

# Laundromat123.com

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



## PRESENTATION

<b>LAUNDRY NAME:</b>	Launderland	<b>LISTED PRICE:</b>	\$765,000.00
<b>Address:</b>	7958 Santa Monica Blvd	<b>Monthly Income:</b>	\$29,195.00
<b>City:</b>	West Hollywood	<b>Monthly Expenses:</b>	▪ \$16,125.00
<b>State, Zip:</b>	CA, 90046	<b>Net Income:</b>	▪ \$13,070.00
<b>County:</b>	Los Angeles		
<b>Cross Street:</b>	Hayworth Ave		

## DETAIL OF EXPENSES

<b>Rent:</b>	\$6,212.00	21%
<b>NNN or CAM:</b>		0%
<b>Utilities:</b>	\$4,885.00	17%
<b>Insurance:</b>	* \$221.00	1%
<b>Repair Parts:</b>	* \$600.00	2%
<b>Repair Labor:</b>	* \$600.00	2%
<b>Cleaning Labor:</b>	* \$2,200.00	8%
<b>Cleaning Supplies:</b>	* \$50.00	0%
<b>Vending Product:</b>	\$677.00	2%
<b>Toilet Lock &amp; Rentals:</b>	\$20.00	0%
<b>Personal Property Tax:</b>	\$200.00	1%
<b>Alarm &amp; Video:</b>	* \$100.00	0%
<b>Accounting:</b>	* \$10.00	0%
<b>Advertising:</b>	* \$25.00	0%
<b>Trash:</b>	\$225.00	1%
<b>Misc:</b>	* \$100.00	0%

\* Up to individual owner's management decisions

## LEASE INFORMATION

<b>Amount:</b>	▪ \$6,212.00
<b>NNN or CAM:</b>	▪ \$0.00
<b>Years Remaining:</b>	
<b>Option Term:</b>	
<b>Lease Deposit:</b>	

## STORE INFORMATION

<b>Size of Store:</b>	2,785
<b>Age of Store:</b>	Moderate
<b>Hours Open:</b>	6 AM- 11 PM
<b>Center Type:</b>	Strip Center
<b>Parking:</b>	Shared
<b>Exposure:</b>	Good
<b>Population:</b>	See Demographics
<b>Sale Reason:</b>	Personal

## INCOME DETAILS

<b>Current or Projected:</b>	Actual
<b>Monthly Gross:</b>	▪ \$29,195.00
<b>Times Gross:</b>	▪ 26
<b>Times Net:</b>	▪ 59
<b>Cash on Cash:</b>	▪ 21.7%

## FINANCING

<b>Down Payment:</b>	\$355,000.00
<b>Amount Financed:</b>	▪ \$410,000.00
<b>Lender:</b>	Example Only!
<b>Interest Rate:</b>	7% for 7 years
<b>Payment:</b>	\$6,640.78
<b>Spendable:</b>	▪ \$6,429.22

## EQUIPMENT

<b>Topload:</b>	39 Maytag TL
<b>Topload:</b>	
<b>Frontload:</b>	12 Continental 20-lb
<b>Frontload:</b>	8 Continental 30-lb
<b>Frontload:</b>	
<b>Frontload:</b>	
<b>Dryer:</b>	30 Dexter (60 pockets)
<b>Dryer:</b>	
<b>Changer:</b>	
<b>Changer:</b>	3
<b>Soap Machine:</b>	2
<b>Bag Machine:</b>	
<b>Toilet Lock:</b>	
<b>Soda:</b>	
<b>Candy:</b>	
<b>Video Games:</b>	
<b>Water Heater:</b>	1 Lochinvar
<b>Other:</b>	

## COMMENTS

**High Income Laundromat in West Hollywood  
Great Demographics!**

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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.

# HIGH INCOME LAUNDROMAT IN WEST HOLLYWOOD!!!



7958 SANTA MONICA BL  
WEST HOLLYWOOD





# Laundromat123.com

1263 N. Tustin Ave, Anaheim, CA 92807

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☎ 714-630-WASH (9274)



## SITE SELECTION ANALYSIS

**LOCATION:** 7958 Santa Monica Los Angeles CA 90046

### 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 checked="" type="checkbox"/>	1	Less Than 20%
<input type="checkbox"/>	4	21% to 28%
<input type="checkbox"/>	5	29% to 36%
<input 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"/>	8	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 checked="" type="checkbox"/>	4	One Space for Every 400 SqFt Of Store
<input type="checkbox"/>	5	One Space for Every 300 SqFt Of Store

### PTS LAUNDROMATS WITHIN 1 MILE

<input 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 checked="" 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 checked="" type="checkbox"/>	3	Neighborhood Shopping Center
<input type="checkbox"/>	4	Major Shopping Center with Large Food Store
<input 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 checked="" type="checkbox"/>	3	End Unit
<input 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

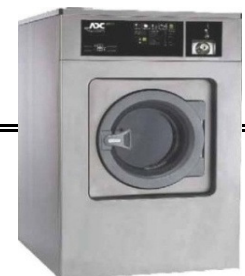
### PTS ENTRANCES TO SITE

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

### NUMERICAL RATING

**59** 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

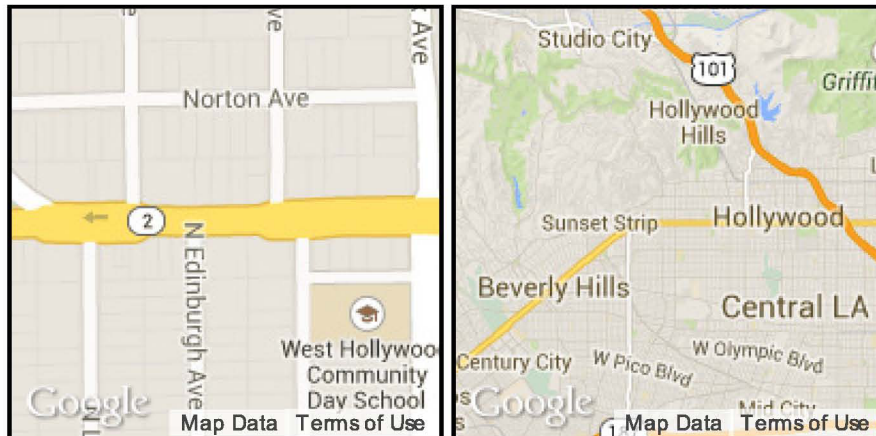
## Detailed Summary

**Location: 7958 Santa Monica Blvd**

**Address: 7958 Santa Monica Blvd, Los Angeles**

**Latitude: 34° : 05' : 26"**

**Longitude: -118° : 21' : 48"**



Description	0.5 Miles	1 Miles	2 Miles
<b>Square Miles</b>	0.629053	3.135162	13.208342
<b>Population Density</b>	24,563.9	15,969.8	11,145.1

### POPULATION BY YEAR

<b>Population (4/1/2000)</b>	16,046	52,266	148,410
<b>Population (4/1/2010)</b>	15,452	50,068	147,208
<b>Population (1/1/2013)</b>	15,747	51,133	150,029
<b>Population (1/1/2018)</b>	16,441	53,408	156,612

### HOUSEHOLDS BY YEAR

<b>Households (1/1/2013)</b>	10,187	31,414	84,450
<b>Households (1/1/2018)</b>	10,717	33,052	88,842

### FAMILY CHARACTERISTICS

<b>Family Population</b>	4,781	17,987	67,943
<b>Families</b>	1,923	6,988	24,118
<b>Families, Married with Children Under 18</b>	284	1,297	6,418
<b>Other Families, Female Householder, No Husband Present with Children Under 18</b>	154	534	1,897
<b>Other Families, Male Householder, No Wife Present with Children Under 18</b>	58	193	678

### POPULATION BY GENDER

<b>Population, Male</b>	8,522	27,100	76,984
<b>Population, Female</b>	6,930	22,968	70,224

### POPULATION BY AGE

<b>Population, Median Age</b>	39.6	39.3	37.7
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Population Aged 0 to 5 Years	292	1,327	6,103
Population Aged 6 to 11 Years	173	807	4,508
Population Aged 12 to 17 Years	208	803	4,242
Population Aged 18 to 24 Years	1,201	3,769	12,937
Population Aged 25 to 34 Years	4,416	14,038	38,359
Population Aged 35 to 44 Years	3,092	10,043	28,097
Population Aged 45 to 54 Years	2,131	6,961	19,587
Population Aged 55 to 64 Years	1,566	5,144	14,422
Population Aged 65 to 74 Years	980	3,116	8,708
Population Aged 75 to 84 Years	870	2,478	6,316
Population Aged 85 Years and Older	523	1,582	3,929

**POPULATION BY RACE**

White Population, Alone	13,076	42,362	115,621
Black Population, Alone	489	1,619	5,841
Asian Population, Alone	806	2,778	14,006
American Indian and Alaska Native Population, Alone	61	134	428
Other Race Population, Alone	408	1,349	5,711
Two or More Races Population	612	1,826	5,601

**POPULATION BY ETHNICITY**

Hispanic Population	1,563	4,861	16,603
White Non-Hispanic Population	12,129	39,373	106,304

**GENERAL POPULATION CHARACTERISTICS**

Population, Speaks Spanish (Pop 5+)	1,540	4,621	14,454
Population, Citizenship - Foreign Born - Not a Citizen	1,512	4,919	18,642

**DETAILED HOUSEHOLD CHARACTERISTICS**

Household, Average Size	1.53	1.61	1.75
Households, 1 Person	5,928	17,079	42,824
Households, 2 Person	3,234	10,415	27,141
Households, 3 Person	623	2,211	7,347
Households, 4 Person	174	825	3,755
Households, 5 Person	43	214	1,226
Households, 6 Person	6	51	444
Households, 7 or More Person	9	43	315

**HOUSING UNITS BY OCCUPANCY**

Housing, Units	10,832	33,436	90,276
Housing, Occupied Units	10,017	30,838	83,052
Housing, Vacant Units	815	2,598	7,224
Housing, Vacant Units For Rent	442	1,450	4,044
Housing, Vacant Units Rented, Not Occupied	40	93	246

**HOUSING UNITS BY TENURE**

Housing, Owner Occupied	1,481	6,501	19,558
Housing, Renter Occupied	8,536	24,337	63,494

**OCCUPIED HOUSING STRUCTURES**

Housing, Occupied Units	10,017	30,838	83,052
Housing, Structure with 1 Unit Detached	613	4,053	15,409
Housing, Structure with 1 Unit Attached	141	635	2,115
Housing, Structure with 2 Units	332	1,361	3,658

Housing, Structure with 3-4 Units	335	1,959	5,426
Housing, Structure with 5-9 Units	1,917	5,549	10,859
Housing, Structure with 10-19 Units	3,771	7,874	14,846
Housing, Structure with 20-49 Units	2,851	7,860	19,523
Housing, Structure with 50+ Units	852	4,057	18,241
Housing, Structure Mobile Home	20	88	138
Housing, Structure Boat, RV, Van, Other	0	0	61

**RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE**

Housing, Median Rent (\$)	1,170	1,264	1,366
Housing, Renter Occupied	8,536	24,337	63,494
Housing, Rent less than \$250	273	747	1,450
Housing, Rent \$250-\$499	520	1,278	2,093
Housing, Rent \$500-\$749	794	1,436	3,454
Housing, Rent \$750-\$999	1,243	3,361	8,079
Housing, Rent \$1,000-\$1,249	2,056	4,922	11,233
Housing, Rent \$1,250-\$1,499	1,725	4,757	10,602
Housing, Rent \$1,500-\$1,999	1,345	4,914	14,681
Housing, Rent \$2,000+	502	2,596	10,835
Housing, No Cash Rent	78	326	1,067

**OWNER OCCUPIED HOUSEHOLDS BY MORTGAGE**

Housing, Owner Occupied	1,481	6,501	19,558
Housing, Owner Households, With Mortgage Any	1,227	5,252	15,274
Housing, Owner Households, With No Mortgage	254	1,249	4,284

**OWNER OCCUPIED HOUSEHOLDS BY HOME VALUE**

Housing, Owner Occupied	1,481	6,501	19,558
Housing, Median Value Owner Households (\$)	613,473	698,716	897,660
Housing, Owner Households Valued Less than \$10,000	0	0	31
Housing, Owner Households Valued \$10,000-\$14,999	0	0	3
Housing, Owner Households Valued \$15,000-\$19,999	0	0	3
Housing, Owner Households Valued \$20,000-\$24,999	0	0	14
Housing, Owner Households Valued \$25,000-\$29,999	0	14	17
Housing, Owner Households Valued \$30,000-\$34,999	0	1	4
Housing, Owner Households Valued \$35,000-\$39,999	0	17	20
Housing, Owner Households Valued \$40,000-\$49,999	0	1	6
Housing, Owner Households Valued \$50,000-\$59,999	0	1	6
Housing, Owner Households Valued \$60,000-\$69,999	0	1	7
Housing, Owner Households Valued \$70,000-\$79,999	0	1	9
Housing, Owner Households Valued \$80,000-\$89,999	0	1	21
Housing, Owner Households Valued \$90,000-\$99,999	0	17	54
Housing, Owner Households Valued \$100,000-\$124,999	0	42	96
Housing, Owner Households Valued \$125,000-\$149,999	0	13	96
Housing, Owner Households Valued \$150,000-\$174,999	0	82	116
Housing, Owner Households Valued \$175,000-\$199,999	0	13	66
Housing, Owner Households Valued \$200,000-\$249,999	85	113	194
Housing, Owner Households Valued \$250,000-\$299,999	10	11	279
Housing, Owner Households Valued \$300,000-\$399,999	184	488	1,077
Housing, Owner Households Valued \$400,000-\$499,999	240	902	1,790
Housing, Owner Households Valued \$500,000-\$749,999	488	1,928	3,863
Housing, Owner Households Valued \$750,000-\$999,999	168	995	3,398
Housing, Owner Households Valued More than \$1,000,000	306	1,860	8,388

**DETAILED INCOME CHARACTERISTICS**

<b>Household Income, Median (\$)</b>	49,689	59,490	62,887
<b>Household Income, Average (\$)</b>	74,654	90,302	101,609
<b>Household Income, Per Capita (\$)</b>	49,110	56,115	57,841

**HOUSEHOLDS BY INCOME**

<b>Households with Income Less than \$15,000</b>	1,679	4,623	11,617
<b>Households with Income \$15,000 to \$24,999</b>	1,267	3,013	7,305
<b>Households with Income \$25,000 to \$34,999</b>	1,000	2,611	6,827
<b>Households with Income \$35,000 to \$49,999</b>	1,085	3,236	8,830
<b>Households with Income \$50,000 to \$74,999</b>	1,765	5,100	13,477
<b>Households with Income \$75,000 to \$99,999</b>	1,000	3,450	9,152
<b>Households with Income \$100,000 to \$124,999</b>	683	2,784	7,156
<b>Households with Income \$125,000 to \$149,999</b>	533	1,573	4,477
<b>Households with Income \$150,000 to \$199,999</b>	464	1,745	5,303
<b>Households with Income \$200,000 and Over</b>	541	2,703	8,908

**LABOR FORCE CHARACTERISTICS (POP 16+)**

<b>Employment Potential (Pop 16+)</b>	14,840	47,374	133,707
<b>Employment, Civilian Total (Pop 16+)</b>	9,757	32,012	88,881
<b>Employment, Civilian Males (Pop 16+)</b>	6,176	18,605	49,563
<b>Employment, Civilian Females (Pop 16+)</b>	3,581	13,407	39,318
<b>BLOCK GROUP COUNT</b>	12	39	115

# PROJECTED INCOME BY "TURNS PER DAY" CALCULATION



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## INCOME PROJECTION

LOCATION: 7958 Santa Monica, Los Angeles CA

### WASHERS

NO.	BRAND	PRICE	3 TURNS	4 TURNS	5 TURNS	6 TURNS	7 TURNS
39	TL WASHERS	\$1.50	\$5,265.00	\$7,020.00	\$8,775.00	\$10,530.00	\$12,285.00
12	20-LB	\$2.50	\$2,700.00	\$3,600.00	\$4,500.00	\$5,400.00	\$6,300.00
8	30-LB	\$3.50	\$2,520.00	\$3,360.00	\$4,200.00	\$5,040.00	\$5,880.00
0	40-LB	\$4.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0	55-LB	\$4.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0	80-LB	\$6.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**TOTAL WASH INCOME:** \$10,485.00 \$13,980.00 \$17,475.00 \$20,970.00 \$24,465.00

### DRYERS

PRICE	MINUTES	BRAND	3 TURNS	4 TURNS	5 TURNS	6 TURNS	7 TURNS
0.25	10	DEXTER	\$3,053.25	\$4,071.00	\$5,088.75	\$6,106.50	\$7,124.25

**TOTAL DRY INCOME:** \$3,053.25 \$4,071.00 \$5,088.75 \$6,106.50 \$7,124.25

### OTHER INCOME

<b>SOAP MACHINE:</b>	\$200.00	\$204.00	\$208.08	\$212.24	\$216.49
<b>TELEPHONE:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>VIDEO GAMES</b>	\$200.00	\$204.00	\$208.08	\$212.24	\$216.49
<b>PAY TOILET:</b>	\$100.00	\$102.00	\$104.04	\$106.12	\$108.24
<b>SODA:</b>	\$150.00	\$153.00	\$156.06	\$159.18	\$162.36
<b>CANDY:</b>	\$120.00	\$122.40	\$124.85	\$127.34	\$129.89
<b>FLUFF &amp; FOLD:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>OTHER:</b>	\$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
<b>WASH, DRY &amp; OTHER INCOME:</b>	\$14,308.25	\$18,836.40	\$23,364.86	\$27,893.63	\$32,422.72

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