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Laundromat123.com

1263 N. Tustin Ave, Anaheim, CA 92807

✉ Laundromat123@aol.com

☎ 714-630-WASH (9274)



rev. 4/16/2016

POTENTIAL TO PURCHASE THE REAL ESTATE!!!

PRESENTATION

<u>LAUNDRY NAME:</u>	Coin Laundry	<u>LISTED PRICE:</u>	\$150,000.00
Address:	2419 S San Pedro St.	Monthly Income:	\$14,640.00
City:	Los Angeles	Monthly Expenses:	▪ \$9,871.00
State, Zip:	CA, 90011	Net Income:	▪ \$4,769.00
County:	Los Angeles		
Cross Street:	25th Street		

INCOME DETAILS

Current or Projected:	Actual
Monthly Gross:	▪ \$14,640.00
Times Gross:	▪ 10
Times Net:	▪ 31
Cash on Cash:	▪ 70.3%

DETAIL OF EXPENSES

Rent:	\$1,650.00	11%
NNN or CAM:	\$300.00	2%
Utilities	\$4,387.00	30%
Insurance:	\$206.00	1%
Repair Parts:	* \$600.00	4%
Repair Labor:	* \$600.00	4%
Cleaning Labor:	* \$1,200.00	8%
Cleaning Supplies:	\$50.00	0%
Vending Product:	\$325.00	2%
Toilet Lock & Rentals:	\$20.00	0%
Personal Property Tax:	\$200.00	1%
Alarm & Video:	* \$100.00	1%
Accounting:	\$10.00	0%
Advertising:	* \$25.00	0%
Trash:	\$98.00	1%
Misc:	* \$100.00	1%

FINANCING

Down Payment:	\$70,000.00
Amount Financed:	▪ \$80,000.00
Lender:	Example Only!
Interest Rate:	6% for 120 months
Payment:	\$668.69
Spendable:	▪ \$4,100.31

EQUIPMENT

Topload:	25 Maytag TL
Topload:	
Frontload:	2 Dex 400
Frontload:	4 Heusch
Frontload:	4 Dex 600
Frontload:	3 Continental 80-lb
Dryer:	26 Continental/ Dexter
Dryer:	
Changer:	1
Changer:	
Soap Machine:	1
Bag Machine:	
Toilet Lock:	
Soda:	1
Candy:	
Video Games:	
Water Heater:	1 Lochinvar
Other:	

LEASE INFORMATION

Amount:	▪ \$1,650.00
NNN or CAM:	▪ \$300.00
Years Remaining:	
Option Term:	
Lease Deposit:	

STORE INFORMATION

Size of Store:	1,596
Age of Store:	Moderate
Hours Open:	6 AM- 11 PM
Center Type:	Strip Center
Parking:	Shared
Exposure:	Good
Population:	See Demographics
Sale Reason:	Personal

COMMENTS

Great starter Laundromat! Located at S. San Pedro and 25th Street in Los Angeles.
POTENTIAL TO PURCHASE THE REAL ESTATE!!!
**Your operating choices can change these numbers.*

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.

FREE STANDING LAUNDROMAT ON CORNER LOT!!!



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SITE SELECTION ANALYSIS

LOCATION: 2419 S San Pedro St., Los Angeles, CA

PTS POPULATION WITHIN 1 MILE RADIUS

<input type="checkbox"/>	1	Below 25,000
<input type="checkbox"/>	4	25,000 to 29,999
<input type="checkbox"/>	6	30,000 to 34,999
<input checked="" type="checkbox"/>	8	35,000 to 40,000 & 1 more for each 5K higher

PTS HISPANIC POPULATION - 1 MILE

<input type="checkbox"/>	1	Less Than 20%
<input type="checkbox"/>	4	21% to 28%
<input type="checkbox"/>	5	29% to 36%
<input checked="" type="checkbox"/>	6	36% to 40% & 1 more for each 10% higher

PTS RENTERS WITHIN 1 MILE RADIUS

<input type="checkbox"/>	2	27% Or Less
<input type="checkbox"/>	3	28% To 34%
<input type="checkbox"/>	5	35% To 44%
<input checked="" type="checkbox"/>	6	45% TO 50% & 1 more for each 10% higher

PTS MOST COMMON HOUSING WITHIN 1 MILE

<input type="checkbox"/>	0	Senior Citizen Housing
<input type="checkbox"/>	2	Single Family Homes
<input checked="" type="checkbox"/>	4	Mixed: Town Homes, Apartments, Condos
<input type="checkbox"/>	6	Apartments, Duplexes, Trailer Parks

PTS VISIBILITY OF SIGNAGE

<input type="checkbox"/>	0	Limited Signage
<input type="checkbox"/>	2	Store Sign Visible
<input type="checkbox"/>	3	Store Sign Visible for 300' Or More
<input checked="" type="checkbox"/>	4	Monument Sign Visible For 300'

PTS PARKING AVAILABLE AT SITE

<input type="checkbox"/>	-2	Parking Not Directly In Front of Store
<input type="checkbox"/>	1	Limited Parking In Front of Store
<input type="checkbox"/>	4	One Space for Every 400 SqFt Of Store
<input checked="" type="checkbox"/>	5	One Space for Every 300 SqFt Of Store

PTS LAUNDROMATS WITHIN 1 MILE

<input checked="" type="checkbox"/>	-2	Six or More Existing Laundromats
<input type="checkbox"/>	1	Four or Five Laundromats
<input type="checkbox"/>	3	Two or Three Laundromats
<input type="checkbox"/>	5	None or One Laundromat

PTS BLUE COLLAR WORKERS - 1 MILE RADIUS

<input type="checkbox"/>	1	Below 30%
<input type="checkbox"/>	2	30% To 37%
<input type="checkbox"/>	3	38% To 44%
<input checked="" type="checkbox"/>	4	45% to 50% & 1 more for each 10% higher

PTS TYPE OF COMMERCIAL BUILDING

<input type="checkbox"/>	1	Poorly Kept Neighborhood Center
<input type="checkbox"/>	3	Neighborhood Shopping Center
<input type="checkbox"/>	4	Major Shopping Center with Large Food Store
<input checked="" type="checkbox"/>	5	Free Standing Building

PTS STORE LOCATION IN SHOPPING CENTER

<input type="checkbox"/>	-2	Corner or Crotch Unit
<input type="checkbox"/>	2	Interior Unit
<input type="checkbox"/>	3	End Unit
<input checked="" type="checkbox"/>	5	Free Standing Building

PTS IMPACT OF NEARBY BUSINESSES

<input type="checkbox"/>	-1	Near Pool Room, Tavern, Teenage Attraction
<input type="checkbox"/>	1	Near Long-Term Parking Customers
<input type="checkbox"/>	2	Same Center as Major Fast Food
<input checked="" type="checkbox"/>	3	7-11 Or Mini-Market or no neighbors

PTS GLASS EXPOSURE

<input type="checkbox"/>	-1	Limited Glass in Front
<input checked="" type="checkbox"/>	2	Mostly Glass Front
<input type="checkbox"/>	3	Full Glass Front
<input type="checkbox"/>	4	Full Glass Front and Side

PTS TYPE OF STREET

<input type="checkbox"/>	1	Neighborhood Street
<input type="checkbox"/>	2	Not directly on Major Street
<input type="checkbox"/>	3	Medium Arterial Street
<input checked="" type="checkbox"/>	4	Busy Major Arterial Street

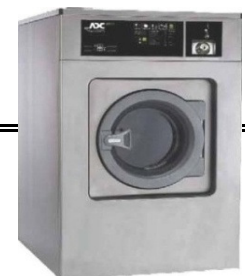
PTS ENTRANCES TO SITE

<input type="checkbox"/>	1	Only One Entrance
<input checked="" type="checkbox"/>	2	Two or More
<input type="checkbox"/>	3	Three or More
<input type="checkbox"/>	4	Four or More

NUMERICAL RATING

66 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

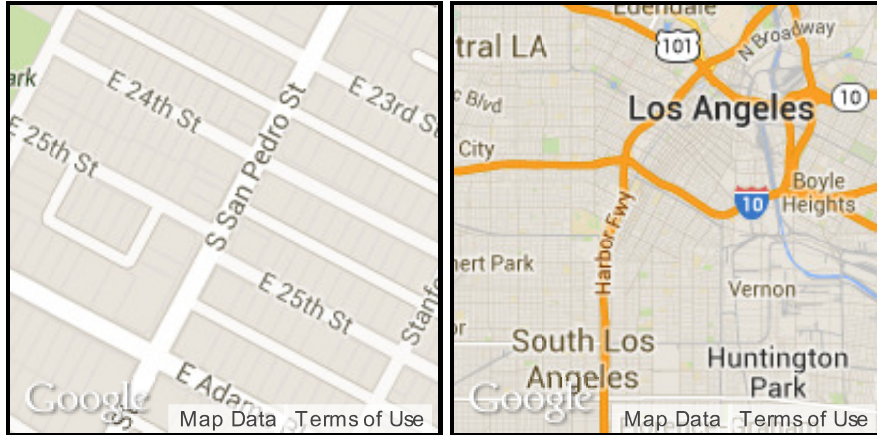
Detailed Summary

Location: 2419 S San Pedro Los Angeles CA

Address: 2419 S San Pedro Los Angeles CA

Latitude: 34° : 01' : 21"

Longitude: -118° : 15' : 38"



Description	0.5 Miles	1 Miles	2 Miles
Square Miles	0.898987	2.915404	11.877703
Population Density	19,481.9	15,174.9	16,211.6

POPULATION BY YEAR

Population (4/1/2000)	18,012	45,448	178,659
Population (4/1/2010)	17,514	44,241	192,556
Population (1/1/2013)	17,791	44,890	194,949
Population (1/1/2018)	18,624	46,735	202,020

HOUSEHOLDS BY YEAR

Households (1/1/2013)	3,992	10,396	55,889
Households (1/1/2018)	4,203	10,945	58,809

FAMILY CHARACTERISTICS

Family Population	16,508	40,048	141,410
Families	3,337	8,115	30,576
Families, Married with Children Under 18	1,531	3,639	12,010
Other Families, Female Householder, No Husband Present with Children Under 18	647	1,657	6,399
Other Families, Male Householder, No Wife Present with Children Under 18	299	767	2,767

POPULATION BY GENDER

Population, Male	8,853	22,700	101,271
Population, Female	8,661	21,541	91,285

POPULATION BY AGE

Population, Median Age	27.6	27.9	28.1
Population Aged 0 to 5 Years	2,031	5,055	17,424
Population Aged 6 to 11 Years	1,867	4,700	15,871
Population Aged 12 to 17 Years	1,954	4,824	16,703

Population Aged 18 to 24 Years	2,157	5,396	35,674
Population Aged 25 to 34 Years	2,883	7,455	33,853
Population Aged 35 to 44 Years	2,669	6,673	26,623
Population Aged 45 to 54 Years	1,844	4,825	21,186
Population Aged 55 to 64 Years	1,124	2,979	13,723
Population Aged 65 to 74 Years	570	1,411	6,761
Population Aged 75 to 84 Years	301	672	3,488
Population Aged 85 Years and Older	114	251	1,250

POPULATION BY RACE

White Population, Alone	5,962	15,071	69,084
Black Population, Alone	874	3,581	23,299
Asian Population, Alone	202	498	12,826
American Indian and Alaska Native Population, Alone	180	507	2,019
Other Race Population, Alone	9,557	22,739	76,585
Two or More Races Population	739	1,845	8,743

POPULATION BY ETHNICITY

Hispanic Population	16,351	39,567	137,078
White Non-Hispanic Population	94	624	17,719

GENERAL POPULATION CHARACTERISTICS

Population, Speaks Spanish (Pop 5+)	14,277	35,500	120,976
Population, Citizenship - Foreign Born - Not a Citizen	7,128	18,521	68,993

DETAILED HOUSEHOLD CHARACTERISTICS

Household, Average Size	4.42	4.20	3.21
Households, 1 Person	427	1,602	18,084
Households, 2 Person	502	1,411	9,965
Households, 3 Person	589	1,442	6,219
Households, 4 Person	721	1,637	6,529
Households, 5 Person	662	1,539	5,301
Households, 6 Person	391	973	3,341
Households, 7 or More Person	653	1,645	5,412

HOUSING UNITS BY OCCUPANCY

Housing, Units	4,143	10,840	60,510
Housing, Occupied Units	3,945	10,249	54,851
Housing, Vacant Units	198	591	5,659
Housing, Vacant Units For Rent	101	340	3,158
Housing, Vacant Units Rented, Not Occupied	2	11	96

HOUSING UNITS BY TENURE

Housing, Owner Occupied	835	2,031	8,915
Housing, Renter Occupied	3,110	8,218	45,936

OCCUPIED HOUSING STRUCTURES

Housing, Occupied Units	3,945	10,249	54,851
Housing, Structure with 1 Unit Detached	1,435	3,858	13,455
Housing, Structure with 1 Unit Attached	661	1,677	6,192
Housing, Structure with 2 Units	223	571	2,068
Housing, Structure with 3-4 Units	569	1,252	5,258
Housing, Structure with 5-9 Units	466	774	3,744
Housing, Structure with 10-19 Units	373	828	4,192

Housing, Structure with 20-49 Units	210	945	7,813
Housing, Structure with 50+ Units	120	795	17,491
Housing, Structure Mobile Home	55	100	204
Housing, Structure Boat, RV, Van, Other	31	40	93

RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE

Housing, Median Rent (\$)	787	758	774
Housing, Renter Occupied	3,110	8,218	45,936
Housing, Rent less than \$250	83	219	4,655
Housing, Rent \$250-\$499	370	1,034	5,968
Housing, Rent \$500-\$749	922	2,695	11,076
Housing, Rent \$750-\$999	1,057	2,352	9,209
Housing, Rent \$1,000-\$1,249	258	792	4,256
Housing, Rent \$1,250-\$1,499	205	473	3,355
Housing, Rent \$1,500-\$1,999	158	471	4,445
Housing, Rent \$2,000+	10	10	2,201
Housing, No Cash Rent	47	172	771

OWNER OCCUPIED HOUSEHOLDS BY MORTGAGE

Housing, Owner Occupied	835	2,031	8,915
Housing, Owner Households, With Mortgage Any	635	1,645	7,510
Housing, Owner Households, With No Mortgage	200	386	1,405

OWNER OCCUPIED HOUSEHOLDS BY HOME VALUE

Housing, Owner Occupied	835	2,031	8,915
Housing, Median Value Owner Households (\$)	364,286	351,023	359,231
Housing, Owner Households Valued Less than \$10,000	0	0	38
Housing, Owner Households Valued \$10,000-\$14,999	0	0	0
Housing, Owner Households Valued \$15,000-\$19,999	0	0	0
Housing, Owner Households Valued \$20,000-\$24,999	0	0	49
Housing, Owner Households Valued \$25,000-\$29,999	0	0	14
Housing, Owner Households Valued \$30,000-\$34,999	0	0	72
Housing, Owner Households Valued \$35,000-\$39,999	0	0	11
Housing, Owner Households Valued \$40,000-\$49,999	0	0	7
Housing, Owner Households Valued \$50,000-\$59,999	0	13	14
Housing, Owner Households Valued \$60,000-\$69,999	0	0	25
Housing, Owner Households Valued \$70,000-\$79,999	0	0	2
Housing, Owner Households Valued \$80,000-\$89,999	0	0	43
Housing, Owner Households Valued \$90,000-\$99,999	0	27	48
Housing, Owner Households Valued \$100,000-\$124,999	17	41	251
Housing, Owner Households Valued \$125,000-\$149,999	0	5	160
Housing, Owner Households Valued \$150,000-\$174,999	35	135	631
Housing, Owner Households Valued \$175,000-\$199,999	67	120	285
Housing, Owner Households Valued \$200,000-\$249,999	66	171	727
Housing, Owner Households Valued \$250,000-\$299,999	93	279	948
Housing, Owner Households Valued \$300,000-\$399,999	217	440	1,912
Housing, Owner Households Valued \$400,000-\$499,999	133	349	1,728
Housing, Owner Households Valued \$500,000-\$749,999	119	344	1,626
Housing, Owner Households Valued \$750,000-\$999,999	6	12	150
Housing, Owner Households Valued More than \$1,000,000	82	95	174

DETAILED INCOME CHARACTERISTICS

Household Income, Median (\$)	32,016	32,007	27,065
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Household Income, Average (\$)	43,819	42,200	41,024
Household Income, Per Capita (\$)	9,951	10,534	12,762

HOUSEHOLDS BY INCOME

Households with Income Less than \$15,000	915	2,182	17,602
Households with Income \$15,000 to \$24,999	565	1,771	8,449
Households with Income \$25,000 to \$34,999	702	1,672	6,655
Households with Income \$35,000 to \$49,999	561	1,722	6,947
Households with Income \$50,000 to \$74,999	618	1,648	7,048
Households with Income \$75,000 to \$99,999	284	621	3,407
Households with Income \$100,000 to \$124,999	163	304	1,750
Households with Income \$125,000 to \$149,999	78	126	1,020
Households with Income \$150,000 to \$199,999	25	70	1,093
Households with Income \$200,000 and Over	34	133	880

LABOR FORCE CHARACTERISTICS (POP 16+)

Employment Potential (Pop 16+)	12,313	31,265	148,088
Employment, Civilian Total (Pop 16+)	7,128	17,599	75,995
Employment, Civilian Males (Pop 16+)	4,467	10,891	45,251
Employment, Civilian Females (Pop 16+)	2,661	6,708	30,744
BLOCK GROUP COUNT	11	30	118