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FOR RELEASE September 28th, 2021

CSI Announces the Successful Sale of Zlotnick's

Hingham, MA (09/28/21) – C-Store Investments, LLC (CSI) is a Northeast-based consulting firm that provides advisory services to the Convenience Store and Retail Petroleum Industry. CSI is pleased to report that it has provided advisory and transactional services to Paul and MaryEllen Zlotnick on the successful sale of their business and long-term lease of their property to Yatco Energy.

Specifically, CSI handled the sale process of the profitable gas station/convenience store business with other revenue streams, located in Chaplin, Connecticut. CSI confidentially coordinated the marketing, worked with several interested buyers, managed the due diligence process, and assisted with the closing. It was principal lead consultant at CSI, Aaron Cutler, who orchestrated the deal to a successful conclusion.

Paul Zlotnick is the second generation of Zlotnick's to operate at this location. His father, Paul Sr., originally opened a garage at this property in the 1950s. Paul Jr. worked with Paul Sr. for many years, and after his father's passing, Paul Jr. reopened the garage in 1993. In 2009, Paul rebuilt the entire property with a self-service gas station and convenience store with Dunkin' Donuts and Blimpies, later adding a package store to the property. This conversion proved to be a savvy business move and he has operated the site successfully and very profitably since then.

"I wanted to find the right buyer for my business. I knew I wanted a trustworthy tenant with a good operational track record. Aaron and CSI helped me sift through a lot of prospects to get to a good fit with Tarek and his company," said Paul Zlotnick. "Aaron's consulting on the negotiation, due diligence, and sale helped me keep this complex deal on track and get to a satisfactory conclusion."

"We are excited to take over from Paul and plug this wonderful site into our growing chain," stated Tarek Yatim, President of Yatco Energy. "We have many stores in Massachusetts, but we were looking to grow into Connecticut and Paul's location provided us a manageable, profitable business in an accessible geographical area. We are very pleased about this opportunity, and we look forward to working with Aaron and CSI to continue to expand our reach."

Aaron Cutler, Principal Consultant, C-Store Investments. Aaron has amassed 28 years of experience in the C-Store Industry. Since 1993 he has worked as a retailer, wholesaler, broker, station owner, and operator. He brings valuable in-depth industry knowledge and expertise that allows him to help clients maximize their investment value, exploit growth opportunities, and help buyers and sellers navigate the purchase and sale of c-stores and gas stations.

For more information on C-Store Investments, LLC., please visit www.cstoreinvestments.com or call us today at (781) 749-3663.