

Laundromat123.com

LARRY LARSEN REAL ESTATE #494620
LARRY LARSEN INSURANCE #553938
O: 714-630-WASH (9274) C: 714-390-9969
1263 N. TUSTIN AVE, ANAHEIM, CA 92807



PRESENTATION

LAUNDRY NAME: 24 Hour Coin Laundry
Address: 8142 Commonwealth
City: Buena Park
State, Zip: CA, 90621
County: Orange
Cross Street: Los Robles

LISTED PRICE: \$425,000.00
Monthly Income: \$16,845.00
Monthly Expenses: - \$9,151.61
Net Income: - \$7,693.39

INCOME DETAILS

Current or Projected: Actual 12 month average
Monthly Gross: - \$16,845.00
Times Gross: - 25
Times Net: - 55
Cash on Cash: - 28.6%

FINANCING

Down Payment: \$225,000.00
Amount Financed: - \$200,000.00
Lender: Example Only!
Interest Rate: 7% for 10 years
Payment: \$2,322.17
Spendable: - \$5,371.22

EQUIPMENT

Topload: 10 Speed Queen 10Y
Topload: 2 Speed Queen 2Y
Frontload: 4 Dexter T-900 10Y
Frontload: 2 Huebsch 55-LB 10Y
Frontload: 7 Dexter T-600 10Y
Frontload: 3 Speed Queen 40-LB Older
Frontload: 4 Dexter T-400 8Y
Frontload: 2 Dexter T-300 10Y
Frontload: 3 Dexter T-300 1Y
Dryer: 14 Dexter Stack (28) 10Y .25/12min
Dryer: 16 Speed Queen ?Y .25/12min
Changer: 2 Standard 4 hopper, 2 hopper
Soap Machine: 1 8 selection
Bag Machine: 1 2 selection
Toilet Lock: 1 Leased
Soda: 1 Leased
Video Games: 4 3 owned, 1 leased
Water Heater: 1 Paloma tankless

COMMENTS

This is a rare Orange County location. Premium location.

DETAIL OF EXPENSES

Rent:	\$3,532.96	21%
NNN or CAM:	\$0.00	0%
Utilities	\$2,793.77	17%
Insurance:	\$211.92	1%
Repair Parts:	* \$250.00	1%
Repair Labor:	* \$400.00	2%
Cleaning Labor:	* \$1,500.00	9%
Cleaning Supplies:	* \$25.00	0%
Vending Product:	\$229.46	1%
Toilet Lock & Rentals:	\$18.50	0%
Personal Property Tax:	\$55.00	0%
Alarm & Video:	* \$35.00	0%
Accounting:	* \$0.00	0%
Advertising:	* \$0.00	0%
Trash:	\$0.00	0%
Misc:	* \$100.00	1%

* Up to individual owner's management decisions

LEASE INFORMATION

Amount: - \$3,532.96
NNN or CAM: - \$0.00
Years Remaining: 19
Option Term: Inc
Lease Deposit: \$3,000.00

STORE INFORMATION

Size of Store: 2250 SqFt
Age of Store: Moderate
Hours Open: 24 Hours
Center Type: Strip Center
Parking: Shared
Exposure: Very Good
Population: See Demographics
Sale Reason: Long term owner buying Texas investment.

This information may not be 100% accurate, complete or up to date; do not rely on this information as a substitute for your own due diligence relating to income, expenses, lease terms or equipment age, type, condition, number and model. The seller and agent do not make any representation or warranty about the accuracy of this information. Preliminary evaluation is its only purpose.





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SITE SELECTION ANALYSIS

LOCATION: 8142 Commonwealth Avenue

PTS POPULATION - 1 MILE RADIUS

	1	Below 24,900
	4	25,000 to 29,999
6	6	30,000 to 34,999
	8	35,000 to 40,000 & 1 more for each 5K higher

PTS HISPANIC POPULATION - 1 MILE

	1	Less Than 20%
	4	21% to 28%
	5	29% to 36%
9	6	36% to 40% & 1 more for each 10% higher

PTS RENTERS WITHIN 1 MILE RADIUS

	2	27% Or Less
	3	28% To 34%
	5	35% To 44%
8	6	45% TO 50% & 1 more for each 10% higher

PTS LAUNDROMATS WITHIN 1 MILE

	0	Six or More Laundromats
	2	Four or Five Laundromats
4	4	Two or Three Laundromats
	6	One or None Laundromats

PTS PARKING AVAILABLE AT SITE

	-2	Parking Not Directly In Front of Store
	1	Limited Parking In Front of Store
4	4	One Space for Every 400 SqFt Of Store
	5	One Space for Every 300 SqFt Of Store

PTS MOST COMMON HOUSING IN 1 MILE

	0	Senior Housing or Single Family Homes
	2	Single Family Homes
4	4	Mixed: Town Homes, Apartments, Condos
	6	Apartments, Duplexes, Trailer Parks

PTS VISIBILITY OF SIGNAGE

	0	Limited Signage
	2	Store Sign Visible
	3	Store Sign Visible for 300' Or More
4	4	Monument Sign Visible For 300'

PTS STORE LOCATION IN SHOPPING CENTER

	-2	Corner or Crotch Unit
	1	Interior Unit
3	3	End Unit
	5	Free Standing Building

PTS IMPACT OF NEARBY BUSINESSES

	-1	Near Hair Salon, Bar or Teenage Attraction
	1	Near Long-Term Parking Business
	2	Same Center as Major Food Store
3	3	7-11 Or Mini-Market (or no neighbors)

PTS TYPE OF STREET

	1	Neighborhood Street
	2	Major Neighborhood Street
	3	Medium Arterial Street
4	4	Major Arterial Street

PTS TYPE OF COMMERCIAL BUILDING

	1	Old or Unkept Neighborhood Center
3	3	Neighborhood Shopping Center
	4	Major Shopping Center with Large Food Store
	5	Free Standing Building

PTS ENTRANCES TO SITE

	1	One Entrance
2	2	Two
	3	Three
	4	Four or More

PTS GLASS EXPOSURE

	-1	Limited Glass in Front
	2	Mostly Glass Front
	3	Full Glass Front
4	4	Full Glass Front and Side

PTS BLUE COLLAR WORKERS - 1 MILE RADIUS

	1	Below 25%
2	2	25% To 30%
	3	31% To 35%
	4	36% to 40% & 1 more for each 5% higher

NUMERICAL RATING
60 TOTAL POINTS

Excellent Location	58 and up
Great Location	50 to 57
Good Location	42 To 49
Fair Location	41 or less



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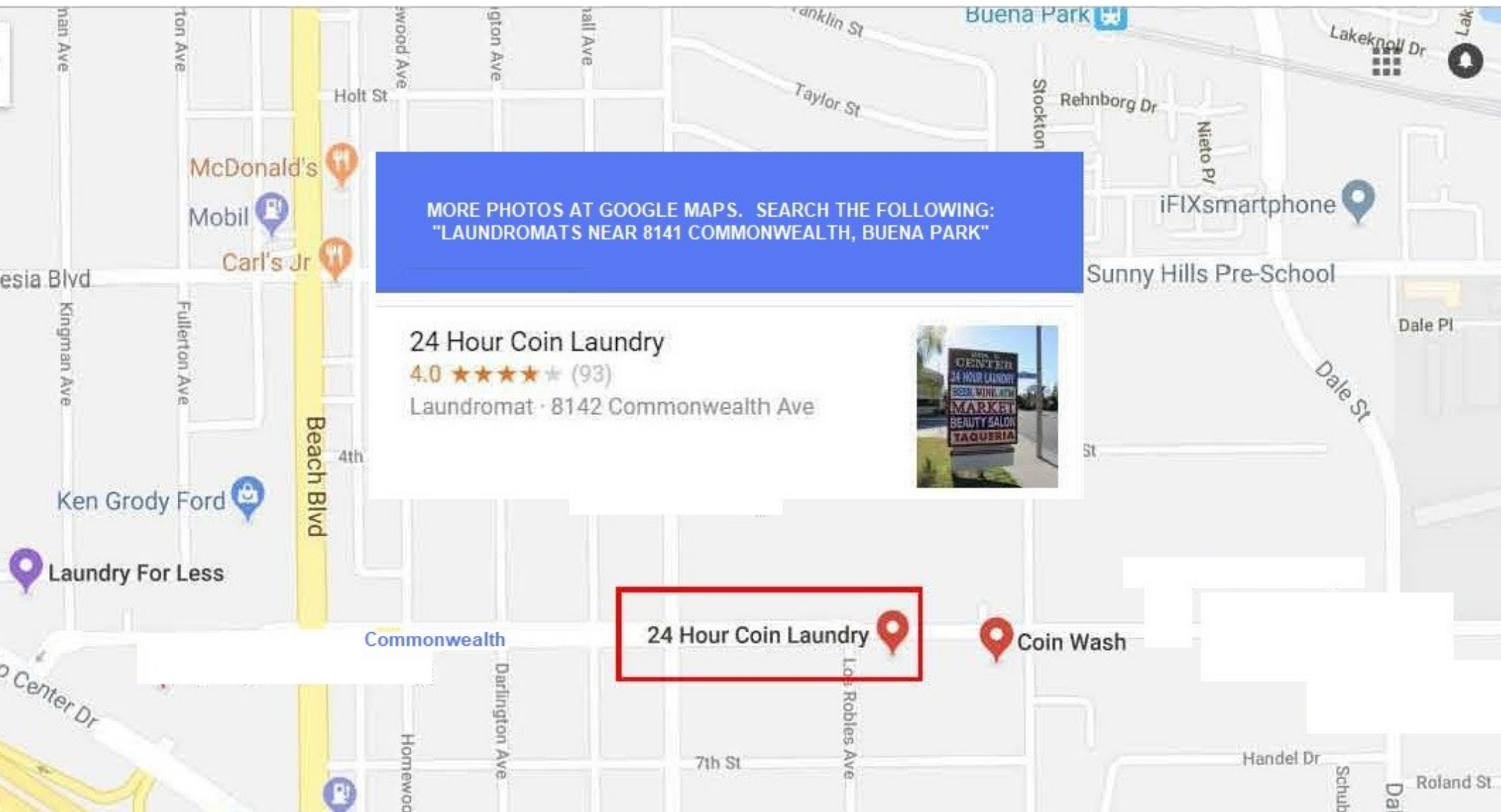


Address: 8142 Commonwealth, Buena Park

Description	.5 Miles	1 Miles	2 Miles	
POPULATION BY YEAR				
Population (4/1/1990)	6,303	23,492	72,108	
Population (4/1/2000)	8,026	29,572	82,637	
Population (4/1/2010)	8,511	30,781	88,556	
Population (1/1/2018)	9,045	32,882	94,044	32,882
Population (1/1/2023)	9,392	34,158	97,633	
Population Growth (2018/2010)	6.27	6.83	6.2	
Population Forecast (2023/2018)	3.84	3.88	3.82	
POPULATION BY RACE				
White Alone	3,169	11,317	37,541	
Black Alone	349	1,339	2,847	
Asian Alone	1,865	7,680	25,227	
American Indian and Alaska Native Alone	68	341	900	
Other Race Alone	2,709	8,690	18,059	
Two or More Races	351	1,414	3,982	
POPULATION BY ETHNICITY				
Hispanic	4,971	16,259	38,638	69%
White Non-Hispanic	1,283	5,159	20,520	
DETAILED HOUSEHOLD CHARACTERISTICS				
Household, Average Size	3.59	3.46	3.42	
HOUSEHOLDS BY RACE				
White	952	3,540	12,183	
Black	120	460	965	
Asian	624	2,509	7,493	
American Indian and Alaska Native	21	93	252	
Other Race	567	1,902	3,950	
Two or More Races	70	306	838	
HOUSEHOLDS BY ETHNICITY				
Hispanic	1,061	3,590	8,646	
White Non-Hispanic	542	2,156	8,226	
HOUSING UNITS BY OCCUPANCY				

Total Units	2,478	9,262	26,821	
Occupied Units	2,354	8,810	25,681	
Vacant Units	124	452	1,140	
HOUSING UNITS BY TENURE				
Housing, Occupied Units	2,354	8,810	25,681	
Housing, Owner Occupied	768	2,920	13,852	
Housing, Renter Occupied	1,586	5,890	11,829	67%
OCCUPIED HOUSING STRUCTURES				
Housing, Occupied Units	2,354	8,810	25,681	
Housing, Occupied Structure with 1 Unit Detached	705	2,820	13,901	
Housing, Occupied Structure with 1 Unit Attached	290	1,059	2,830	
Housing, Occupied Structure with 2 Units	47	253	438	
Housing, Occupied Structure with 3-4 Units	146	819	1,832	
Housing, Occupied Structure with 5-9 Units	68	854	1,261	
Housing, Occupied Structure with 10-19 Units	544	1,373	2,185	
Housing, Occupied Structure with 20-49 Units	462	891	1,430	
Housing, Occupied Structure with 50+ Units	92	698	1,540	
Housing, Occupied Structure Trailer	0	43	264	
Housing, Occupied Structure Other	0	0	0	
RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE				
Housing, Renter Occupied	1,586	5,890	11,829	
Housing, Median Rent (\$)	1,185	1,182	1,281	\$1,182.00
Housing, Rent less than \$250	0	161	184	
Housing, Rent \$250-\$499	53	198	263	
Housing, Rent \$500-\$749	6	242	548	
Housing, Rent \$750-\$999	238	1,023	1,597	
Housing, Rent \$1,000-\$1,249	602	1,694	2,736	
Housing, Rent \$1,250-\$1,499	333	1,352	2,951	
Housing, Rent \$1,500-\$1,999	200	786	1,922	
Housing, Rent \$2,000+	55	261	1,178	
Housing, No Cash Rent	99	173	450	
HOUSING UNITS BY YEAR BUILD				
Total Housing Units	2,478	9,262	26,821	
Housing, Median Year Built	1968	1968	1964	1968
Housing, Built 2010 or Later	2	13	47	
Housing, Built 2000 to 2009	292	531	2,203	
Housing, Built 1990 to 1999	160	791	1,176	
Housing, Built 1980 to 1989	335	1,072	2,291	
Housing, Built 1970 to 1979	421	1,898	5,226	
Housing, Built 1960 to 1969	545	2,400	5,431	
Housing, Built 1950 to 1959	456	1,727	8,635	
Housing, Built 1940 to 1949	201	539	1,026	
Housing, Built 1939 or Earlier	66	291	786	

DETAILED INCOME CHARACTERISTICS				
Total Personal Income (\$)	173,872,726	668,094,582	2,163,489,507	
Total Household Income (\$)	171,478,135	654,869,779	2,125,313,498	
Median Household Income (\$)	51,716	52,610	62,262	
Average Household Income (\$)	72,845	74,333	82,758	
Per Capita Household Income (\$)	20,429	21,705	24,431	
Household High Income Average (\$)	1,134,446	525,939	471,144	
General Employment Characteristics (Pop 16+)				
Total Civilian Potential	3,783	13,468	38,613	
White Collar	1,835	6,977	23,130	
Blue Collar	948	3,039	8,233	30%
DETAILED NON-FAMILY CHARACTERISTICS				
Non-Families By Size				
Median Size	1.71	1.69	1.68	
1 Person	344	1,324	3,636	
2 Person	101	335	901	
3 Person	21	84	207	
4 Person	10	40	103	
5 Person	6	25	56	
6 Person	4	8	24	
7 or More Person	3	12	20	
Non-Families By Income				
Less than \$15,000	44	392	934	
\$15,000 to \$24,999	61	185	531	
\$25,000 to \$34,999	51	172	497	
\$35,000 to \$49,999	130	375	844	
\$50,000 to \$74,999	99	240	796	
\$75,000 to \$99,999	25	229	692	
\$100,000 to \$124,999	35	126	333	
\$125,000 to \$149,999	36	73	168	
\$150,000 to \$199,999	2	18	82	
\$200,000 and Over	6	18	70	
BLOCK GROUP COUNT	5	17	5	



MORE PHOTOS AT GOOGLE MAPS. SEARCH THE FOLLOWING:
"LAUNDROMATS NEAR 8141 COMMONWEALTH, BUENA PARK"

24 Hour Coin Laundry
4.0 ★★★★★ (93)
Laundromat · 8142 Commonwealth Ave



24 Hour Coin Laundry

Coin Wash

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LAUNDROMAT LOAN CALCULATOR

Payments Per Year

12

CALCULATE THE PAYMENT

Loan Amount

\$200,000.00

Annual Interest Rate

7.000%

Term of Loan (in Years)

10

PAYMENT

\$2,322.17

Interest Over Loan Period is \$78,660.35

Results are only estimates. Interest rates may vary, values may be off due to rounding, and the calculator does not take into account fees, extra payments, tax deductions and/or other costs charged by lender. Consult your lender for complete details.

BUYER'S DUE DILIGENCE DISCLOSURE FOR LAUNDROMATS

Laundromats are purchased for a variety of reasons: a desire for business ownership, pride, self-employment opportunities, employment for a relative, estate planning, potential tax benefits, cash flow, and equity gain are examples of these reasons. You should carefully consider your resources and your reasons for making a Laundromat investment. The Laundromat business is an "all cash" business making absolutely accurate verification of income on an existing Laundromat difficult. Income and expense projection on new stores should not be taken as a guarantee of actual performance, but as a reference for comparison of investments.

Laundromat salespersons are not able to provide legal advice, accounting advice, or income guarantees. Use your own judgment and have your own professionals advisors (in addition to LARSEN) to assist you in any decision to purchase a Laundromat. You may want to consider some or all of the following in your analysis:

- 1. Meet the Seller.** The most often used verification of income is the statements of the Seller. A meeting with the Seller will also provide valuable additional information on the current manner of operation.
- 2. Utility Bills.** Review the utility bills. Water bills are frequently used in a variety of formulas to give an indication of income. This method is often accurate to within 5-15% of stated income.
- 3. Books and Records.** The last three years of written records and bank statements of the Seller can assist in income verification.
- 4. Income Tax Records.** The Schedule C income tax forms of the Seller are sometimes withheld, but if afforded the opportunity, request and review them, since few owners over-report income on tax forms.
- 5. Collection Period.** You may feel comfortable requesting a period of joint collection of the coin boxes with the owner. This should not be viewed as a method of income verification.
- 6. Store Site Survey.** Observe business activity at the Laundromat at various times during the week and at different times during the day.
- 7. Competition Observation.** Consider the competition and the potential for additional competition including nearby apartment buildings. Check with city departments for appropriate permits and licenses and local leasing agents for nearby vacant commercial centers or empty lots for potential new store construction.
- 8. Lease Review.** Carefully read the entire lease agreement, addendums, options and all of the provisions. Consult an attorney if you do not understand your rights and obligations.
- 9. Visit the City.** Go to the building department of the city where the Laundromat is located. Request building records, permits, drawings and Certificate of Occupancy to verify their records match the Laundromat records. Check with departments to see if any changes are anticipated for the area of the Laundromat, including development, zoning changes or eminent domain issues.
- 10. Visit the Police Department.** Check with the policing authority to verify any problems or notable crime issues at or near the Laundromat.
- 11. Research.** Trade journals, magazine articles, books and websites on the Laundromat business are readily available, and you can use www.Laundromat123.com on the web for education information. National, state, or local organizations of Laundromat owners have a variety of information available, including demographic data for the store location.
- 12. Acknowledgement.** I hereby acknowledge I have read, discussed and understand the above, and accept and agree that the use of information received from a sales agent is to be used at my sole discretion and risk.

Date:

Signed: _____ Buyer Name Printed: _____



Signed: _____ Larry Larsen Real Estate, Broker