

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

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: \$765,000.00
Monthly Income: \$36,151.00
Monthly Expenses: \$24,351.00
Net Income: \$11,800.00

INCOME DETAILS

Current or Projected: Actual
Monthly Gross: \$36,151.00
Times Gross: 21
Times Net: 65
Cash on Cash: 23.5%

DETAIL OF EXPENSES

Rent:	\$8,750.00	24%
NNN or CAM:		0%
Utilities:	\$9,938.00	27%
Insurance:	\$407.00	1%
Repair Parts:	* \$600.00	2%
Repair Labor:	* \$600.00	2%
Cleaning Labor:	* \$2,800.00	8%
Cleaning Supplies:	* \$50.00	0%
Vending Product:	\$526.00	1%
Toilet Lock & Rentals:	\$20.00	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:	* \$100.00	0%

* Up to individual owner's management decisions

FINANCING

Down Payment: \$365,000.00
Amount Financed: \$400,000.00
Lender: Example Only!
Interest Rate: 7% for 10 years
Payment: \$4,644.34
Spendable: \$7,155.66

EQUIPMENT

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

LEASE INFORMATION

Amount: \$8,750.00
NNN or CAM:
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

COMMENTS

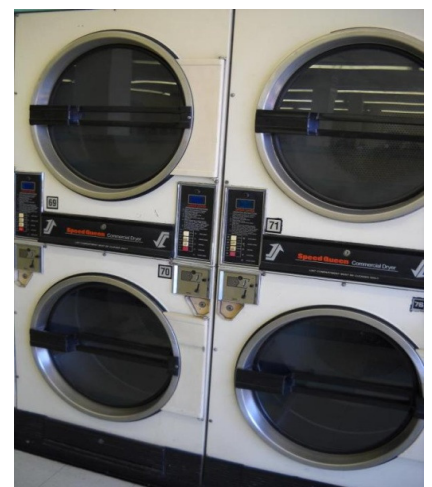
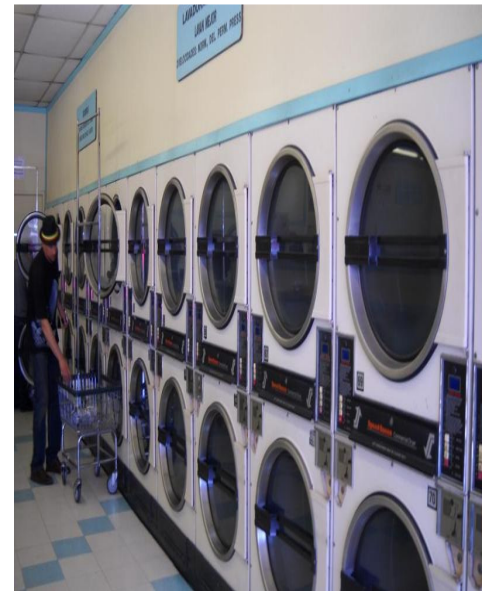
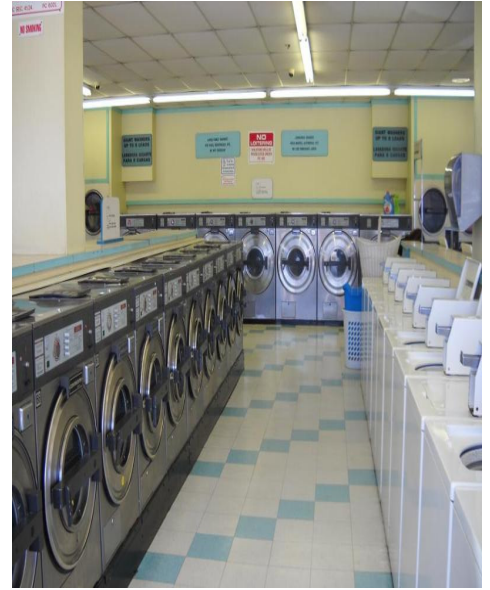
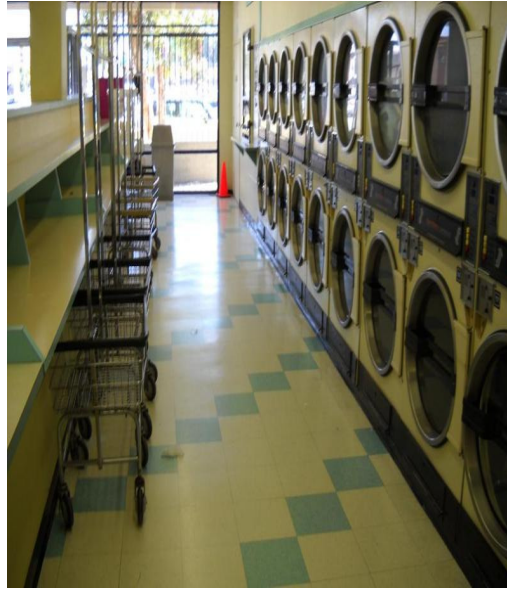
Laundromat located in Venice Blvd and La Cienega.
Good Exposure!

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

<input type="checkbox"/>	1	Below 25,000
<input type="checkbox"/>	4	25,000 to 29,999
<input checked="" type="checkbox"/>	6	30,000 to 34,999
<input 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 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 checked="" 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"/>	5	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 type="checkbox"/>	2	Mostly Glass Front
<input checked="" 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

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

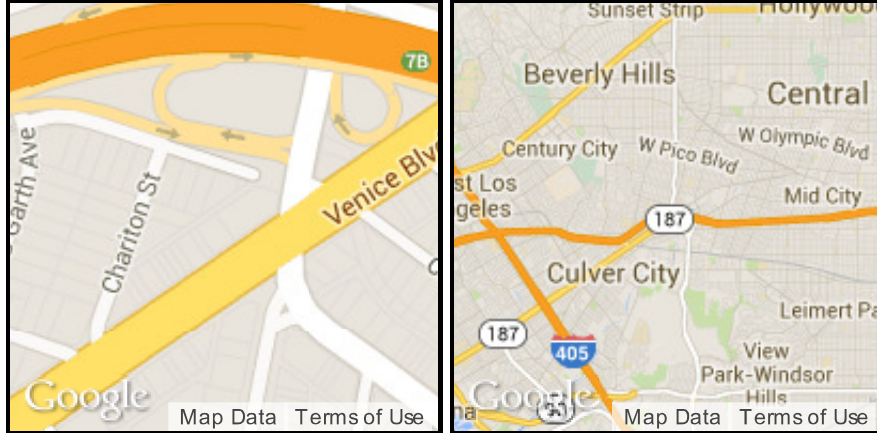
Detailed Summary

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 to 17 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
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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