

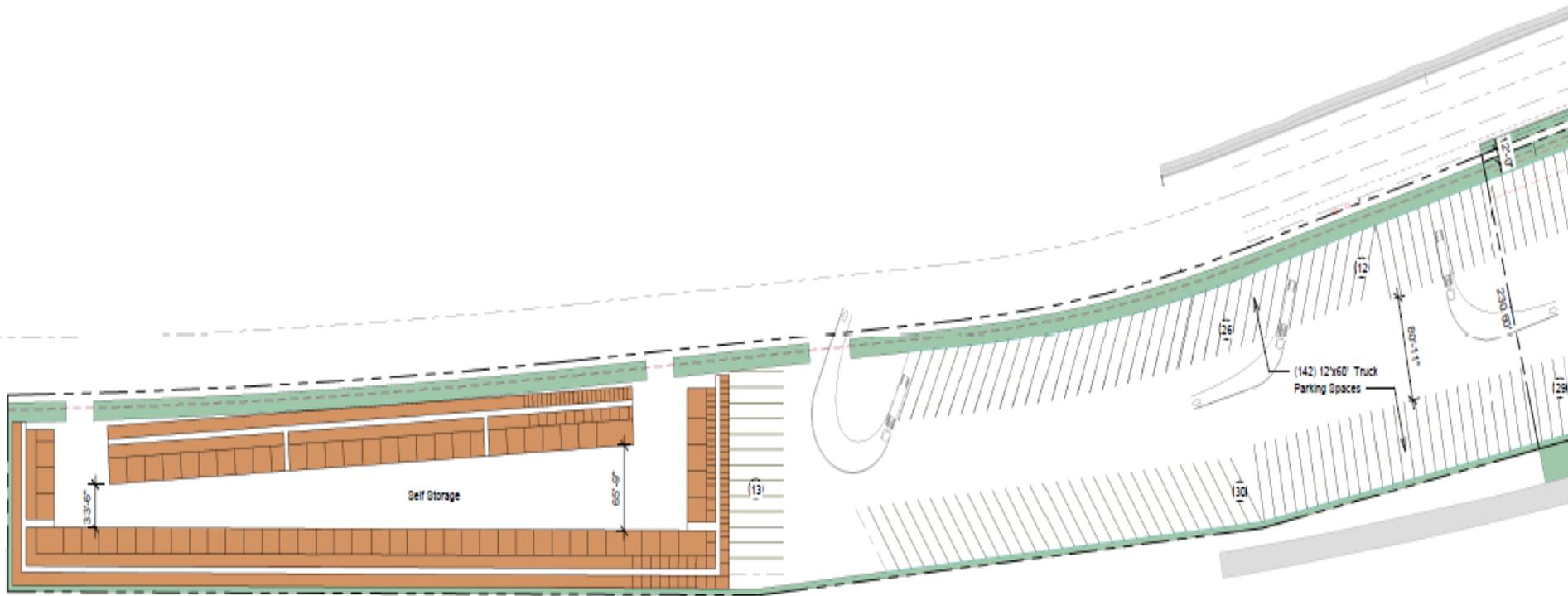
Rialto Truck Stop & Travel Center

SWC Alder Ave. & Sierra Lakes Pkwy.

Rialto, CA

Prepared by: Mainor Bojorquez, 2.10.20

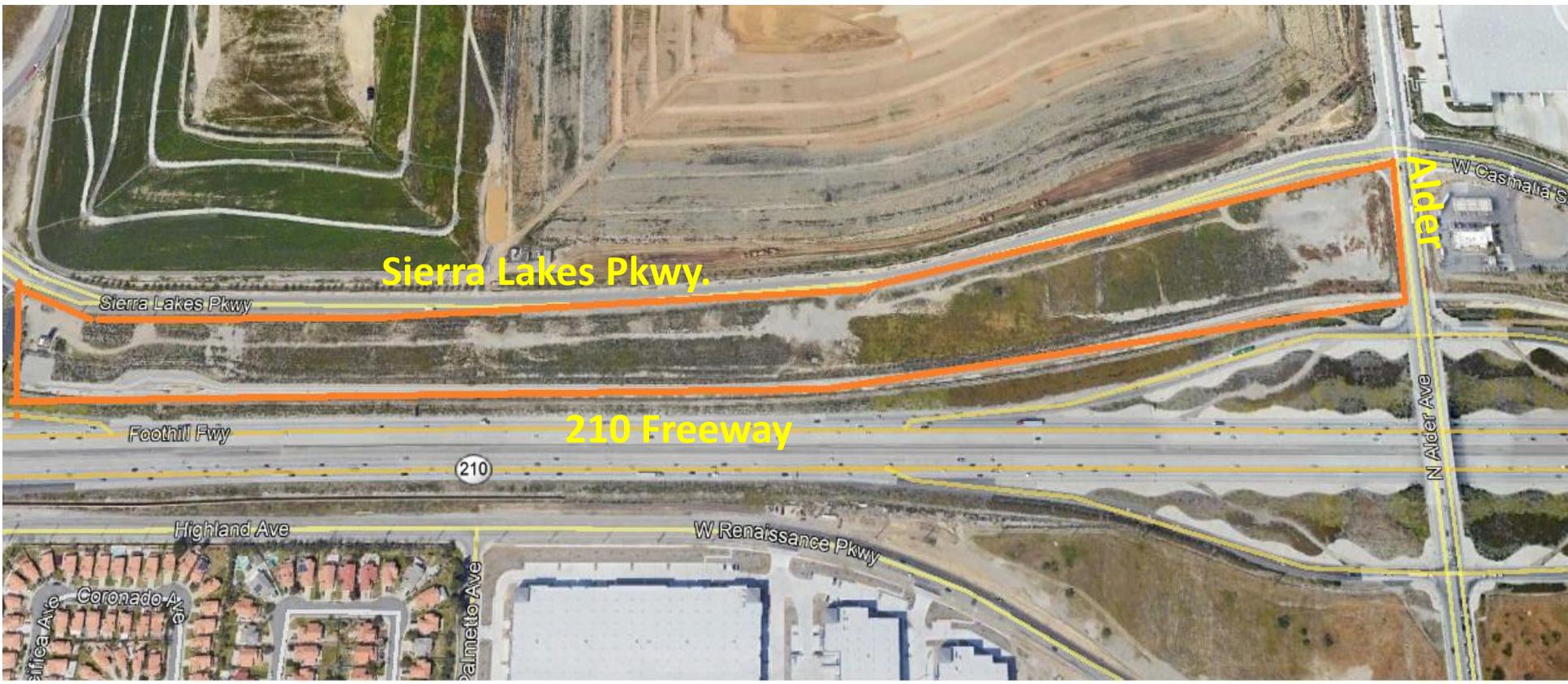
Phase II



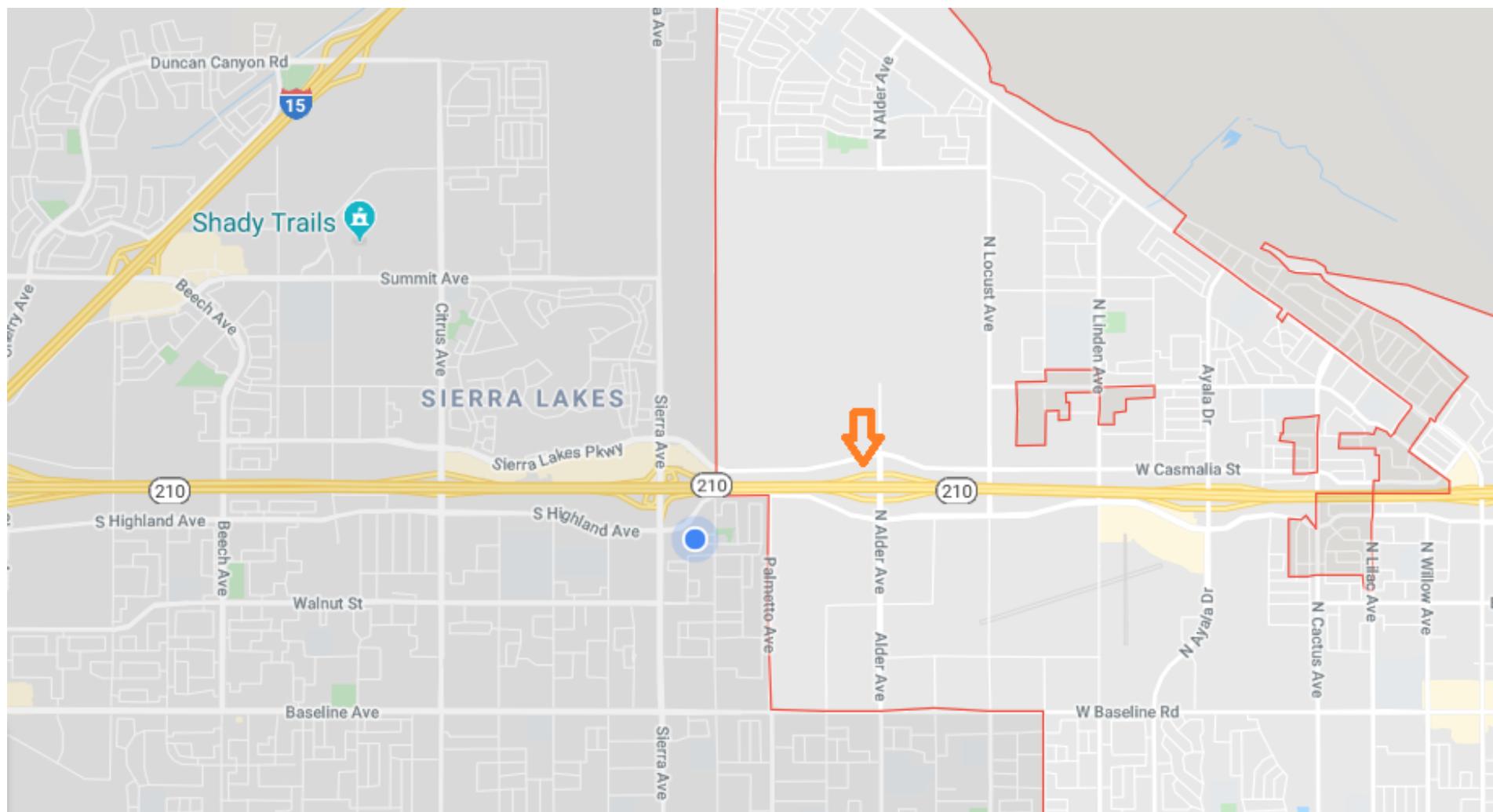
Services

- Diesel Fuel
- Gasoline
- Convenience Store
- Sit-down Restaurant/Coffee Shop (2)
- Drive-thru Quick Service Restaurant
- Truck Tire Center
- Certified CAT Scales & Other Truck Services
- Additional Parking and Self-storage (Phase II)

Aerial



Location Map



Our Company: Fontana Truck Stop



From our first Gas Station in 1956 to now, Fontana Truck Stop Center (“FTSC”) has had one main focus and goal *“To be the best in our field and to provide the very best Customer service possible”*. We appreciate our all our customers and know they are a key reason for our success all these years.

FTSC is a family run business, with the philosophy that hard work, dedication, and providing the best for your employees and customers, is the perfect recipe for success. FTSC also strives to provide growth opportunities for all their employees, franchise entrepreneurs, small businesses within their centers. The company has significant plans to expand its operations over the next ten years. And has aligned strategic partners and investors throughout America FTSC strives each day to find better ways to make our drivers, truckers lives a little easier with every stop they make at our facilities. It has been our goal to continue to improve your experience every time you come by our facilities. It was true when the first Fontana Truck Stop Center first opened in 2005, and it’s just as true today.

Amenities



Benefits/Projections

- Property Taxes: Approx. \$198,400/ yr.
(at a \$15.5M Land and Construction Cost)
- Sales Taxes Projection: Appx. \$7.5M/yr. in
Sales Tax Revenue.

Rialto Truck Stop Tax Projections

Property Tax

	Construction			Property Tax		
Land	Impvmt. Cost		Project Value	1.28%		Total Property Tax Revenue
\$ 3,000,000	\$ 12,500,000	\$	15,500,000	\$ 198,400.00		\$ 198,400.00

Retail

				Sales Tax	State Excise Tax	Total Sales Tax
	Volume in Gals.	Price/gal.	Sales in Dollars	13.50%	0.360	Revenue
Diesel	6,000,000	\$ 3.95	\$ 23,700,000.00	\$ 3,199,500.00	\$ 2,160,000.00	\$ 5,359,500.00
				2.75%	0.473	
Gasoline	2,500,000	\$ 3.75	\$ 9,375,000.00	\$ 257,812.50	\$ 1,182,500.00	\$ 1,440,312.50
				7.75%		
Goodyear Tire Store			\$ 4,500,000.00			
Convenience Store			\$ 2,000,000.00			
Sub/Deli			\$ 130,000.00			
Restaurant			\$ 1,300,000.00			
Coffee Shop			\$ 750,000.00			
Total			\$ 8,680,000.00	\$ 672,700.00		\$ 672,700.00
Total Sales			\$ 41,755,000.00		Total Taxes	\$ 7,472,512.50

TOTAL PROJECTED TAX REVENUE:

\$7,670,912.50

Fontana Truck Stop Actual Sales Tax Numbers

Retail	2019	2018
Diesel Volume	7,878,297	8,575,941
Fuel Excise Tax	\$2,836,186.92	\$3,087,338.76
Total Sales Tax	\$3,297,548.64	\$3,578,837.77
Total Taxes	\$6,133,735.56	\$6,666,176.53

Taxes are collected on Retail that only includes Diesel Fuel and Convenience Store.

Additional services offered by the Center are operated by other entities: Subway, Truck Lube & minor services, Truck Wash /Detail Store & Check Cashing Services (we don't have access to their financials)

Royal Truck Stop Center Actual Sales Tax Numbers

Retail	2019	2018
Diesel Volume	4,417,919	3,923,084
Fuel Excise Tax	\$1,590,450.84	\$1,412,310.24
Total Sales Tax	\$1,821,791.00	\$1,614,487.00
Total Taxes	\$3,412,241.84	\$3,026,797.24

Taxes are collected on Retail that only includes Diesel Fuel and Convenience Store.

We took over the center at the end of 2016. We went through an extensive renovation which impacted sales.

Renovation has been completed by the end of November 2019.

Additional services offered by the Center are operated by other entities: Sit-down Restaurant and Truck Lube & Minor Services (we don't have access to their financials)

Additional Benefits

Employment Opportunities:

- Truck Stop/Gas Station: 55 Employees
- Restaurants: 50 Employees
- Tire Center: 15 Employees

Contact

- Lonnie Tabbaa (562) 244-0496
e-mail: lonnie1@aol.com
- Moe Almoradi (714) 936-2334
e-mail: moalmoradi@aol.com
(Bio's and Banking Reference Attached)
- Broker/Consultant: Mainor Bojorquez (626) 255-3835
mainorbo3@gmail.com