



**LARRY LARSEN, REALTOR®** 00494620  
**Laundromat123.com**  
 1263 N. Tustin Ave, Anaheim, CA 92807  
 ✉ Laundromat123@aol.com  
 ☎ **714-630-WASH (9274)**



rev. 4/16/2016

**PRESENTATION**

<b>LAUNDRY NAME:</b>	Coin Laundry	<b>LISTED PRICE:</b>	\$150,000.00
<b>Address:</b>	901 N Western Ave	<b>Monthly Income:</b>	\$19,804.00
<b>City:</b>	Los Angeles	<b>Monthly Expenses:</b>	▪ \$15,751.00
<b>State, Zip:</b>	CA, 90029	<b>Net Income:</b>	▪ \$4,053.00
<b>County:</b>	Los Angeles		
<b>Cross Street:</b>	Lemon Grove Ave		

**INCOME DETAILS**

**Current or Projected:** Actual  
**Monthly Gross:** ▪ \$19,804.00  
**Times Gross:** ▪ 8  
**Times Net:** ▪ 37  
**Cash on Cash:** ▪ 76.0%

**FINANCING**

**Down Payment:** \$50,000.00  
**Amount Financed:** ▪ \$100,000.00  
**Lender:** Example Only!  
**Interest Rate:** 6% for 120 months  
**Payment:** \$888.16  
**Spendable:** ▪ \$3,164.84

**EQUIPMENT**

**Topload:** 24 Maytag TL  
**Topload:**  
**Frontload:** 10 Continental 20-lb  
**Frontload:** 6 Milnor 35  
**Frontload:**  
**Frontload:** 3 Continental 80-lb  
**Dryer:** 21 Huebsch/ Dexter (42 pockets)  
**Dryer:**  
**Changer:**  
**Changer:** 2  
**Soap Machine:** 1  
**Bag Machine:**  
**Toilet Lock:**  
**Soda:**  
**Candy:**  
**Video Games:**  
**Water Heater:** 3 Paloma  
**Other:**

**COMMENTS**

This Laundromat has the potential to do more.  
 Look at the demographics...one of LA's best!

**DETAIL OF EXPENSES**

<b>Rent:</b>	<b>\$6,800.00</b>	34%
<b>NNN or CAM:</b>		0%
<b>Utilities</b>	<b>\$4,850.00</b>	24%
<b>Insurance:</b>	<b>\$163.00</b>	1%
<b>Repair Parts:</b> *	<b>\$500.00</b>	3%
<b>Repair Labor:</b> *	<b>\$400.00</b>	2%
<b>6 Hours Cleaning Labor:</b> *	<b>\$1,620.00</b>	8%
<b>Cleaning Supplies:</b>	<b>\$50.00</b>	0%
<b>Vending Product:</b>	<b>\$813.00</b>	4%
<b>Toilet Lock &amp; Rentals:</b>	<b>\$20.00</b>	0%
<b>Personal Property Tax:</b>	<b>\$200.00</b>	1%
<b>Alarm &amp; Video:</b>	<b>\$100.00</b>	1%
<b>Accounting:</b> *	<b>\$10.00</b>	0%
<b>Advertising:</b> *	<b>\$25.00</b>	0%
<b>Trash:</b>	<b>\$100.00</b>	1%
<b>Misc:</b> *	<b>\$100.00</b>	1%

**LEASE INFORMATION**

**Amount:** ▪ \$6,800.00  
**NNN or CAM:** ▪ \$0.00  
**Years Remaining:**  
**Option Term:**  
**Lease Deposit:**

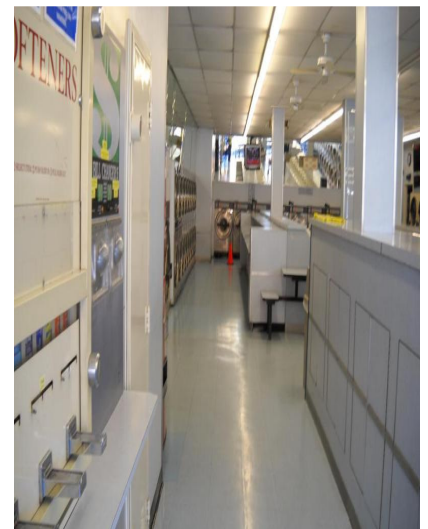
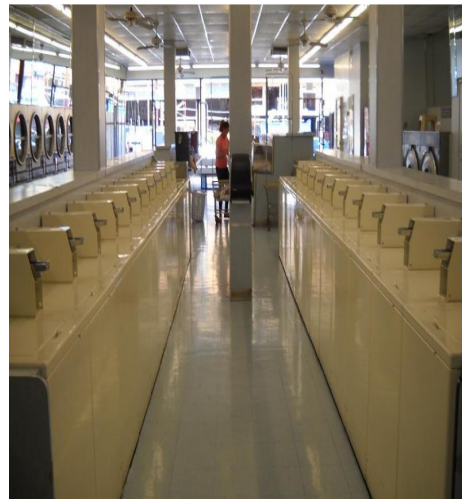
**STORE INFORMATION**

**Size of Store:** 2,592  
**Age of Store:** Moderate  
**Hours Open:** 6 AM- 10 PM  
**Center Type:** Strip Center  
**Parking:** Shared  
**Exposure:** Good  
**Population:** See Demographics  
**Sale Reason:** Personal

*\* 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.*

# GREAT LAUNDROMAT AREA!!!





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## SITE SELECTION ANALYSIS

LOCATION: 901 N Western Ave 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 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 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 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 checked="" type="checkbox"/>	2	Same Center as Major Fast Food
<input 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

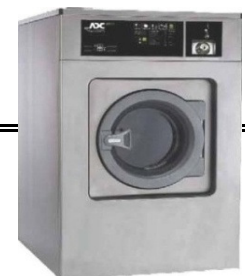
<input type="checkbox"/>	1	Neighborhood Street
<input type="checkbox"/>	2	Not directly on Major Street
<input type="checkbox"/>	3	Medium Arterial Street
<input checked="" type="checkbox"/>	4	Busy Major Arterial Street

### 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**  
**65 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

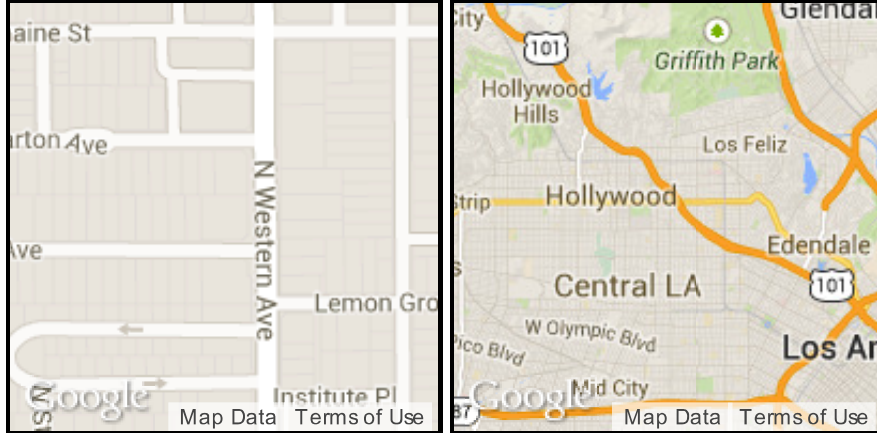
## Detailed Summary

**Location:** 901 N Western Ave Los Angeles CA

**Address:** 901 N Western Ave Los Angeles CA

**Latitude:** 34° : 05' : 12"

**Longitude:** -118° : 18' : 34"



	<b>Description 0.5 Miles</b>	<b>1 Miles</b>	<b>2 Miles</b>
<b>Square Miles</b>	0.911692	3.181001	12.749443
<b>Population Density</b>	25,292.5	24,344.5	20,648.0

### POPULATION BY YEAR

<b>Population (4/1/2000)</b>	24,291	84,977	285,229
<b>Population (4/1/2010)</b>	23,059	77,440	263,250
<b>Population (1/1/2013)</b>	23,658	79,047	267,855
<b>Population (1/1/2018)</b>	24,674	82,312	278,890

### HOUSEHOLDS BY YEAR

<b>Households (1/1/2013)</b>	8,144	28,570	112,539
<b>Households (1/1/2018)</b>	8,567	30,067	118,409

### FAMILY CHARACTERISTICS

<b>Family Population</b>	18,217	59,618	180,585
<b>Families</b>	4,817	16,563	53,476
<b>Families, Married with Children Under 18</b>	1,556	5,182	16,068
<b>Other Families, Female Householder, No Husband Present with Children Under 18</b>	846	2,629	7,150
<b>Other Families, Male Householder, No Wife Present with Children Under 18</b>	371	1,100	3,026

### POPULATION BY GENDER

<b>Population, Male</b>	11,755	39,264	134,383
<b>Population, Female</b>	11,304	38,176	128,867

### POPULATION BY AGE

<b>Population, Median Age</b>	33.9	34.6	35.2
<b>Population Aged 0 to 5 Years</b>	1,700	5,293	15,750
<b>Population Aged 6 to 11 Years</b>	1,614	5,065	14,505
<b>Population Aged 12 to 17 Years</b>	1,800	5,723	15,851

Population Aged 18 to 24 Years	2,736	9,129	28,722
Population Aged 25 to 34 Years	4,115	14,067	55,910
Population Aged 35 to 44 Years	3,589	12,325	44,810
Population Aged 45 to 54 Years	3,068	10,567	35,592
Population Aged 55 to 64 Years	2,134	7,683	25,949
Population Aged 65 to 74 Years	1,174	4,191	14,348
Population Aged 75 to 84 Years	781	2,475	8,548
Population Aged 85 Years and Older	348	922	3,265

**POPULATION BY RACE**

White Population, Alone	9,444	34,066	120,346
Black Population, Alone	695	2,684	11,581
Asian Population, Alone	3,091	13,249	61,333
American Indian and Alaska Native Population, Alone	235	614	1,832
Other Race Population, Alone	8,383	22,984	56,468
Two or More Races Population	1,211	3,843	11,690

**POPULATION BY ETHNICITY**

Hispanic Population	15,719	44,218	111,576
White Non-Hispanic Population	3,350	16,292	74,210

**GENERAL POPULATION CHARACTERISTICS**

Population, Speaks Spanish (Pop 5+)	13,783	39,312	98,172
Population, Citizenship - Foreign Born - Not a Citizen	9,537	29,718	88,819

**DETAILED HOUSEHOLD CHARACTERISTICS**

Household, Average Size	2.86	2.70	2.32
Households, 1 Person	2,256	8,241	42,313
Households, 2 Person	1,840	7,201	31,040
Households, 3 Person	1,307	4,605	15,197
Households, 4 Person	1,137	3,932	11,761
Households, 5 Person	745	2,248	5,824
Households, 6 Person	376	1,006	2,588
Households, 7 or More Person	292	778	1,955

**HOUSING UNITS BY OCCUPANCY**

Housing, Units	8,464	29,934	119,991
Housing, Occupied Units	7,953	28,011	110,678
Housing, Vacant Units	511	1,923	9,313
Housing, Vacant Units For Rent	364	1,333	6,200
Housing, Vacant Units Rented, Not Occupied	13	95	295

**HOUSING UNITS BY TENURE**

Housing, Owner Occupied	765	3,068	14,641
Housing, Renter Occupied	7,188	24,943	96,037

**OCCUPIED HOUSING STRUCTURES**

Housing, Occupied Units	7,953	28,011	110,678
Housing, Structure with 1 Unit Detached	1,142	4,092	15,212
Housing, Structure with 1 Unit Attached	493	1,307	3,971
Housing, Structure with 2 Units	444	1,021	3,342
Housing, Structure with 3-4 Units	820	2,817	8,628
Housing, Structure with 5-9 Units	1,501	5,144	13,952
Housing, Structure with 10-19 Units	1,973	7,097	21,231

Housing, Structure with 20-49 Units	1,602	6,044	29,664
Housing, Structure with 50+ Units	482	2,301	23,624
Housing, Structure Mobile Home	7	111	270
Housing, Structure Boat, RV, Van, Other	0	0	97

**RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE**

Housing, Median Rent (\$)	908	897	964
Housing, Renter Occupied	7,188	24,943	96,037
Housing, Rent less than \$250	312	1,156	2,771
Housing, Rent \$250-\$499	306	1,337	4,383
Housing, Rent \$500-\$749	1,543	5,395	17,445
Housing, Rent \$750-\$999	2,176	7,574	26,556
Housing, Rent \$1,000-\$1,249	1,370	4,690	19,424
Housing, Rent \$1,250-\$1,499	772	2,626	11,114
Housing, Rent \$1,500-\$1,999	384	1,481	9,534
Housing, Rent \$2,000+	209	417	3,495
Housing, No Cash Rent	116	267	1,315

**OWNER OCCUPIED HOUSEHOLDS BY MORTGAGE**

Housing, Owner Occupied	765	3,068	14,641
Housing, Owner Households, With Mortgage Any	577	2,374	11,524
Housing, Owner Households, With No Mortgage	188	694	3,117

**OWNER OCCUPIED HOUSEHOLDS BY HOME VALUE**

Housing, Owner Occupied	765	3,068	14,641
Housing, Median Value Owner Households (\$)	495,130	634,038	712,586
Housing, Owner Households Valued Less than \$10,000	0	1	26
Housing, Owner Households Valued \$10,000-\$14,999	0	1	9
Housing, Owner Households Valued \$15,000-\$19,999	0	2	11
Housing, Owner Households Valued \$20,000-\$24,999	0	2	12
Housing, Owner Households Valued \$25,000-\$29,999	0	2	28
Housing, Owner Households Valued \$30,000-\$34,999	0	2	14
Housing, Owner Households Valued \$35,000-\$39,999	1	3	17
Housing, Owner Households Valued \$40,000-\$49,999	1	8	35
Housing, Owner Households Valued \$50,000-\$59,999	1	11	45
Housing, Owner Households Valued \$60,000-\$69,999	1	5	65
Housing, Owner Households Valued \$70,000-\$79,999	6	17	45
Housing, Owner Households Valued \$80,000-\$89,999	16	37	84
Housing, Owner Households Valued \$90,000-\$99,999	1	6	77
Housing, Owner Households Valued \$100,000-\$124,999	1	10	91
Housing, Owner Households Valued \$125,000-\$149,999	1	5	77
Housing, Owner Households Valued \$150,000-\$174,999	20	24	137
Housing, Owner Households Valued \$175,000-\$199,999	1	4	169
Housing, Owner Households Valued \$200,000-\$249,999	10	51	395
Housing, Owner Households Valued \$250,000-\$299,999	28	98	430
Housing, Owner Households Valued \$300,000-\$399,999	148	388	1,274
Housing, Owner Households Valued \$400,000-\$499,999	154	375	1,430
Housing, Owner Households Valued \$500,000-\$749,999	200	899	3,351
Housing, Owner Households Valued \$750,000-\$999,999	136	805	2,801
Housing, Owner Households Valued More than \$1,000,000	39	312	4,018

**DETAILED INCOME CHARACTERISTICS**

Household Income, Median (\$)	34,533	33,389	38,576
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Household Income, Average (\$)	44,294	46,980	61,602
Household Income, Per Capita (\$)	16,126	18,098	26,824

**HOUSEHOLDS BY INCOME**

Households with Income Less than \$15,000	1,422	5,838	21,282
Households with Income \$15,000 to \$24,999	1,341	4,849	15,705
Households with Income \$25,000 to \$34,999	1,273	3,956	14,416
Households with Income \$35,000 to \$49,999	1,406	4,236	16,511
Households with Income \$50,000 to \$74,999	1,305	4,479	18,069
Households with Income \$75,000 to \$99,999	721	2,222	9,219
Households with Income \$100,000 to \$124,999	200	956	5,400
Households with Income \$125,000 to \$149,999	125	633	3,126
Households with Income \$150,000 to \$199,999	104	408	2,796
Households with Income \$200,000 and Over	56	434	4,154

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

Employment Potential (Pop 16+)	18,541	63,252	222,375
Employment, Civilian Total (Pop 16+)	11,186	38,112	138,893
Employment, Civilian Males (Pop 16+)	6,876	22,176	77,757
Employment, Civilian Females (Pop 16+)	4,310	15,936	61,136
<b>BLOCK GROUP COUNT</b>	12	47	175