDs
		Distance	Distance
		Competitor 3:	Competitor 4:
		Brand	Brand
		# of MPDs	# of MPDs
		Distance	Distance
		Estimated age	Estimated age
		Estimated age	Estimated age
		Estimated age	Estimated age
		Estimated age	Estimated age
7.	Are there any Big Box retailers that sell gas within 5 miles (this can include Wholesale Clubs like Sam's, BJ's or Wal-Mart and/or Grocery Stores)?	Yes	No
8.	Are there any attached, leased rental units?	Yes (if yes, respond to #9 below)	No
9.	Provide a list of leased rental units. Attach separate sheet for additional leased rental units.	Lease 1:	Lease 2:
		Business type	Business type
		Square footage	Square footage
		Monthly rent	Monthly rent

Other Information regarding the subject business:

When was the facility built?		
What brand is being sold at the location?		
Name & contact information for oil jobber:	Name:	Phone:
Type of construction?		
Number of MPDs		
Are tanks above ground or underground?	Underground	Above Ground
How many tanks are on the site?		
When were the pumps replaced?		
When were the tanks replaced?		
Is there pay at the pump?	Yes	No
What is the square footage of the c-store?		
What is the total acreage of the property?		

Number of on-site parking spaces:		
Is this a standalone store?	Yes	No
Is there a car wash on the location?	Yes	No
If food service is offered, please describe:		
What is the traffic count per day?		
Are there any known existing or historical environmental problems on the property?	Yes (if yes, please provide a detailed explanation below along with copies of all related correspondence)	No
Is the station currently in compliance with all state and federal requirements regarding the pumps, tanks and sale of fuel?	Yes	No
Does the station participate in a state environmental fund?	Yes	No
How much are the annual fees and the deductible?	Yes	No
What are the hours of operation?		
Please provide a breakdown of "Other Income" including Lottery Sales:		From
		From
		From
Management Information:		
How many years have you been in the gas station/c-store industry?		
If this is an acquisition, have you owned or operated a similar store in the past?		

Additional Comments:

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All applicants must also attach the following information:

1. Provide support that there are no environmental concerns on the site. If the site does have contamination, attach information describing the situation and remediation activities in place.
2. Attach copies of any existing Phase I or Phase II reports.

Gallons Sold	2010	2011	2012	2013
January				
February				
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				
ANNUAL AVERAGE				

Inside Sales	2010	2011	2012	2013
January	\$	\$	\$	\$
February	\$	\$	\$	\$
March	\$	\$	\$	\$
April	\$	\$	\$	\$
May	\$	\$	\$	\$
June	\$	\$	\$	\$
July	\$	\$	\$	\$
August	\$	\$	\$	\$
September	\$	\$	\$	\$
October	\$	\$	\$	\$
November	\$	\$	\$	\$
December	\$	\$	\$	\$
ANNUAL AVERAGE	\$	\$	\$	\$

Signature

Date