



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

ver.4/16/2016

**PRESENTATION**

**LAUNDRY NAME:** Laundromat  
**Address:** 3321 Hyde Park  
**City:** Los Angeles  
**State, Zip:** CA, 90043  
**County:** Los Angeles  
**Cross Street:** Crenshaw Blvd

**LISTED PRICE:** \$36,500.00  
**Monthly Income:** \$6,900.00  
**Monthly Expenses:** ▪ \$6,500.00  
**Net Income:** ▪ \$400.00

**DETAIL OF EXPENSES**

<b>Rent:</b>	\$2,400.00	35%
<b>NNN or CAM:</b>	\$1,200.00	17%
<b>Gas:</b>	\$830.00	12%
<b>Water/Sewer:</b>	\$300.00	4%
<b>Electric:</b>	\$450.00	7%
<b>Insurance:</b>	\$150.00	2%
<b>Repair Parts:</b>	\$150.00	2%
<b>Repair Labor:</b>	\$150.00	2%
<b>Cleaning Labor:</b>	<b>\$600.00</b>	9%
<b>Cleaning Supplies:</b>	<b>\$45.00</b>	1%
<b>Vending Product:</b>	\$60.00	1%
<b>Toilet Lock &amp; Rentals:</b>	\$0.00	0%
<b>Personal Property Tax:</b>	\$100.00	1%
<b>Alarm &amp; Video:</b>		0%
<b>Accounting:</b>	\$10.00	0%
<b>Advertising:</b>		0%
<b>Trash:</b>		0%
<b>Misc:</b>	\$55.00	1%
		0%

**INCOME DETAILS**

**Current or Projected:** Actual  
**Monthly Gross:** ▪ \$6,900.00  
**Times Gross:** ▪ 5  
**Times Net:** ▪ 91  
**Cash on Cash:** ▪ 13.2%

**FINANCING**

**Down Payment:** \$36,500.00  
**Amount Financed:** ▪ \$0.00  
**Lender:** Example Only!  
**Interest Rate:**  
**Payment:**  
**Spendable:** ▪ \$400.00

**EQUIPMENT**

**Topload:** 8 Speed Queen 18-lb  
**Topload:** 9 Speed Queen 16-lb  
**Frontload:** 14 Speed Queen 25-lb  
**Frontload:** 6 Milnor 35-lb  
**Frontload:** 2 Speed Queen 60-lb  
**Frontload:**  
**Dryer:** 20 Speed Queen 30-lb  
**Dryer:**  
**Changer:** 2  
**Changer:**  
**Soap Machine:** 1  
**Bag Machine:**  
**Toilet Lock:**  
**Soda:** 1  
**Candy:** 1  
**Video Games:** 0  
**Other:** 1 Surveillance Camera  
**Other:**

**LEASE INFORMATION**

**Amount:** ▪ \$2,400.00  
**NNN or CAM:** ▪ \$1,200.00  
**Years Remaining:** Seller is the landlord  
**Option Term:** Included above  
**Lease Deposit:**

**STORE INFORMATION**

**Size of Store:** 2,444 sqft  
**Age of Store:** 20 years approximate  
**Hours Open:** 6 AM - 9 PM  
**Center Type:** Strip Center  
**Parking:** Shared  
**Exposure:** Very Good  
**Population:** See Demographics  
**Sale Reason:** Lost interest

**COMMENTS** Fixer-upper laundromat with potential! Good location and 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.*

**FIXER UPPER LAUNDROMAT WITH POTENTIAL  
GREAT DEMOGRAPHICS!!!**





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## SITE SELECTION ANALYSIS

LOCATION: 3321 Hyde Park Los Angeles CA 90043

### 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 type="checkbox"/>	-2	Six or More Existing Laundromats
<input checked="" 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"/>	6	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

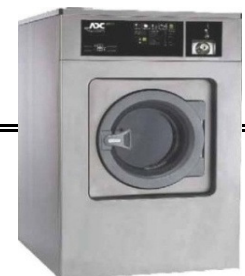
### PTS ENTRANCES TO SITE

<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

**57** TOTAL POINTS

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





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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

# Census 2010 Site Selection Reports & Analysis

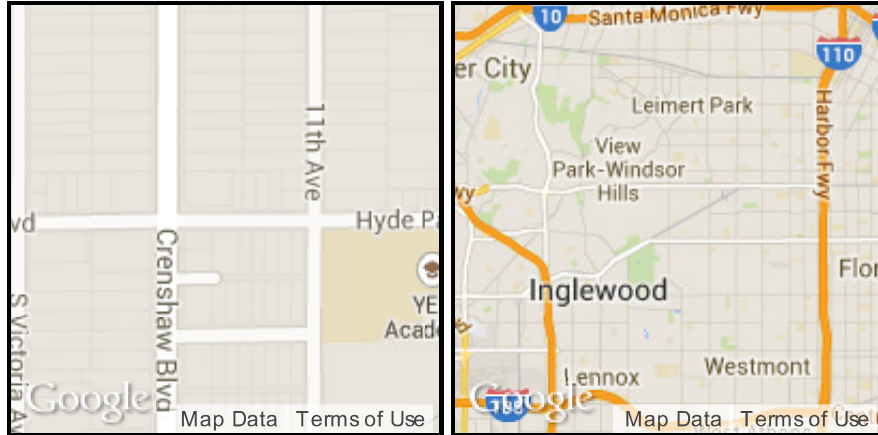
## Detailed Summary

**Location:** Hyde Park

**Address:** 3321 hyde park blvd los angeles

**Latitude:** 33° : 58' : 50"

**Longitude:** -118° : 19' : 48"



	<b>Description 0.5 Miles</b>	<b>1 Miles</b>	<b>2 Miles</b>
<b>Square Miles</b>	0.902324	3.536394	12.472378
<b>Population Density</b>	17,841.7	10,893.9	11,213.3

**POPULATION BY YEAR**

<b>Population (4/1/2000)</b>	16,571	38,600	138,421
<b>Population (4/1/2010)</b>	16,099	38,525	139,856
<b>Population (1/1/2013)</b>	16,433	39,159	142,264
<b>Population (1/1/2018)</b>	17,181	40,930	148,698

**HOUSEHOLDS BY YEAR**

<b>Households (1/1/2013)</b>	5,391	13,175	50,292
<b>Households (1/1/2018)</b>	5,676	13,867	52,929

**FAMILY CHARACTERISTICS**

<b>Family Population</b>	13,876	33,186	118,138
<b>Families</b>	3,572	8,858	32,504
<b>Families, Married with Children Under 18</b>	985	2,350	8,278
<b>Other Families, Female Householder, No Husband Present with Children Under 18</b>	1,103	2,249	7,983
<b>Other Families, Male Householder, No Wife Present with Children Under 18</b>	253	527	1,994

**POPULATION BY GENDER**

<b>Population, Male</b>	7,610	17,899	64,297
<b>Population, Female</b>	8,489	20,626	75,559

**POPULATION BY AGE**

<b>Population, Median Age</b>	31.8	35.5	36.6
<b>Population Aged 0 to 5 Years</b>	1,526	3,104	10,770
<b>Population Aged 6 to 11 Years</b>	1,514	3,213	11,115
<b>Population Aged 12 to 17 Years</b>	1,632	3,653	12,724

Population Aged 18 to 24 Years	1,856	4,101	14,402
Population Aged 25 to 34 Years	2,248	4,958	17,877
Population Aged 35 to 44 Years	2,161	5,135	18,814
Population Aged 45 to 54 Years	2,182	5,589	20,989
Population Aged 55 to 64 Years	1,555	4,324	15,637
Population Aged 65 to 74 Years	896	2,617	9,604
Population Aged 75 to 84 Years	390	1,359	5,723
Population Aged 85 Years and Older	139	472	2,201

**POPULATION BY RACE**

White Population, Alone	2,922	5,943	19,862
Black Population, Alone	7,514	21,791	83,745
Asian Population, Alone	78	310	1,352
American Indian and Alaska Native Population, Alone	109	228	841
Other Race Population, Alone	4,820	8,729	28,222
Two or More Races Population	656	1,524	5,834

**POPULATION BY ETHNICITY**

Hispanic Population	8,140	15,285	49,802
White Non-Hispanic Population	231	670	3,014

**GENERAL POPULATION CHARACTERISTICS**

Population, Speaks Spanish (Pop 5+)	6,881	12,320	41,158
Population, Citizenship - Foreign Born - Not a Citizen	3,029	5,857	19,486

**DETAILED HOUSEHOLD CHARACTERISTICS**

Household, Average Size	3.01	2.94	2.80
Households, 1 Person	1,471	3,546	14,568
Households, 2 Person	1,140	3,103	12,662
Households, 3 Person	860	2,188	8,090
Households, 4 Person	756	1,745	6,196
Households, 5 Person	480	1,106	3,750
Households, 6 Person	280	621	2,010
Households, 7 or More Person	311	689	2,300

**HOUSING UNITS BY OCCUPANCY**

Housing, Units	5,775	13,945	52,942
Housing, Occupied Units	5,298	12,998	49,576
Housing, Vacant Units	477	947	3,366
Housing, Vacant Units For Rent	364	559	1,748
Housing, Vacant Units Rented, Not Occupied	11	18	62

**HOUSING UNITS BY TENURE**

Housing, Owner Occupied	1,376	6,107	23,145
Housing, Renter Occupied	3,922	6,891	26,431

**OCCUPIED HOUSING STRUCTURES**

Housing, Occupied Units	5,298	12,998	49,576
Housing, Structure with 1 Unit Detached	2,310	8,229	28,161
Housing, Structure with 1 Unit Attached	211	636	3,638
Housing, Structure with 2 Units	300	754	3,045
Housing, Structure with 3-4 Units	514	927	4,470
Housing, Structure with 5-9 Units	761	1,209	5,327
Housing, Structure with 10-19 Units	971	1,353	3,982

Housing, Structure with 20-49 Units	543	630	2,531
Housing, Structure with 50+ Units	165	207	1,679
Housing, Structure Mobile Home	0	0	75
Housing, Structure Boat, RV, Van, Other	0	0	34

**RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE**

Housing, Median Rent (\$)	815	864	913
Housing, Renter Occupied	3,922	6,891	26,431
Housing, Rent less than \$250	376	554	1,677
Housing, Rent \$250-\$499	306	485	1,967
Housing, Rent \$500-\$749	884	1,394	4,498
Housing, Rent \$750-\$999	1,406	2,020	7,281
Housing, Rent \$1,000-\$1,249	444	1,152	5,214
Housing, Rent \$1,250-\$1,499	360	623	2,640
Housing, Rent \$1,500-\$1,999	91	353	1,580
Housing, Rent \$2,000+	0	130	924
Housing, No Cash Rent	55	180	650

**OWNER OCCUPIED HOUSEHOLDS BY MORTGAGE**

Housing, Owner Occupied	1,376	6,107	23,145
Housing, Owner Households, With Mortgage Any	1,165	5,176	19,416
Housing, Owner Households, With No Mortgage	211	931	3,729

**OWNER OCCUPIED HOUSEHOLDS BY HOME VALUE**

Housing, Owner Occupied	1,376	6,107	23,145
Housing, Median Value Owner Households (\$)	356,378	357,545	374,901
Housing, Owner Households Valued Less than \$10,000	0	16	56
Housing, Owner Households Valued \$10,000-\$14,999	0	0	45
Housing, Owner Households Valued \$15,000-\$19,999	2	29	65
Housing, Owner Households Valued \$20,000-\$24,999	0	66	113
Housing, Owner Households Valued \$25,000-\$29,999	0	0	20
Housing, Owner Households Valued \$30,000-\$34,999	0	7	7
Housing, Owner Households Valued \$35,000-\$39,999	0	38	75
Housing, Owner Households Valued \$40,000-\$49,999	0	18	151
Housing, Owner Households Valued \$50,000-\$59,999	0	0	62
Housing, Owner Households Valued \$60,000-\$69,999	0	0	46
Housing, Owner Households Valued \$70,000-\$79,999	0	0	30
Housing, Owner Households Valued \$80,000-\$89,999	14	19	120
Housing, Owner Households Valued \$90,000-\$99,999	19	22	66
Housing, Owner Households Valued \$100,000-\$124,999	22	125	435
Housing, Owner Households Valued \$125,000-\$149,999	0	37	211
Housing, Owner Households Valued \$150,000-\$174,999	72	212	598
Housing, Owner Households Valued \$175,000-\$199,999	31	236	448
Housing, Owner Households Valued \$200,000-\$249,999	135	549	2,311
Housing, Owner Households Valued \$250,000-\$299,999	172	810	2,746
Housing, Owner Households Valued \$300,000-\$399,999	392	1,511	5,297
Housing, Owner Households Valued \$400,000-\$499,999	314	1,210	4,059
Housing, Owner Households Valued \$500,000-\$749,999	191	1,060	4,530
Housing, Owner Households Valued \$750,000-\$999,999	12	111	1,239
Housing, Owner Households Valued More than \$1,000,000	0	31	415

**DETAILED INCOME CHARACTERISTICS**

Household Income, Median (\$)	32,275	40,871	45,602
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Household Income, Average (\$)	43,100	56,134	62,123
Household Income, Per Capita (\$)	14,575	19,271	22,320

**HOUSEHOLDS BY INCOME**

Households with Income Less than \$15,000	1,189	2,434	8,578
Households with Income \$15,000 to \$24,999	910	1,816	5,439
Households with Income \$25,000 to \$34,999	756	1,539	5,540
Households with Income \$35,000 to \$49,999	765	1,814	7,401
Households with Income \$50,000 to \$74,999	1,030	2,503	9,416
Households with Income \$75,000 to \$99,999	398	1,146	5,038
Households with Income \$100,000 to \$124,999	146	713	3,393
Households with Income \$125,000 to \$149,999	26	444	1,685
Households with Income \$150,000 to \$199,999	21	310	1,566
Households with Income \$200,000 and Over	57	279	1,520

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

Employment Potential (Pop 16+)	11,970	29,765	109,456
Employment, Civilian Total (Pop 16+)	6,069	15,646	59,260
Employment, Civilian Males (Pop 16+)	3,142	7,781	28,619
Employment, Civilian Females (Pop 16+)	2,927	7,865	30,641
<b>BLOCK GROUP COUNT</b>	11	33	119