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rev. 5/27/15

PRESENTATION

LAUNDRY NAME: Laundromat
Address: 317 W Pacific Coast Hwy
City: Wilmington
State, Zip: CA, 90744
County: Los Angeles
Cross Street: Avalon

LISTED PRICE: \$495,000.00
Monthly Income: \$23,000.00
Monthly Expenses: ▪ \$14,244.50
Net Income: ▪ \$8,755.50

DETAIL OF EXPENSES

Rent:	\$5,500.00	24%
NNN or CAM:	\$2,000.00	9%
Gas:	\$1,600.00	7%
Water/Sewer:	\$1,900.00	8%
Electric:	\$1,300.00	6%
Insurance:	\$220.00	1%
Repair Parts:	* \$300.00	1%
Repair Labor:	* \$250.00	1%
6 Hours Cleaning Labor:	* \$400.00	2%
Cleaning Supplies:	\$40.00	0%
Vending Product:	\$200.00	1%
Toilet Lock & Rentals:	\$19.50	0%
Personal Property Tax:	\$250.00	1%
Alarm & Video:	* \$95.00	0%
Accounting:	* \$10.00	0%
Advertising:	* \$10.00	0%
Trash:	\$0.00	0%
Misc:	* \$150.00	1%
		0%

INCOME DETAILS

Current or Projected: Actual
Monthly Gross: ▪ \$23,000.00
Times Gross: ▪ 22
Times Net: ▪ 57
Cash on Cash: ▪ 32.9%

FINANCING

Down Payment: \$195,000.00
Amount Financed: ▪ \$300,000.00
Lender: Example Only!
Interest Rate: 6.5% for 120 months
Payment: \$3,406.44
Spendable: ▪ \$5,349.06

LEASE INFORMATION

Amount: ▪ \$5,500.00
NNN or CAM: ▪ \$2,000.00
Years Remaining: 25
Option Term: Included above
Lease Deposit:

EQUIPMENT

Topload: 0 Toploads
Frontload: 10 LG washers
Frontload: 20 Conti 25-LB washers
Frontload: 10 Conti 40-LB washers
Frontload: 12 Conti 55-LB washers
Frontload: 2 Conti 75-LB washers
Dryer: 27 30-LB stack dryers
Dryer:
Changer: 2 VTM Card System ESD
Changer: 1 Bill Changer
Soap Machine: 2 8 column Owned
Bag Machine:
Toilet Lock: 1 Leased
Soda: 2 Leased
Candy: 1 Owner
Video Games:
Other: 1 Massage Chair Shared
Other: 4 Small Candy Shared

STORE INFORMATION

Size of Store: 4,230
Age of Store: Remodeled 2 yrs ago
Hours Open: 6AM-12PM
Center Type: Strip Center
Parking: Shared
Exposure: Excellent
Population: See Demographics
Sale Reason: NA

COMMENTS

*Cleaning done by attendant in exchange for a \$2,500 per month Fluff & Fold business.
 *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.



SITE SELECTION ANALYSIS

LOCATION: 317 W Pacific Coast Hwy, Wilmington

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 type="checkbox"/>	4	Mixed: Town Homes, Apartments, Condos
<input checked="" 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"/>	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 checked="" type="checkbox"/>	2	Interior Unit
<input 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 checked="" type="checkbox"/>	1	Near Long-Term Parking Customers
<input 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

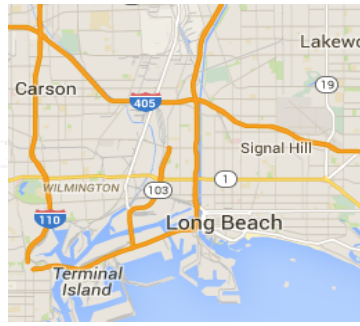


NUMERICAL RATING

58 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



DEMOGRAPHIC STUDY

Spin Cycle Laundromat
317 W. Pacific Coast Hwy
Wilmington, CA 90744

Google

Description	.5 Miles	1 Miles	2 Miles
Square Miles	0.655586	3.376473	13.175877
Population Density	15,674.50	12,546.20	6,449.90
POPULATION BY YEAR			
Population (4/1/2010)	10,276	42,362	84,983
Population (1/1/2014)	10,449	43,229	86,815
Population (1/1/2019)	10,892	45,061	90,495
Growth (2014/2010)	1.68	2.05	2.16
Forecast (2019/2014)	4.24	4.24	4.24
POPULATION BY RACE			
White Alone	4,715	19,209	34,169
Black Alone	160	1,001	5,225
Asian Alone	293	2,075	9,757
American Indian and Alaska Native Alone	134	511	839
Other Race Alone	4,532	17,429	30,670
Two or More Races	442	2,137	4,323
POPULATION BY ETHNICITY			
Hispanic	9,327	37,048	63,296
White Non-Hispanic	496	2,148	6,104
White Median Age	31.8	31.8	33.6
Black Median Age	27.4	33.2	33.6
Asian Median Age	38.6	39.5	40.2
Age	0	0	0
Other Race Median Age	0	0	0
Two or More Races Median Age	1.1	0	0.6
Median Age by Ethnicity			
Hispanic Median Age	28.2	27.9	27.8
White Non Hispanic Median Age	51.9	50.6	52.9
HOUSEHOLDS BY ETHNICITY			
Hispanic	2,244	9,085	15,206
White Non-Hispanic	208	892	2,801
Household by Age of Head			

Household by Size			
Median Size	4.3	4.2	4
1 Person	298	1,350	3,237
2 Person	425	1,940	4,371
3 Person	428	1,854	3,809
4 Person	507	2,095	4,067
5 Person	455	1,721	3,210
6 Person	235	981	1,885
7 or More Person	256	1,039	2,115
HOUSING UNITS BY OCCUPANCY			
Total Units	2,696	11,455	23,922
Occupied Units	2,604	10,980	22,694
Vacant Units	92	475	1,228
HOUSING UNITS BY TENURE			
Housing, Occupied Units	2,604	10,980	22,694
Housing, Owner Occupied	1,379	4,832	11,686
Housing, Renter Occupied	1,225	6,148	11,008
OCCUPIED HOUSING STRUCTURES			
Housing, Occupied Units	2,604	10,980	22,694
Detached	1,844	6,459	12,698
Attached	156	699	2,378
Housing, Occupied Structure with 2 Units	78	259	487
Housing, Occupied Structure with 3-4 Units	120	729	1,403
Housing, Occupied Structure with 5-9 Units	247	1,141	1,909
Units	74	712	1,447
Units	125	851	1,361
Housing, Occupied Structure with 50+ Units	52	461	1,083
Housing, Occupied Structure Trailer	0	144	1,112
Housing, Occupied Structure Other	0	0	44
VALUE			
Housing, Renter Occupied	1,225	6,148	11,008
Housing, Median Rent (\$)	852	864	909
Housing, Rent less than \$250	10	99	240
Housing, Rent \$250-\$499	42	164	369
Housing, Rent \$500-\$749	428	1,786	2,733
Housing, Rent \$750-\$999	288	2,141	3,218
Housing, Rent \$1,000-\$1,249	254	1,055	2,069
Housing, Rent \$1,250-\$1,499	34	431	999
Housing, Rent \$1,500-\$1,999	90	288	910
Housing, Rent \$2,000+	50	81	231
Housing, No Cash Rent	29	103	239
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HOUSING UNITS BY YEAR BUILT			
Total Housing Units	2,696	11,455	23,922
Housing, Median Year Built	1958	1959	1962
Housing, Built 2010 or Later	3	7	30
Housing, Built 2000 to 2009	169	504	1,469
Housing, Built 1990 to 1999	219	611	1,898
Housing, Built 1980 to 1989	300	1,145	2,256
Housing, Built 1970 to 1979	367	1,537	3,210
Housing, Built 1960 to 1969	221	1,896	4,564
Housing, Built 1950 to 1959	503	2,627	4,982
Housing, Built 1940 to 1949	220	1,191	2,757
Housing, Built 1939 or Earlier	694	1,937	2,756
Households By Income			
Less than \$15,000	249	1,509	2,616
\$15,000 to \$24,999	338	1,553	2,841
\$25,000 to \$34,999	330	1,382	2,694
\$35,000 to \$49,999	296	1,580	3,407
\$50,000 to \$74,999	602	2,125	4,439
\$75,000 to \$99,999	319	1,145	2,963
\$100,000 to \$124,999	219	742	1,598
\$125,000 to \$149,999	96	409	889
\$150,000 to \$199,999	99	353	919
\$200,000 and Over	56	182	328

