

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: Laundromat
Address: 8517 W Venice Blvd
City: Los Angeles
State, Zip: CA, 90034
County: Los Angeles
Cross Street: La Cienega Blvd

LISTED PRICE: \$625,000.00
Monthly Income: \$36,151.00
Monthly Expenses: ▪ \$24,903.50
Net Income: ▪ \$11,247.50

INCOME DETAILS

Current or Projected: Actual Average
Monthly Gross: ▪ \$36,151.00
Times Gross: ▪ 17
Times Net: ▪ 56
Cash on Cash: ▪ 32.1%

FINANCING

Down Payment: \$275,000.00
Amount Financed: ▪ \$350,000.00
Lender: Example Only!
Interest Rate: 6% for 10 years
Payment: \$3,886.00
Spendable: ▪ \$7,361.50

EQUIPMENT

Topload: 44 Topload washers
Topload:
Frontload: 20 Continental 20-lb
Frontload: 10 Continental 30-lb
Frontload: 14 Continental 40-lb
Frontload: 2 Continental 80-lb
Dryer: 36 Stack Dryers (72 pockets)
Dryer:
Changer: 2 Rowe
Changer:
Soap Machine: 1
Bag Machine:
Toilet Lock:
Soda: 1
Candy:
Video Games:
Water Heater: 1 Water Heater
Other:

COMMENTS

Laundromat located in Venice Blvd and La Cienega.
Good Exposure!

DETAIL OF EXPENSES

| | | |
|-----------------------------------|---------------------|-----|
| Rent: | \$8,750.00 | 24% |
| NNN or CAM: | \$1,900.00 | 5% |
| Utilities | \$9,500.00 | 26% |
| Insurance: | \$250.00 | 1% |
| Repair Parts: | * \$300.00 | 1% |
| Repair Labor: | * \$400.00 | 1% |
| Cleaning Labor: | * \$2,800.00 | 8% |
| Cleaning Supplies: | * \$50.00 | 0% |
| Vending Product: | \$175.00 | 0% |
| Toilet Lock & Rentals: | * \$18.50 | 0% |
| Personal Property Tax: | \$200.00 | 1% |
| Alarm & Video: | * \$100.00 | 0% |
| Accounting: | * \$10.00 | 0% |
| Advertising: | * \$25.00 | 0% |
| Trash: | \$225.00 | 1% |
| Misc: | * \$200.00 | 1% |

* Up to individual owner's management decisions

LEASE INFORMATION

Amount: ▪ \$8,750.00
NNN or CAM: ▪ \$1,900.00
Years Remaining:
Option Term:
Lease Deposit:

STORE INFORMATION

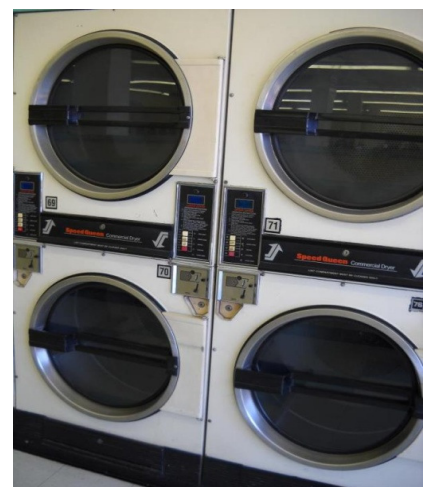
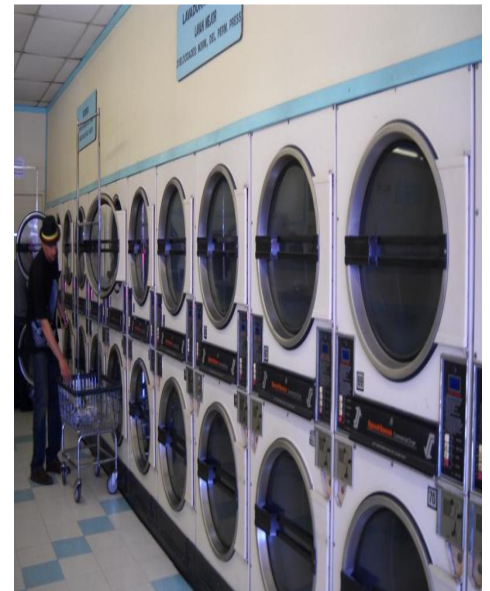
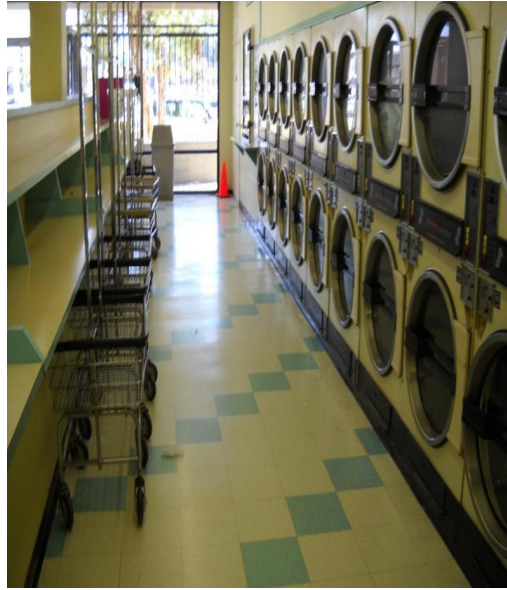
Size of Store: 3,150
Age of Store: Moderate
Hours Open: 6 AM- 11 PM
Center Type: Strip Center
Parking: Shared
Exposure: Good
Population: See Demographics
Sale Reason: Personal

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.

GIANT LAUNDRY CENTER AT VENICE & LA CIENEGA!!!



8517 VENICE BLVD
AT LA CIENEGA BLVD



GIANT LAUNDRY CENTER AT VENICE & LA CIENEGA!!!





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SITE SELECTION ANALYSIS

LOCATION: 8517 W Venice Blvd Los Angeles CA

PTS POPULATION WITHIN 1 MILE RADIUS

- 1 Below 25,000
- 4 25,000 to 29,999
- 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%
- 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%
- 6 45% TO 50% & 1 more for each 10% higher

PTS MOST COMMON HOUSING WITHIN 1 MILE

- 0 Senior Citizen Housing
- 2 Single Family Homes
- 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 Monument Sign Visible For 300'

PTS PARKING AVAILABLE AT SITE

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

PTS LAUNDROMATS WITHIN 1 MILE

- 2 Six or More Existing Laundromats
- 1 Four or Five Laundromats
- 3 Two or Three Laundromats
- 5 None or One Laundromat

PTS BLUE COLLAR WORKERS - 1 MILE RADIUS

- 1 Below 30%
- 2 30% To 37%
- 3 38% To 44%
- 5 45% to 50% & 1 more for each 10% higher

PTS TYPE OF COMMERCIAL BUILDING

- 1 Poorly Kept Neighborhood Center
- 3 Neighborhood Shopping Center
- 4 Major Shopping Center with Large Food Store
- 5 Free Standing Building

PTS STORE LOCATION IN SHOPPING CENTER

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

PTS IMPACT OF NEARBY BUSINESSES

- 1 Near Pool Room, Tavern, Teenage Attraction
- 1 Near Long-Term Parking Customers
- 2 Same Center as Major Fast Food
- 3 7-11 Or Mini-Market or no neighbors

PTS GLASS EXPOSURE

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

PTS TYPE OF STREET

- 1 Neighborhood Street
- 2 Not directly on Major Street
- 3 Medium Arterial Street
- 4 Busy Major Arterial Street

PTS ENTRANCES TO SITE

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

NUMERICAL RATING

56 TOTAL POINTS

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



Census 2010 Site Selection Reports & Analysis

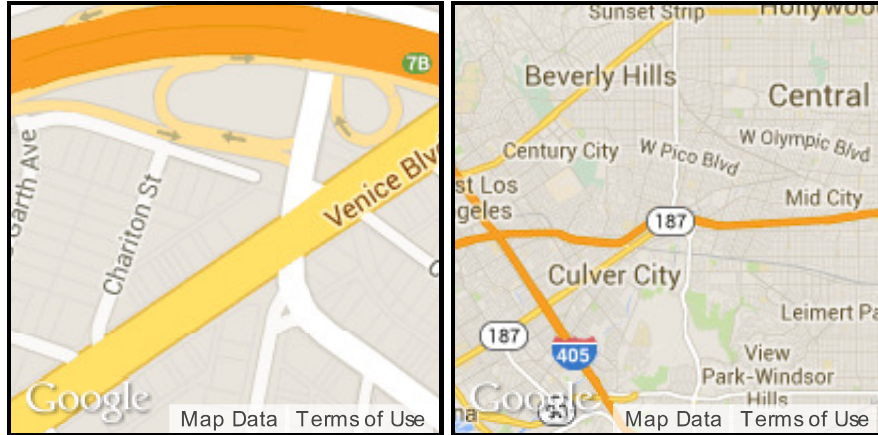
Detailed Summary

Location: 8517 W Venice Blvd Los Angeles CA 90034

Address: 8517 W Venice Blvd Los Angeles CA 90034

Latitude: 34° : 02' : 07"

Longitude: -118° : 22' : 42"



Description 0.5 Miles 1 Miles 2 Miles

Square Miles 0.858421 2.919569 13.060916

Population Density 12,319.1 11,276.7 11,121.1

POPULATION BY YEAR

Population (4/1/2000) 11,232 33,135 146,893

Population (4/1/2010) 10,575 32,923 145,252

Population (1/1/2013) 10,742 33,547 147,991

Population (1/1/2018) 11,219 35,049 154,593

HOUSEHOLDS BY YEAR

Households (1/1/2013) 3,573 11,870 60,107

Households (1/1/2018) 3,761 12,490 63,249

FAMILY CHARACTERISTICS

Family Population 8,644 26,406 107,214

Families 2,293 7,305 31,856

Families, Married with Children Under 18 773 2,556 10,609

Other Families, Female Householder, No Husband Present with Children Under 18 374 1,090 4,465

Other Families, Male Householder, No Wife Present with Children Under 18 162 408 1,491

POPULATION BY GENDER

Population, Male 5,257 16,247 69,933

Population, Female 5,318 16,676 75,319

POPULATION BY AGE

Population, Median Age 33.2 34.4 35.4

Population Aged 0 to 5 Years 817 2,563 10,422

Population Aged 6 to 11 Years 809 2,471 9,623

Population Aged 12 to17 Years 866 2,566 10,208

| | | | |
|------------------------------------|-------|-------|--------|
| Population Aged 18 to 24 Years | 1,150 | 3,284 | 13,374 |
| Population Aged 25 to 34 Years | 2,016 | 5,963 | 27,983 |
| Population Aged 35 to 44 Years | 1,747 | 5,346 | 22,816 |
| Population Aged 45 to 54 Years | 1,357 | 4,342 | 19,488 |
| Population Aged 55 to 64 Years | 958 | 3,361 | 15,193 |
| Population Aged 65 to 74 Years | 508 | 1,776 | 8,433 |
| Population Aged 75 to 84 Years | 256 | 853 | 4,901 |
| Population Aged 85 Years and Older | 91 | 398 | 2,811 |

POPULATION BY RACE

| | | | |
|---|-------|--------|--------|
| White Population, Alone | 4,527 | 14,706 | 73,827 |
| Black Population, Alone | 1,614 | 5,996 | 27,144 |
| Asian Population, Alone | 796 | 2,564 | 12,221 |
| American Indian and Alaska Native Population, Alone | 185 | 374 | 1,078 |
| Other Race Population, Alone | 2,900 | 7,559 | 23,529 |
| Two or More Races Population | 553 | 1,724 | 7,453 |

POPULATION BY ETHNICITY

| | | | |
|-------------------------------|-------|--------|--------|
| Hispanic Population | 5,826 | 15,039 | 46,568 |
| White Non-Hispanic Population | 2,083 | 8,487 | 54,782 |

GENERAL POPULATION CHARACTERISTICS

| | | | |
|--|-------|--------|--------|
| Population, Speaks Spanish (Pop 5+) | 5,596 | 13,315 | 40,979 |
| Population, Citizenship - Foreign Born - Not a Citizen | 2,400 | 5,906 | 23,340 |

DETAILED HOUSEHOLD CHARACTERISTICS

| | | | |
|------------------------------|------|-------|--------|
| Household, Average Size | 2.96 | 2.79 | 2.43 |
| Households, 1 Person | 839 | 3,036 | 20,026 |
| Households, 2 Person | 912 | 3,319 | 17,821 |
| Households, 3 Person | 647 | 1,971 | 8,774 |
| Households, 4 Person | 509 | 1,624 | 6,482 |
| Households, 5 Person | 297 | 867 | 3,274 |
| Households, 6 Person | 152 | 426 | 1,458 |
| Households, 7 or More Person | 171 | 444 | 1,329 |

HOUSING UNITS BY OCCUPANCY

| | | | |
|--|-------|--------|--------|
| Housing, Units | 3,767 | 12,335 | 63,385 |
| Housing, Occupied Units | 3,527 | 11,687 | 59,164 |
| Housing, Vacant Units | 240 | 648 | 4,221 |
| Housing, Vacant Units For Rent | 146 | 402 | 2,613 |
| Housing, Vacant Units Rented, Not Occupied | 1 | 10 | 116 |

HOUSING UNITS BY TENURE

| | | | |
|--------------------------|-------|-------|--------|
| Housing, Owner Occupied | 1,163 | 4,613 | 19,676 |
| Housing, Renter Occupied | 2,364 | 7,074 | 39,488 |

OCCUPIED HOUSING STRUCTURES

| | | | |
|---|-------|--------|--------|
| Housing, Occupied Units | 3,527 | 11,687 | 59,164 |
| Housing, Structure with 1 Unit Detached | 1,445 | 5,237 | 19,252 |
| Housing, Structure with 1 Unit Attached | 336 | 786 | 3,585 |
| Housing, Structure with 2 Units | 168 | 474 | 3,605 |
| Housing, Structure with 3-4 Units | 435 | 1,171 | 6,660 |
| Housing, Structure with 5-9 Units | 774 | 2,166 | 12,893 |
| Housing, Structure with 10-19 Units | 428 | 1,781 | 9,232 |

| | | | |
|---|-----|-----|-------|
| Housing, Structure with 20-49 Units | 169 | 604 | 5,975 |
| Housing, Structure with 50+ Units | 0 | 0 | 1,964 |
| Housing, Structure Mobile Home | 12 | 103 | 187 |
| Housing, Structure Boat, RV, Van, Other | 0 | 13 | 32 |

RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE

| | | | |
|-------------------------------|-------|-------|--------|
| Housing, Median Rent (\$) | 1,084 | 1,133 | 1,212 |
| Housing, Renter Occupied | 2,364 | 7,074 | 39,488 |
| Housing, Rent less than \$250 | 9 | 151 | 798 |
| Housing, Rent \$250-\$499 | 74 | 196 | 1,012 |
| Housing, Rent \$500-\$749 | 303 | 736 | 3,096 |
| Housing, Rent \$750-\$999 | 657 | 1,711 | 8,179 |
| Housing, Rent \$1,000-\$1,249 | 310 | 1,298 | 7,418 |
| Housing, Rent \$1,250-\$1,499 | 445 | 1,418 | 6,192 |
| Housing, Rent \$1,500-\$1,999 | 293 | 881 | 7,460 |
| Housing, Rent \$2,000+ | 204 | 575 | 4,610 |
| Housing, No Cash Rent | 69 | 108 | 723 |

OWNER OCCUPIED HOUSEHOLDS BY MORTGAGE

| | | | |
|--|-------|-------|--------|
| Housing, Owner Occupied | 1,163 | 4,613 | 19,676 |
| Housing, Owner Households, With Mortgage Any | 952 | 3,744 | 15,715 |
| Housing, Owner Households, With No Mortgage | 211 | 869 | 3,961 |

OWNER OCCUPIED HOUSEHOLDS BY HOME VALUE

| | | | |
|--|---------|---------|---------|
| Housing, Owner Occupied | 1,163 | 4,613 | 19,676 |
| Housing, Median Value Owner Households (\$) | 608,270 | 643,865 | 708,967 |
| Housing, Owner Households Valued Less than \$10,000 | 0 | 0 | 18 |
| Housing, Owner Households Valued \$10,000-\$14,999 | 0 | 0 | 1 |
| Housing, Owner Households Valued \$15,000-\$19,999 | 0 | 0 | 1 |
| Housing, Owner Households Valued \$20,000-\$24,999 | 0 | 0 | 18 |
| Housing, Owner Households Valued \$25,000-\$29,999 | 0 | 0 | 8 |
| Housing, Owner Households Valued \$30,000-\$34,999 | 0 | 0 | 15 |
| Housing, Owner Households Valued \$35,000-\$39,999 | 0 | 0 | 1 |
| Housing, Owner Households Valued \$40,000-\$49,999 | 0 | 0 | 1 |
| Housing, Owner Households Valued \$50,000-\$59,999 | 0 | 0 | 55 |
| Housing, Owner Households Valued \$60,000-\$69,999 | 0 | 0 | 10 |
| Housing, Owner Households Valued \$70,000-\$79,999 | 15 | 117 | 185 |
| Housing, Owner Households Valued \$80,000-\$89,999 | 0 | 0 | 84 |
| Housing, Owner Households Valued \$90,000-\$99,999 | 0 | 0 | 72 |
| Housing, Owner Households Valued \$100,000-\$124,999 | 0 | 41 | 137 |
| Housing, Owner Households Valued \$125,000-\$149,999 | 18 | 18 | 141 |
| Housing, Owner Households Valued \$150,000-\$174,999 | 0 | 14 | 104 |
| Housing, Owner Households Valued \$175,000-\$199,999 | 7 | 44 | 104 |
| Housing, Owner Households Valued \$200,000-\$249,999 | 0 | 144 | 558 |
| Housing, Owner Households Valued \$250,000-\$299,999 | 84 | 175 | 786 |
| Housing, Owner Households Valued \$300,000-\$399,999 | 106 | 425 | 1,624 |
| Housing, Owner Households Valued \$400,000-\$499,999 | 125 | 482 | 1,958 |
| Housing, Owner Households Valued \$500,000-\$749,999 | 523 | 1,471 | 4,734 |
| Housing, Owner Households Valued \$750,000-\$999,999 | 216 | 1,085 | 4,074 |
| Housing, Owner Households Valued More than \$1,000,000 | 69 | 597 | 4,987 |

DETAILED INCOME CHARACTERISTICS

| | | | |
|-------------------------------|--------|--------|--------|
| Household Income, Median (\$) | 49,947 | 55,057 | 57,956 |
|-------------------------------|--------|--------|--------|

| | | | |
|-----------------------------------|--------|--------|--------|
| Household Income, Average (\$) | 76,569 | 83,109 | 91,903 |
| Household Income, Per Capita (\$) | 25,865 | 29,806 | 37,907 |

HOUSEHOLDS BY INCOME

| | | | |
|---|-----|-------|-------|
| Households with Income Less than \$15,000 | 343 | 1,484 | 7,819 |
| Households with Income \$15,000 to \$24,999 | 306 | 1,029 | 5,184 |
| Households with Income \$25,000 to \$34,999 | 406 | 1,099 | 5,359 |
| Households with Income \$35,000 to \$49,999 | 711 | 1,815 | 8,038 |
| Households with Income \$50,000 to \$74,999 | 636 | 2,059 | 9,999 |
| Households with Income \$75,000 to \$99,999 | 410 | 1,447 | 6,887 |
| Households with Income \$100,000 to \$124,999 | 222 | 765 | 4,218 |
| Households with Income \$125,000 to \$149,999 | 151 | 616 | 3,050 |
| Households with Income \$150,000 to \$199,999 | 199 | 686 | 3,654 |
| Households with Income \$200,000 and Over | 143 | 687 | 4,956 |

LABOR FORCE CHARACTERISTICS (POP 16+)

| | | | |
|--|-------|--------|---------|
| Employment Potential (Pop 16+) | 8,372 | 26,179 | 118,376 |
| Employment, Civilian Total (Pop 16+) | 5,382 | 16,626 | 75,934 |
| Employment, Civilian Males (Pop 16+) | 2,950 | 8,963 | 40,100 |
| Employment, Civilian Females (Pop 16+) | 2,432 | 7,663 | 35,834 |
| BLOCK GROUP COUNT | 10 | 29 | 120 |

PROJECTED INCOME BY "TURNS PER DAY" CALCULATION



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INCOME PROJECTION

LOCATION: 8517 W Venice Blvd Los Angeles CA

WASHERS

| NO. | BRAND | PRICE | 3 TURNS | 4 TURNS | 5 TURNS | 6 TURNS | 7 TURNS |
|-----|------------|--------|------------|------------|------------|-------------|-------------|
| 44 | TL WASHERS | \$1.50 | \$5,940.00 | \$7,920.00 | \$9,900.00 | \$11,880.00 | \$13,860.00 |
| 20 | 20-LB | \$2.00 | \$3,600.00 | \$4,800.00 | \$6,000.00 | \$7,200.00 | \$8,400.00 |
| 10 | 30-LB | \$2.50 | \$2,250.00 | \$3,000.00 | \$3,750.00 | \$4,500.00 | \$5,250.00 |
| 14 | 40-LB | \$3.50 | \$4,410.00 | \$5,880.00 | \$7,350.00 | \$8,820.00 | \$10,290.00 |
| 0 | 55-LB | \$4.75 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2 | 80-LB | \$6.00 | \$1,080.00 | \$1,440.00 | \$1,800.00 | \$2,160.00 | \$2,520.00 |

TOTAL WASH INCOME: \$17,280.00 \$23,040.00 \$28,800.00 \$34,560.00 \$40,320.00

DRYERS

| PRICE | MINUTES | BRAND | 3 TURNS | 4 TURNS | 5 TURNS | 6 TURNS | 7 TURNS |
|-------|---------|--------|------------|------------|------------|------------|-------------|
| 0.25 | 10 | DEXTER | \$4,657.50 | \$6,210.00 | \$7,762.50 | \$9,315.00 | \$10,867.50 |

TOTAL DRY INCOME: \$4,657.50 \$6,210.00 \$7,762.50 \$9,315.00 \$10,867.50

OTHER INCOME

| | | | | | |
|--------------------------|----------|----------|----------|----------|----------|
| SOAP MACHINE: | \$200.00 | \$204.00 | \$208.08 | \$212.24 | \$216.49 |
| TELEPHONE: | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| VIDEO GAMES | \$200.00 | \$204.00 | \$208.08 | \$212.24 | \$216.49 |
| PAY TOILET: | \$100.00 | \$102.00 | \$104.04 | \$106.12 | \$108.24 |
| SODA: | \$150.00 | \$153.00 | \$156.06 | \$159.18 | \$162.36 |
| CANDY: | \$120.00 | \$122.40 | \$124.85 | \$127.34 | \$129.89 |
| FLUFF & FOLD: | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| OTHER: | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

TOTAL OTHER INCOME: \$770.00 \$785.40 \$801.11 \$817.13 \$833.47

| | 3 TURNS | 4 TURNS | 5 TURNS | 6 TURNS | 7 TURNS |
|--------------------------------------|-------------|-------------|-------------|-------------|-------------|
| WASH, DRY & OTHER INCOME: | \$22,707.50 | \$30,035.40 | \$37,363.61 | \$44,692.13 | \$52,020.97 |

This income projection is prepared for comparison purposes only.
Please verify these figures with your own attorney or accountant.



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LAUNDROMAT DUE DILIGENCE DISCLOSURE

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 advisors 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 private, 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. 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 and all of the provisions. Consult an attorney if you do not understand your rights and obligations;
- 9. Research.** Trade journals, magazine articles, repair manuals and books on the Laundromat business are available in many public libraries, or use the web for education information;
- 10. Trade Associations.** National, state, or local organizations of Laundromat owners have a variety of information available, including demographic data for the store location.

I hereby acknowledge I have read, discussed and understand the above, and accept 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, Realtor®, Broker or Agent