

CS98018  
Propst 13  
3725 Sulphur Springs Rd. NE  
Hickory NC 28601

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**Listing Number: CS98018**  
**3725 Sulphur Springs Rd. NE**  
**Offered at: \$30,000**



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**Listing Type:** Convenience Store  
**Business Name:** Propst 13  
**Street Address:** 3725 Sulphur Springs Rd. NE  
**City:** Hickory  
**County:** Catawba  
**State:** NC  
**Zip:** 28601  
**Legal** Deed Book-Page: 3085-1601  
**Description:**  
**Selling Price:** P 30,000.00  
**Property** Yes  
**Included:**  
**Property for Sale:** Included  
**Price With** 254000  
**Property:**  
**Inventory** No  
**Included:**  
**Inventory** 40000+  
**Amount:**  
**Down Payment:** Cash,Nego.  
**Hours:** Mon-Sat: 6am-10pm Sunday: 7am-9pm  
**Year Business** 2011  
**Started:**  
**Security System:** Yes  
**Lease:** NNN Lease. \$1,500.00/month. Terms Negotiable.

**Licenses** ABC-Lotto-UST

**Required:**

**Other:** Company Owned and operated C Store/Gas Station for Sale in Hickory NC. Discretion is critical when visiting this location, as the business is operated by employees. Inside Sales: \$361K Gallons: 109K + Additional Incomes. Alot of areas for an active owner to grow this business. The store has additional space where the store can be expanded to increase selling space of store items, there is not currently an ATM machine in place, and gaming machines could be added. Alot of roof tops in this area, primarily neighborhood traffic. Owner financing may be considered to a qualified buyer. This business is also available with the RE included for \$254K + Inventory, see listing # CS98017. Contact your broker at County South for more information.

**Building Age:** 1972

**Number of** 1

**Offices:**

**Number of** 2

**Restrooms:**

**Acreage:** .87

**Environmental** In Compliance

**Status:**

**Gas Contract:** Cost + 1, no contract

**Who Pays Credit** Business Owner

**card fees?:**

**Credit Card Fees** Business Owner

**Paid By:**

**Fuel Company:** No Contract

**Fuel Gallons:** 109000

**Inside Sales:** 361,561

**Fuel Brand:** Unbranded

**Average Fuel** .13

**Profit:**

**Beer License:** Yes

**Wine License:** Both Fortified and Non Fortified

**Inside Profit** .28

**Margin:**

**Fuel Offered:** Gasoline

**Fuel** Property Owner

**Tank/Equipment**

**Owner:**

**Fuel Owner:** Business Owner

**Status:** Active

**Annual Sales:** 691,881

NOTE: All information listed here is provided by the seller and should be verified by buyer as we do not guarantee it to be correct.

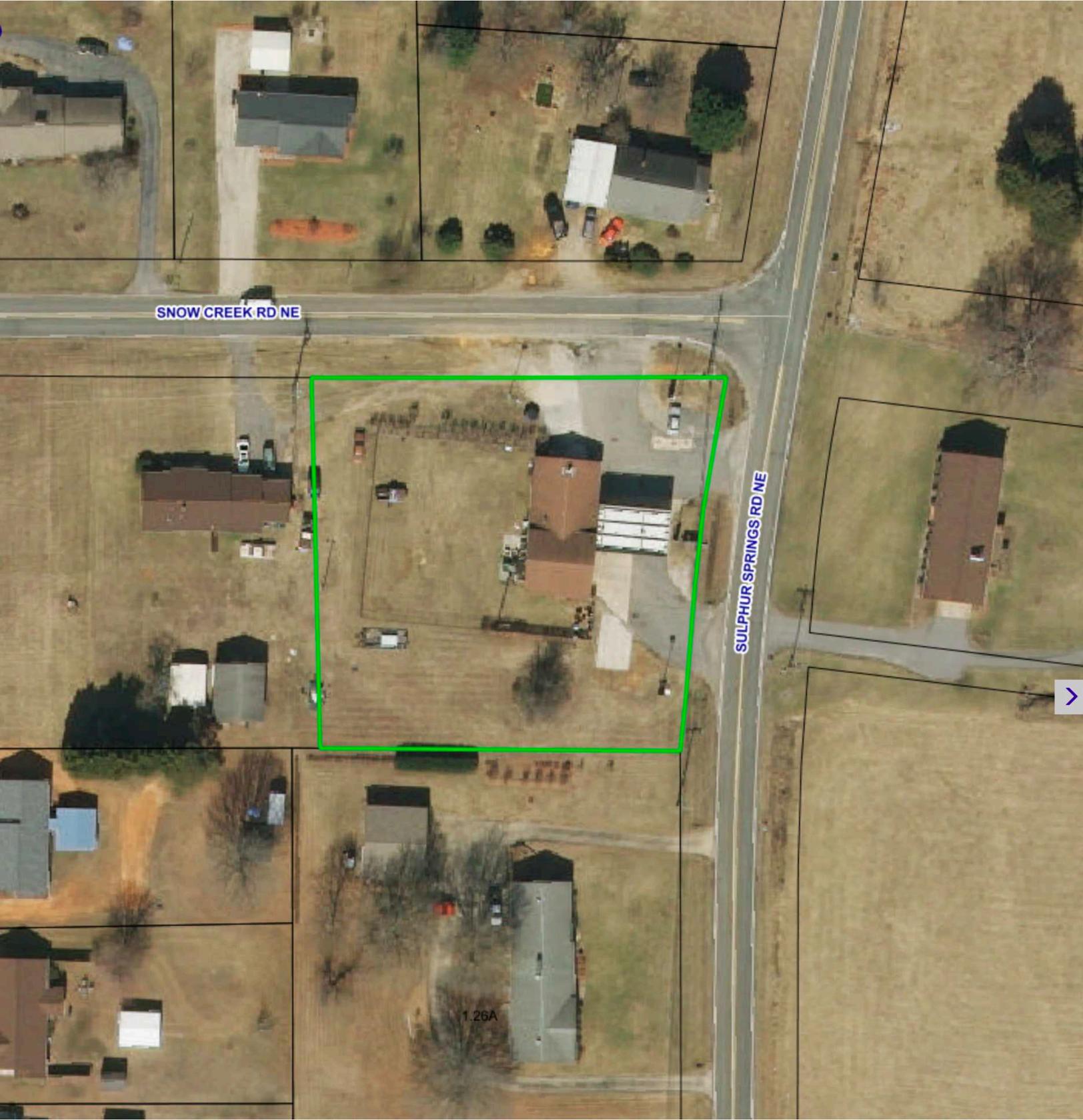
<b>Business Listing #</b>	CS98018	
<b>Business Name:</b>	Propst Superette #13	
<b>Business Address:</b>	3725 Sulphur Springs Rd NE Hickory NC 28601	
<b>Pro-Forma</b>		
<b>Income</b>	<b>Note</b>	<b>Annual</b>
Gas	109K Gal x .13	\$14,170
Inside	\$361,561 x .28	\$101,237
ATM	No ATM	\$0
Lottery	\$208,734 x .07	\$14,611
<b>Gross Profit</b>		<b>\$130,018</b>
<b>Expense</b>		
Utilities		\$8,212
Insurance	Bldg / Liability	\$544
Est of UST Insur Policy		\$2,000
Bank Chgs		\$1,173
Security		\$360
Credit Card Fees		\$10,680
Tax & Licenses	includes property tax (994) & UST Fees	\$2,654
Payroll	Based on 110 hrs / wk at 8.25/hr	\$50,729
Supplies		\$424
Accounting		\$1,150
Phone & Internet		\$432
Rent		\$18,000
Repairs & Maintenance		\$3,393
<b>Total Expenses</b>		<b>\$99,751</b>
		<b>\$30,267</b>
<b>Discretionary Net Income</b>	Add back 20K to reflect 1 Owner Operating	<b>\$50,267</b>
<p><b>IMPORTANT NOTICE:</b> Discretionary net income is the approximate yearly cash flow an owner/operator could realize. Discretionary net income is before taxes, non-operating expenses, depreciation, amortization, and non-reoccurring expenses.</p> <p>This is a pro-forma only. All information listed here is provided by the seller and should be verified by buyer as we do not guarantee it to be correct.</p>		

# Propst 13

## Interior Photos







SNOW CREEK RD NE

SULPHUR SPRINGS RD NE

1.26A





# ACS Housing Summary

3725 Sulphur Springs Rd NE, Hickory, North Carolina, 28601  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 35.78150  
 Longitude: -81.26240

	2012-2016 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	21,877		802	■■■
Total Households	8,456		227	■■■
Total Housing Units	9,611		225	■■■
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS</b>				
Total	6,066	100.0%	224	■■■
Housing units with a mortgage/contract to purchase/similar debt	3,756	61.9%	193	■■■
Second mortgage only	105	1.7%	68	■■■
Home equity loan only	542	8.9%	66	■■■
Both second mortgage and home equity loan	8	0.1%	12	■
No second mortgage and no home equity loan	3,101	51.1%	182	■■■
Housing units without a mortgage	2,310	38.1%	155	■■■
<b>AVERAGE VALUE BY MORTGAGE STATUS</b>				
Housing units with a mortgage	\$182,422		\$14,154	■■■
Housing units without a mortgage	\$142,735		\$11,562	■■■
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS &amp; SELECTED MONTHLY OWNER COSTS</b>				
Total	6,066	100.0%	224	■■■
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	308	5.1%	50	■■■
10.0 to 14.9 percent	853	14.1%	117	■■■
15.0 to 19.9 percent	821	13.5%	109	■■■
20.0 to 24.9 percent	644	10.6%	97	■■■
25.0 to 29.9 percent	315	5.2%	46	■■■
30.0 to 34.9 percent	204	3.4%	80	■■■
35.0 to 39.9 percent	162	2.7%	67	■■■
40.0 to 49.9 percent	196	3.2%	35	■■■
50.0 percent or more	211	3.5%	45	■■■
Not computed	40	0.7%	30	■
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	972	16.0%	75	■■■
10.0 to 14.9 percent	532	8.8%	84	■■■
15.0 to 19.9 percent	340	5.6%	78	■■■
20.0 to 24.9 percent	179	3.0%	71	■■■
25.0 to 29.9 percent	69	1.1%	39	■■■
30.0 to 34.9 percent	22	0.4%	16	■
35.0 to 39.9 percent	40	0.7%	29	■
40.0 to 49.9 percent	40	0.7%	15	■■■
50.0 percent or more	80	1.3%	21	■■■
Not computed	38	0.6%	18	■■■



**North Carolina Department of Environmental Quality  
Underground Storage Tank  
UST-10B**

Printed: 8/2/2017 2:13 PM  
 Inspection Result: Passed  
 Partial Inspection: No

Inspection Date: 7/25/2017  
 Arrive and Depart Times: 12:45 PM-1:00 PM

Facility ID:	00-0-0000004646	Inspector	Kevin Fite
Facility Name	PROPST 13	Insp. Type	Compliance
Facility Address	3725 SULPHUR SPRINGS ROAD HICKORY, NC 28601 Catawba County Located facility, USTs onsite	Reason(s)	Routine Compliance
		Location	35.781633, -81.262471
		Permit Exp.	12/31/2017
Facility Phone	(828) 855-9333		

**CONTACTS**

Contact Type	Contact Information
Owner since 7/29/2011	JEFFREY T PROPST, 111 OXFORD SCHOOL ROAD TAYLORSVILLE, NC 28681 - 7104, Phone: (828) 310-7600
Primary Operator since 4/28/2015	JEFFREY T PROPST, 111 OXFORD SCHOOL ROAD TAYLORSVILLE, NC 28681 - 7104, Phone: (828) 310-7600 Trained: Yes, 4/28/2015, Training Type: Inspection
Regulatory Operator since 2/27/2013	PROPST 13 LLC , 3725 SULPHUR SPRINGS ROAD NE HICKORY, NC 28601, Phone: (828) 256-9666
Operator since 7/29/2011	PROPST 13 LLC , 3725 SULPHUR SPRINGS ROAD NE HICKORY, NC 28601, Phone: (828) 256-9666

**OWNERSHIP CHANGE**

New Owner	Change Date	Basis	Transfer of Ownership Form (UST-15) Submitted

**EMERGENCY RESPONSE**

Emergency response placard with emergency response operator contact information is posted in the dispensing areas if the dispensers are left on without an attendant present?	N/A
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**OTHER PARTICIPANTS**

Name	Organization
Ronnie Stephens	

**INSPECTOR COMMENTS**

Type	Date	Comment

**ADDITIONAL INSPECTOR COMMENTS**

**TANKS AND PIPING INFORMATION**

Tanks	Tank #1(P1 - Premium)	Tank #2(R3 - Regular 1)	Tank #3(U2 - Regular 2)
Tank ID	P1 - Premium	R3 - Regular 1	U2 - Regular 2
TIMS Tank ID	P1	R3	U2
Is tank registered?	Yes	Yes	Yes
Date tank installed	4/30/1978	4/30/1978	4/30/1978
Capacity of Tank in Gallons	2000	6000	4000
Tank / Product use	Motor Fuel	Motor Fuel	Motor Fuel
Product stored in Tank	Gasoline, Gas Mix	Gasoline, Gas Mix	Gasoline, Gas Mix
Product Detail	Premium	Regular	Regular
If hazardous substance, CAS#			

Tanks	Tank #1(P1 - Premium)	Tank #2(R3 - Regular 1)	Tank #3(U2 - Regular 2)
or description			
If other, description			
Tank Status	Current	Current	Current
Tank closure report submitted			
Date tank last operated			
Inches of product in Tank			
Manifolded Tank	No	No	No
Manifolded with tanks			
New Tank System installed in accordance with NC or MI	N/A	N/A	N/A
Tank Construction Material (DW required after 11/1/07)	Single Wall Steel	Single Wall Steel	Single Wall Steel
If other, description			
Tank Manufacturer/Model	Unknown	Unknown	Unknown
If other, describe			
Tank material verified by	UST-7A/B	UST-7A/B	UST-7A/B
Date Pipe Installed	4/30/1978	4/30/1978	4/30/1978
Was UST Piping Installed on or after 11/1/2007?	No	No	No
Piping Construction Material (DW required after 11/1/07)	Single Wall Steel	Single Wall Steel	Single Wall Steel
If other, description			
Pipe Manufacturer/Model	Unknown	Unknown	Unknown
If other, describe			
Pipe material verified by	UST-7A/B	UST-7A/B	UST-7A/B
If E-blend > 10% or Biodiesel Blend > 20%; Was UST-20 completed and approved?	N/A	N/A	N/A

**CORROSION PROTECTION**

Tank Corrosion Protection	Tank #1(P1 - Premium)	Tank #2(R3 - Regular 1)	Tank #3(U2 - Regular 2)
DWM notified of current CP method	Yes	Yes	Yes
Integrity assessment performed after 3/1/06	No	No	No
CP Method 1	Impressed Current	Impressed Current	Impressed Current
if other, Description			
CP Installation Date	9/18/1997	9/18/1997	9/18/1997
CP Method 2			
if other, Description			
CP Installation Date			
Flex Connector, Piping Extensions, and/or other metal fittings Present	Unknown	Unknown	Unknown
Flex connector isolated from ground	N/A	N/A	N/A
Source of verification of CP for Flex Connectors, piping extensions and/or other metal fittings	CP Test Results	CP Test Results	CP Test Results
if other, Description			
Submersible pump (STP) is isolated from ground	N/A	N/A	N/A
Piping extensions and/or other metal fittings are isolated from ground	No	No	No
Flex connector, STP and/or other metal fittings protected	Yes	Yes	Yes

Tank Corrosion Protection	Tank #1(P1 - Premium)	Tank #2(R3 - Regular 1)	Tank #3(U2 - Regular 2)
from corrosion			
Corrosion protection method	Impressed Current	Impressed Current	Impressed Current
Flex connector , Piping extensions, and/or other metal fittings CP Installation Date	9/18/1997	9/18/1997	9/18/1997
Dielectric Coating Installed (If tank installed after 12/22/88)	N/A	N/A	N/A

Pipe Corrosion Protection	Tank #1(P1 - Premium)	Tank #2(R3 - Regular 1)	Tank #3(U2 - Regular 2)
DWM notified of current CP method	Yes	Yes	Yes
CP method	Impressed Current	Impressed Current	Impressed Current
if other, Description			
CP Installation Date	9/18/1997	9/18/1997	9/18/1997
Dielectric Coating Installed (If piping installed after 12/22/88)	N/A	N/A	N/A

Dispenser Corrosion Protection	Dispenser #1(1/2)	Dispenser #2(3)	Dispenser #3(4)
Flex Connector , Piping Extensions, and/or other metal fittings Present	Other Metal	Other Metal	Other Metal
Flex connector isolated from ground	N/A	N/A	N/A
Source of verification of CP for Flex Connectors, piping extensions and/or other metal fittings	CP Test Results	CP Test Results	CP Test Results
if other, Description			
Piping extensions and/or other metal fittings are isolated from ground	No	No	No
Flex Connectors, Piping extensions and/or other metal fittings protected from corrosion	Yes	Yes	Yes
Corrosion protection method	Impressed Current	Impressed Current	Impressed Current
Flex connector, Piping extensions, and/or other metal fittings CP Installation Date	9/18/1997	9/18/1997	9/18/1997
Source of Information for verification of corrosion protection for Riser pipe and other metal piping	CP Test Results	CP Test Results	CP Test Results
if other, Description			

CP Conclusions	
CP Requirements Met?	Yes
Issues	

Impressed Current Systems	System # 1
Applies to Tanks	#1(P1 - Premium), #2(R3 - Regular 1), #3(U2 - Regular 2)
Current Voltage (Gauge)	23.0000
Current Amperage (Gauge)	1.0000
Current Voltage (Multimeter)	
Measured Shunt Voltage (mV)	
Rectifier Shunt Factor (Amps/mV)	
Amps - Calculated	
Last three 60-day readings available	Yes
System operating properly	Yes
If no, select all that apply	
If other, describe	
Hour meter reading?	62163
Hour meter installed	Yes

CP Tests	Test #1
Applies to Tanks	#3(U2 - Regular 2), #2(R3 - Regular 1), #1(P1 - Premium)
Portion of System Tested	Tanks, Piping
Date of last Corrosion Protection Test	1/27/2016
CP Test Result	Pass
Was CP Test done in accordance with National Standard?	Yes
CP Tester Name	Kenneth Hadnott
Certificate Number	04009023-109-R-1995
Certifying Organization	NESCO
CP Testing Company Name	The Palmetto Company
CP Testing Company Phone	(843) 560-9897
As Left Voltage	23.0000
As Left Current	1.0000
UST7 form for last CP test submitted to DWM	Yes

**SPILL PREVENTION**

Has DWM been notified of spill methods?	Yes
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Spill/Overfill Details	Tank #1(P1 - Premium)	Tank #2(R3 - Regular 1)	Tank #3(U2 - Regular 2)
Is a drop tube present?	Yes	Yes	Yes
Type of Stage I vapor recovery?	Not Required	Not Required	Not Required

Local Fill	Tank #1(P1 - Premium)	Tank #2(R3 - Regular 1)	Tank #3(U2 - Regular 2)
Does Tank have a Remote Fill?	No	No	No
Spill Protection	Catchment Basin	Catchment Basin	Catchment Basin
Is spill prevention equipment provided and verified?	Yes	Yes	Yes
Manufacturer/Model	Unknown	Unknown	Unknown
If other, describe			
Spill bucket is double-walled? (If installed after 11/1/07)	N/A	N/A	N/A
Spill bucket is isolated or made of non-corroding materials? (If installed after 11/1/07)	N/A	N/A	N/A
Date spill prevention provided	9/18/1997	9/18/1997	9/18/1997
Is spill prevention operating properly?	Yes	Yes	Yes
If No, select all that apply			
If other, describe			

**OVERFILL PREVENTION**

Has DWM been notified of overfill methods?	Yes
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Overfill Control	Tank #1(P1 - Premium)	Tank #2(R3 - Regular 1)	Tank #3(U2 - Regular 2)
Is overfill prevention equipment provided and verified?	Yes	Yes	Yes
Date overfill control provided	9/18/1997	9/18/1997	9/18/1997
Type of overfill equipment	Auto Shutoff Device	Auto Shutoff Device	Auto Shutoff Device
Source of information for overfill control verification	Visual observation	Visual observation	Visual observation
If other, describe			
Is overfill control operating properly?	Yes	Yes	Yes
If No, select all that apply			
If other, describe			

Overfill Control	Tank #1(P1 - Premium)	Tank #2(R3 - Regular 1)	Tank #3(U2 - Regular 2)
Annual overfill check date(If installed after 11/1/07) (UST-22A)			
Annual overfill check results(UST-22A)			

Dispenser Sumps	Dispenser #1(1/2)	Dispenser #2(3)	Dispenser #3(4)
Are containment sumps present?	No	No	No
Installation Date			
Sump Manufacturer			
If Other (Specify)			
Sump Construction Type			
Sump Construction Material			
If Other (Specify)			
Are containment sumps monitored?			
Is monitoring required per 2N .0900?	No	No	No
Piping components and/or STP were installed/replaced on or after 11/1/07?	No	No	No
Are spills or small weeps evident in sumps?	No	No	No
Are single wall piping components located in containment sump? (If installed after 11/1/07)			

**SITING AND SECONDARY CONTAINMENT**

Siting And Sec.Containment-General	Tank #1(P1 - Premium)	Tank #2(R3 - Regular 1)	Tank #3(U2 - Regular 2)
UST system upgraded with corrosion protection, spill and overfill before 1/1/91?	No	No	No
UST system and/or piping are located within siting and secondary containment areas?	No	No	No

**LEAK DETECTION**

General	Tank #1(P1 - Premium)	Tank #2(R3 - Regular 1)	Tank #3(U2 - Regular 2)
DWM notified of leak detection method?	Yes	Yes	Yes
Piping type	Suction System	Suction System	Suction System
Suction Check Type	Dispenser	Dispenser	Dispenser
Type LLD present.	Not Required	Not Required	Not Required
Tank – Primary leak detection method	Statistical Inventory Reconciliation (SIR)	Statistical Inventory Reconciliation (SIR)	Statistical Inventory Reconciliation (SIR)
Tank - if other, specify			
Tank - Primary LD install date	12/22/1990	12/22/1990	12/22/1990
Tank – Secondary leak detection method			
Tank - if other, specify			
Piping - Primary leak detection method	Statistical Inventory Reconciliation (SIR)	Statistical Inventory Reconciliation (SIR)	Statistical Inventory Reconciliation (SIR)
Piping - if other, specify			
Piping - Primary LD install date	12/22/1990	12/22/1990	12/22/1990
Piping - Secondary leak detection method			
Piping - if other, specify			

**UST-10B**  
**PIPING LEAK DETECTION**

Facility ID: 00-0-0000004646

Suction Piping	Tank #1(P1 - Premium)	Tank #2(R3 - Regular 1)	Tank #3(U2 - Regular 2)
Last LTT Test Date			
LTT Test Result			
Does test result indicate suspected release?			

**STATISTICAL INVENTORY RECONCILIATION**

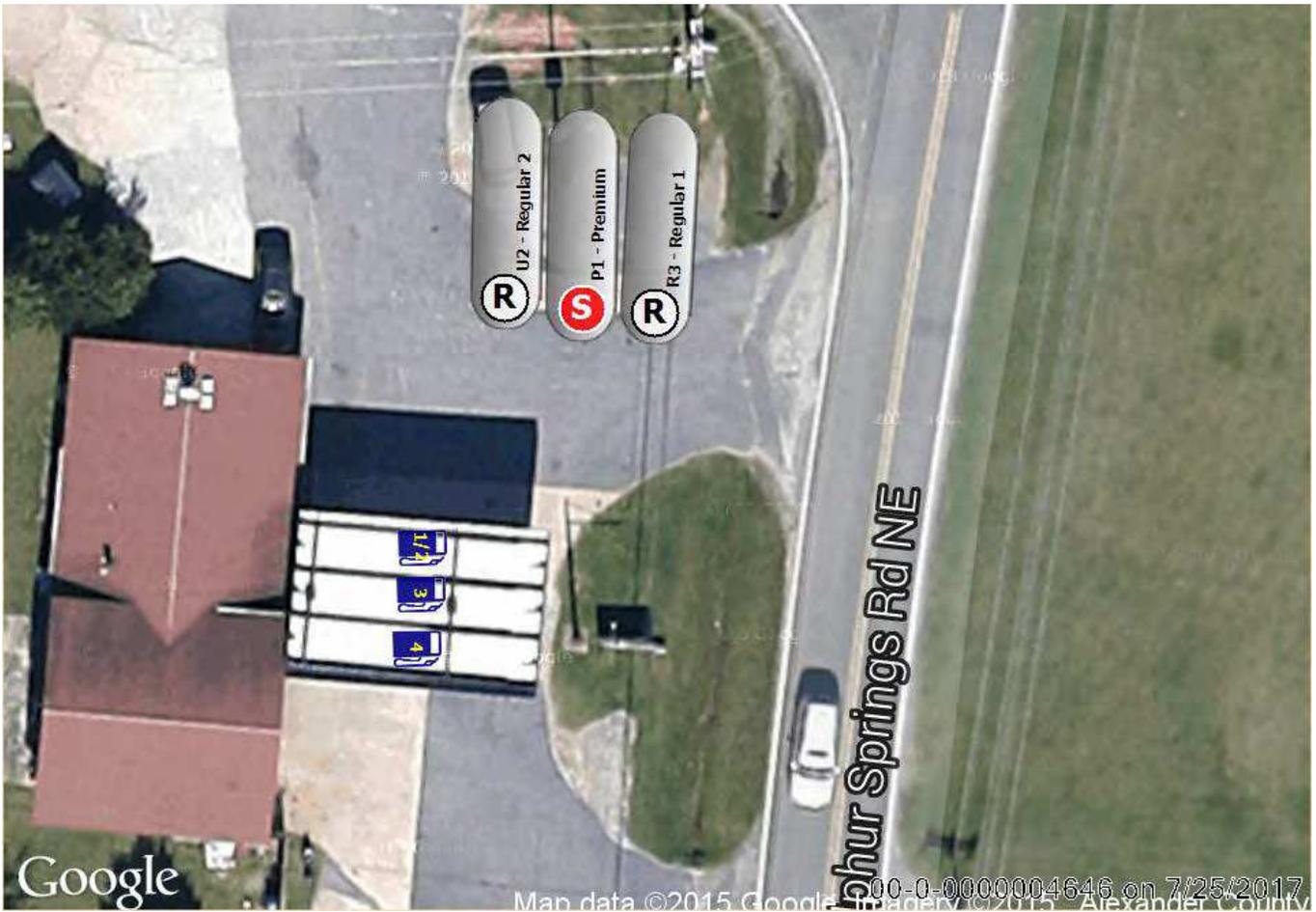
SIR Systems	SIR #1
SIR Manufacturer/Model	Horner: SIR PRO 1 V3.0
If other, describe	
SIR Third Party Certified?	Yes

SIR Monthly LD	Tank #1(P1 - Premium)	Tank #2(R3 - Regular 1)	Tank #3(U2 - Regular 2)
2017 Jun	Pass	Pass	Pass
2017 May	Pass	Pass	Pass
2017 Apr	Pass	Pass	Pass
2017 Mar	Pass	Pass	Pass
2017 Feb	Pass	Pass	Pass
2017 Jan	Pass	Pass	Pass
2016 Dec	Pass	Pass	Pass
2016 Nov	Pass	Pass	Pass
2016 Oct	Pass	Pass	Pass
2016 Sep	Pass	Pass	Pass
2016 Aug	Pass	Pass	Pass
2016 Jul	Pass	Pass	Pass

SIR Conclusions	
Leak Detection Requirements Met?	Yes
Do the results indicate a suspected release?	
Issues	

**TRANSPORTER/FUEL DELIVERY INFORMATION**

Delivery Information	Tank #1(P1 - Premium)	Tank #2(R3 - Regular 1)	Tank #3(U2 - Regular 2)
All deliveries made to permitted tanks	Yes	Yes	Yes



# Propst #13

