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**Laundromat123.com**  
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 **714-630-WASH (9274)** 

8/20/2016

**PRESENTATION**

<b><u>LAUNDRY NAME:</u></b>	Laundromat	<b><u>LISTED PRICE:</u></b>	\$150,000.00
<b>Address:</b>	838 West Holt Blvd	<b>Monthly Income:</b>	\$9,350.00
<b>City:</b>	Pomona	<b>Monthly Expenses:</b>	\$4,947.00
<b>State, Zip:</b>	California	<b>Net Income:</b>	\$4,403.00
<b>County:</b>	Los Angeles		
<b>Cross Street:</b>	Hamilton		

**INCOME DETAILS**

**Current or Projected:** Actual  
**Monthly Gross:** \$9,350.00  
**Times Gross:** 16  
**Times Net:** 34  
**Cash on Cash:** 35.2%

**FINANCING**

**Down Payment:** \$150,000.00  
**Amount Financed:** \$0.00  
**Lender:** Example Only!  
**Interest Rate:** NA  
**Payment:**  
**Spendable:** \$4,403.00

**EQUIPMENT**

**Topload:**  
**Topload:**  
**Frontload:** 7 LG Frontloads  
**Frontload:** 5 20-LB washers  
**Frontload:** 10 30-LB washers  
**Frontload:** 4 40-LB washers  
**Dryer:**  
**Dryer:** 12 30-LB stack dryers  
**Changer:** 1 Standard  
**Changer:**  
**Soap Machine:** 1 ESD  
**Bag Machine:**  
**Toilet Lock:**  
**Soda:**  
**Candy:**

**DETAIL OF EXPENSES**

<b>Rent:</b>	\$1,500.00	16%
<b>NNN or CAM:</b>	\$300.00	3%
<b>Gas:</b>	\$472.00	5%
<b>Water/Sewer:</b>	\$419.00	4%
<b>Electric:</b>	\$451.00	5%
<b>Insurance:</b>	\$100.00	1%
<b>Repair Parts:</b> *	\$250.00	3%
<b>Repair Labor:</b> *	\$300.00	3%
<b>Cleaning Labor:</b> *	\$800.00	9%
<b>Cleaning Supplies:</b>	\$30.00	0%
<b>Vending Product:</b>	\$45.00	0%
<b>Toilet Lock &amp; Rentals:</b> *	\$0.00	0%
<b>Personal Property Tax:</b>	\$50.00	1%
<b>Alarm &amp; Video:</b> *	\$60.00	1%
<b>Accounting:</b> *	\$0.00	0%
<b>Advertising:</b> *	\$0.00	0%
<b>Trash:</b>	\$70.00	1%
<b>Misc:</b> *	\$100.00	1%
		0%

**LEASE INFORMATION**

**Amount:** \$1,500.00  
**NNN or CAM:** \$300.00  
**Years Remaining:**  
**Option Term:**  
**Lease Deposit:**

**STORE INFORMATION**

**Size of Store:** 1,500  
**Age of Store:** Older-w/Remodel  
**Hours Open:** 7AM-10PM  
**Center Type:** Free Standing Bldg  
**Parking:** about 10  
**Exposure:** Very good  
**Population:** See Demographics  
**Sale Reason:** Other

**COMMENTS**

This is a great starter store.  
 Needs someone local to manage and operate.

*\*Your operating choices can change these numbers.*

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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.*

**838 WEST HOLT IN POMONA. THE BUILDING IS AVAILABLE TO BUY!**





## SITE SELECTION ANALYSIS

LOCATION: 838 West Holt in Pomona

### PTS POPULATION WITHIN 1 MILE RADIUS

	1	Below 25,000
<b>4</b>	4	25,000 to 29,999
	6	30,000 to 34,999
	8	35,000 to 40,000 & 1 more for each 5K higher

### PTS HISPANIC POPULATION - 1 MILE

	1	Less Than 20%
	4	21% to 28%
	5	29% to 36%
<b>10</b>	6	36% to 40% & 1 more for each 10% higher

### PTS RENTERS WITHIN 1 MILE RADIUS

	2	27% Or Less
	3	28% To 34%
	5	35% To 44%
<b>7</b>	6	45% TO 50% & 1 more for each 10% higher

### PTS MOST COMMON HOUSING WITHIN 1 MILE

	0	Senior Citizen Housing
	2	Single Family Homes
	4	Mixed: Town Homes, Apartments, Condos
<b>6</b>	6	Apartments, Duplexes, Trailer Parks

### PTS VISIBILITY OF SIGNAGE

	0	Limited Signage
	2	Store Sign Visible
<b>3</b>	3	Store Sign Visible for 300' Or More
	4	Monument Sign Visible For 300'

### PTS PARKING AVAILABLE AT SITE

	-2	Parking Not Directly In Front of Store
	1	Limited Parking In Front of Store
	4	One Space for Every 400 SqFt Of Store
<b>5</b>	5	One Space for Every 300 SqFt Of Store

### PTS LAUNDROMATS WITHIN 1 MILE

	-2	Six or More Existing Laundromats
<b>1</b>	1	Four or Five Laundromats
	3	Two or Three Laundromats
	5	None or One Laundromat

### PTS BLUE COLLAR WORKERS - 1 MILE RADIUS

	1	Below 30%
	2	30% To 37%
	3	38% To 44%
<b>4</b>	4	45% to 50% & 1 more for each 10% higher

### PTS TYPE OF COMMERCIAL BUILDING

	1	Poorly Kept Neighborhood Center
	3	Neighborhood Shopping Center
	4	Major Shopping Center with Large Food Store
<b>5</b>	5	Free Standing Building

### PTS STORE LOCATION IN SHOPPING CENTER

	-2	Corner or Crotch Unit
	2	Interior Unit
	3	End Unit
<b>5</b>	5	Free Standing Building

### PTS IMPACT OF NEARBY BUSINESSES

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

### PTS GLASS EXPOSURE

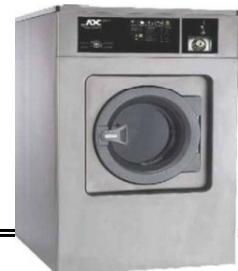
	-1	Limited Glass in Front
	2	Mostly Glass Front
	3	Full Glass Front
<b>4</b>	4	Full Glass Front and Side

### PTS TYPE OF STREET

	1	Neighborhood Street
	2	Not directly on Major Street
	3	Medium Arterial Street
<b>4</b>	4	Busy Major Arterial Street

### PTS ENTRANCES TO SITE

<b>1</b>	1	Only One Entrance
	2	Two or More
	3	Three or More
	4	Four or More



### NUMERICAL RATING

**62** TOTAL POINTS

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

Dark Blue: major consideration  
 Lite Blue: moderate consideration



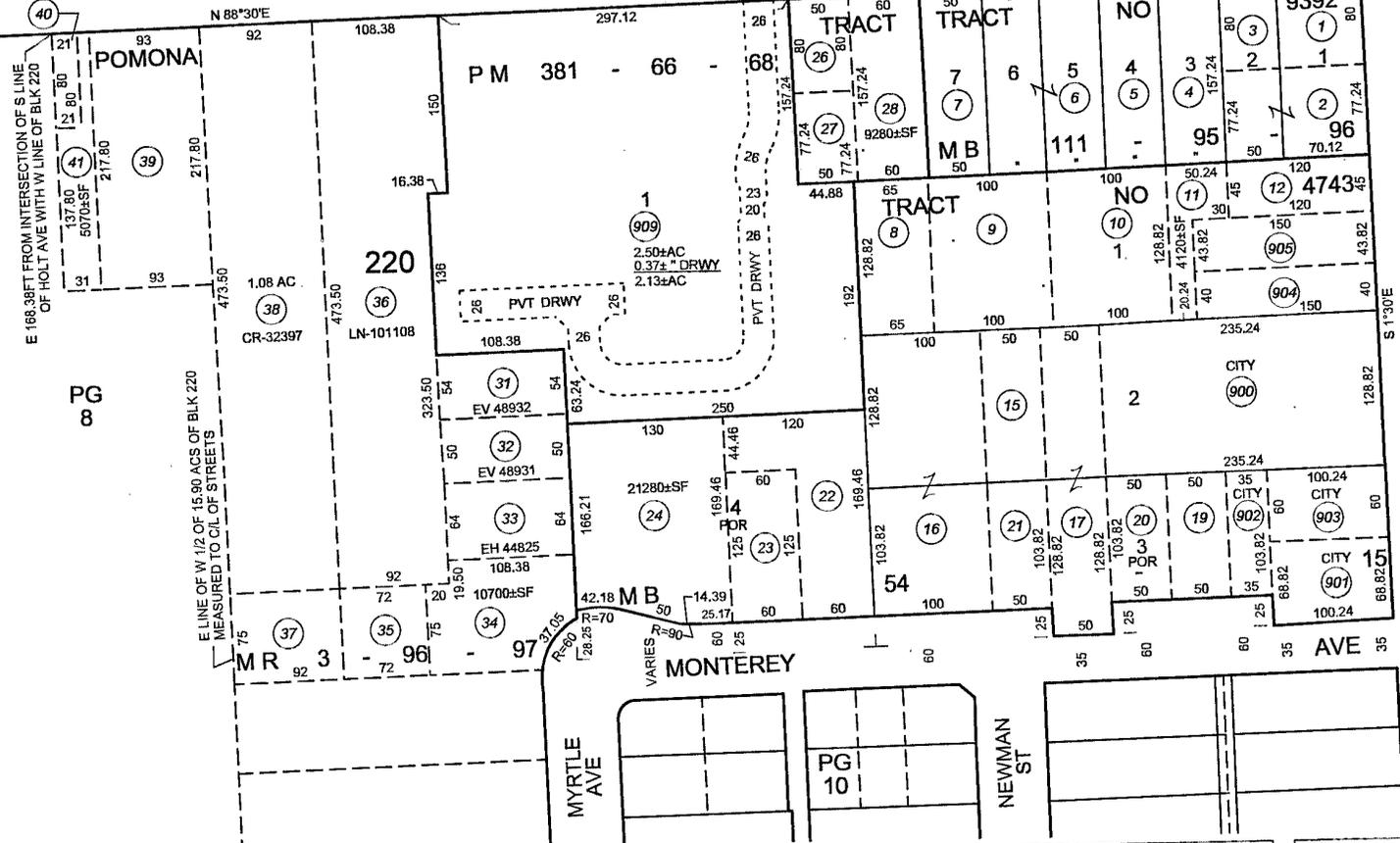
BK 8357

838 W. HOLT AVE



MAPPING AND GIS SERVICES SCALE 1" = 100'

2016



STREET LINES PER MR 3-96-97 ARE CONSIDERED THE LOT LINES IN THIS TRACT ALTHOUGH THE DIVISIONS OF SOME LOTS ARE MEASURED FROM THE CENTERLINE OF THE STREETS

ALL 900 SERIES PARCELS ON THIS PAGE ARE ASSESSED TO THE CITY OF POMONA HOUSING AUTHORITY, UNLESS OTHERWISE NOTED

## DEMOGRAPHICS FOR 838 WEST HOLT IN POMONA

Description	.5 Miles	1 Miles	2 Miles	
Square Miles	0.749629	2.945733	13.979231	
Population Density	13,882.90	8,798.50	6,793.50	
<b>POPULATION BY YEAR</b>				
Population (4/1/2000)	10,515	25,088	94,915	
Population (4/1/2010)	10,407	25,918	94,968	
Population (1/1/2014)	10,698	<b>26,476</b>	96,948	
Population (1/1/2019)	11,152	27,595	101,019	
<b>FAMILY CHARACTERISTICS</b>				
Family Population	9,672	23,470	86,004	
Families	2,091	5,165	19,276	
Families, Married with Children Under 18	950	2,267	8,232	
18	426	1,031	3,138	
<b>POPULATION BY GENDER</b>				
Population, Male	5,314	13,203	47,751	
Population, Female	5,093	12,715	47,217	
<b>POPULATION BY AGE</b>				
Population, Median Age	26.9	27.8	29.3	
Population Aged 0 to 5 Years	1,257	2,988	9,713	
Population Aged 6 to 11 Years	1,169	2,767	9,443	
Population Aged 12 to 17 Years	1,188	2,838	10,023	
Population Aged 18 to 24 Years	1,266	3,232	12,149	
Population Aged 25 to 34 Years	1,709	4,078	14,187	
Population Aged 35 to 44 Years	1,453	3,731	13,219	
Population Aged 45 to 54 Years	1,171	2,926	11,659	
Population Aged 55 to 64 Years	721	1,846	7,849	
Population Aged 65 to 74 Years	300	878	3,809	
Population Aged 75 to 84 Years	136	477	2,126	
Population Aged 85 Years and Older	37	157	791	
<b>POPULATION BY RACE</b>				
White Population, Alone	4,990	12,533	45,750	
Black Population, Alone	422	1,205	6,064	
Asian Population, Alone	388	1,186	7,287	
American Indian and Alaska Native Population, Alone	138	412	1,130	
Other Race Population, Alone	3,998	9,441	30,731	
Two or More Races Population	471	1,141	4,006	
<b>POPULATION BY ETHNICITY</b>				
Hispanic Population	8,993	<b>21,476</b>	71,129	81%
White Non-Hispanic Population	598	1,983	9,950	
<b>GENERAL POPULATION CHARACTERISTICS</b>				
Population, Speaks Spanish (Pop 5+)	7,593	16,625	52,891	
Population, Citizenship - Foreign Born - Not a Citizen	3,663	8,220	23,173	

## DEMOGRAPHICS FOR 838 WEST HOLT IN POMONA

### HOUSING UNITS BY OCCUPANCY

Housing, Units	2,750	7,091	25,681
Housing, Occupied Units	2,550	6,580	24,256
Housing, Vacant Units	200	511	1,425
Housing, Vacant Units For Rent	131	314	683
Housing, Vacant Units Rented, Not Occupied	7	12	32

### HOUSING UNITS BY TENURE

Housing, Owner Occupied	891	2,351	12,387
Housing, Renter Occupied	1,659	<b>4,229</b>	11,869 <span style="float: right;">65%</span>

### OCCUPIED HOUSING STRUCTURES

Housing, Occupied Units	2,550	6,580	24,256
Housing, Structure with 1 Unit Detached	1,248	3,344	15,887
Housing, Structure with 1 Unit Attached	320	628	1,951
Housing, Structure with 2 Units	172	312	712
Housing, Structure with 3-4 Units	99	449	1,516
Housing, Structure with 5-9 Units	212	387	1,056
Housing, Structure with 10-19 Units	156	452	1,169
Housing, Structure with 20-49 Units	295	712	1,465
Housing, Structure with 50+ Units	16	281	831
Housing, Structure Mobile Home	232	526	1,031
Housing, Structure Boat, RV, Van, Other	0	0	63

### RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE

Housing, Median Rent (\$)	840	880	957
Housing, Renter Occupied	1,659	4,229	11,869
Housing, Rent less than \$250	18	134	288
Housing, Rent \$250-\$499	91	225	538
Housing, Rent \$500-\$749	492	1,054	1,889
Housing, Rent \$750-\$999	557	1,226	3,633
Housing, Rent \$1,000-\$1,249	250	941	2,324
Housing, Rent \$1,250-\$1,499	145	399	1,697
Housing, Rent \$1,500-\$1,999	42	77	889
Housing, Rent \$2,000+	8	46	186
Housing, No Cash Rent	56	127	425

### HOUSEHOLDS BY INCOME

Households with Income Less than \$15,000	488	1,328	3,436
Households with Income \$15,000 to \$24,999	325	1,038	3,014
Households with Income \$25,000 to \$34,999	470	1,046	3,115
Households with Income \$35,000 to \$49,999	413	1,060	3,607
Households with Income \$50,000 to \$74,999	409	926	4,417
Households with Income \$75,000 to \$99,999	226	622	3,066
Households with Income \$100,000 to \$124,999	150	287	1,704
Households with Income \$125,000 to \$149,999	47	138	830
Households with Income \$150,000 to \$199,999	16	119	708
Households with Income \$200,000 and Over	6	16	359