

# Laundromat123.com

LARRY LARSEN REAL ESTATE BROKER DRE 494620 1263 N. TUSTIN AVE  
LARRY LARSEN LAUNDRY INSURANCE DOI 553938 ANAHEIM, CA 92807  
OFFICE: 714-630-WASH (9274) CELL: 714-390-9969

Brokerage - Due Diligence - Equipment Sales - Laundromat Insurance

## PRESENTATION

**LAUNDRY NAME:** Laundromat  
**Address:** 8139 Arroyo Dr  
**City:** Rosemead  
**State, Zip:** CA, 91770  
**County:** Los Angeles  
**Cross Street:** Paramount & Arroyo

**LISTED PRICE:** \$145,000.00  
**Monthly Income:** \$8,685.00  
**Monthly Expenses:** \$6,037.00  
**Net Income:** \$2,648.00

## INCOME DETAILS

**Current or Projected:** Current  
**Monthly Gross:** \$8,685.00  
**Times Gross:** 17  
**Times Net:** 55  
**Cash on Cash:** 21.9%

## DETAIL OF EXPENSES

<b>Rent:</b>	<b>\$2,550.00</b>	29%
<b>NNN or CAM:</b>	<b>\$0.00</b>	0%
<b>Utilities</b>	<b>\$2,329.00</b>	27%
<b>Insurance:</b>	<b>\$108.00</b>	1%
<b>Repair Parts:</b>	<b>* \$75.00</b>	1%
<b>Repair Labor:</b>	<b>* \$100.00</b>	1%
<b>Cleaning Labor:</b>	<b>* \$575.00</b>	7%
<b>Cleaning Supplies:</b>	<b>* \$50.00</b>	1%
<b>Vending Product:</b>	<b>\$30.00</b>	0%
<b>Toilet Lock &amp; Rentals:</b>	<b>* \$20.00</b>	0%
<b>Personal Property Tax:</b>	<b>\$25.00</b>	0%
<b>Alarm &amp; Video:</b>	<b>* \$0.00</b>	0%
<b>Accounting:</b>	<b>* \$0.00</b>	0%
<b>Advertising:</b>	<b>* \$25.00</b>	0%
<b>Trash:</b>	<b>\$50.00</b>	1%
<b>Misc:</b>	<b>* \$100.00</b>	1%

\* Up to individual owner's management decisions

## FINANCING

**Down Payment:** \$145,000.00  
**Amount Financed:** \$0.00  
**Lender:**  
**Interest Rate:**  
**Payment:**  
**Spendable:** \$2,648.00

## EQUIPMENT

**Topload:** 6 Speedqueen Toploads  
**Topload:**  
**Frontload:** 11 Speedqueen (30 lbs)  
**Frontload:** 7 Speedqueen (40 lbs)  
**Frontload:** 4 Speedqueen (60 lbs)  
**Frontload:**  
**Dryer:** 28 Speedqueen (14 stacked)  
**Dryer:**  
**Changer:** 2  
**Changer:**  
**Soap Machine:**  
**Bag Machine:**  
**Toilet Lock:** 1 Leased  
**Soda:**  
**Candy:**  
**Video Games:**  
**Water Heater:** 1 Raypak  
**Other:**

## LEASE INFORMATION

**Amount:** \$2,550.00  
**NNN or CAM:** 0  
**Years Remaining:** 8  
**Option Term:** 5 + 5  
**Lease Deposit:** 0

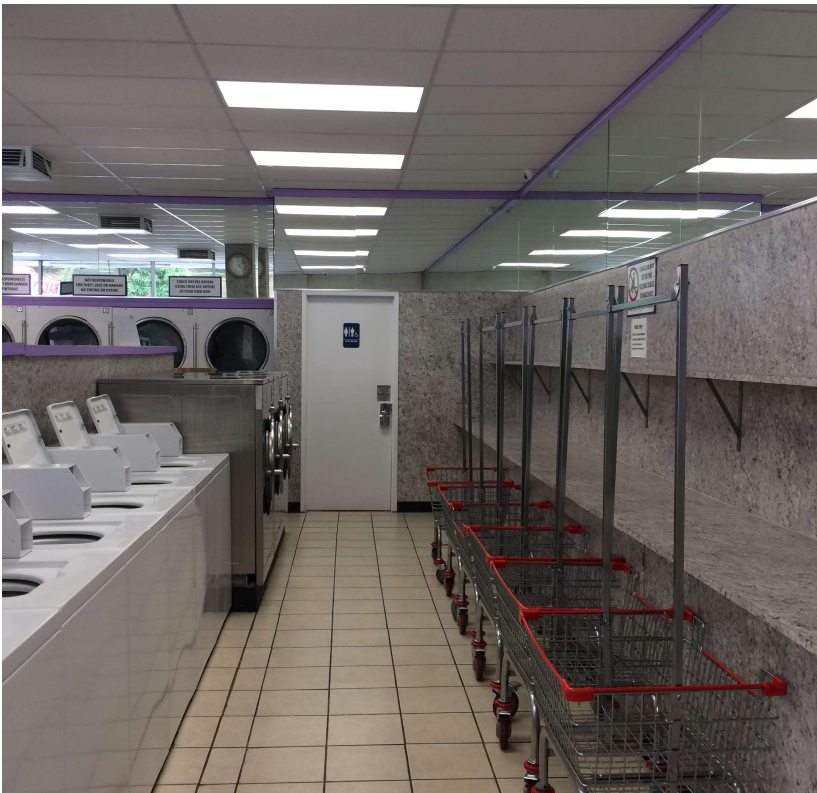
## STORE INFORMATION

**Size of Store:** 1,500 sqft  
**Age of Store:** Remodeled  
**Hours Open:** 5:30 AM- 11 PM  
**Center Type:** Strip Center  
**Parking:** Shared  
**Exposure:** Good  
**Population:** See Demographics  
**Sale Reason:** Personal

## COMMENTS

Laundromat located near newly opened Costco & Home Depot. Very 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.



**APA LAUNDRY HUB**

**LAUNDROMAT**

**8139 ARROYO DRIVE**

**ROSEMEAD, CA 91770**



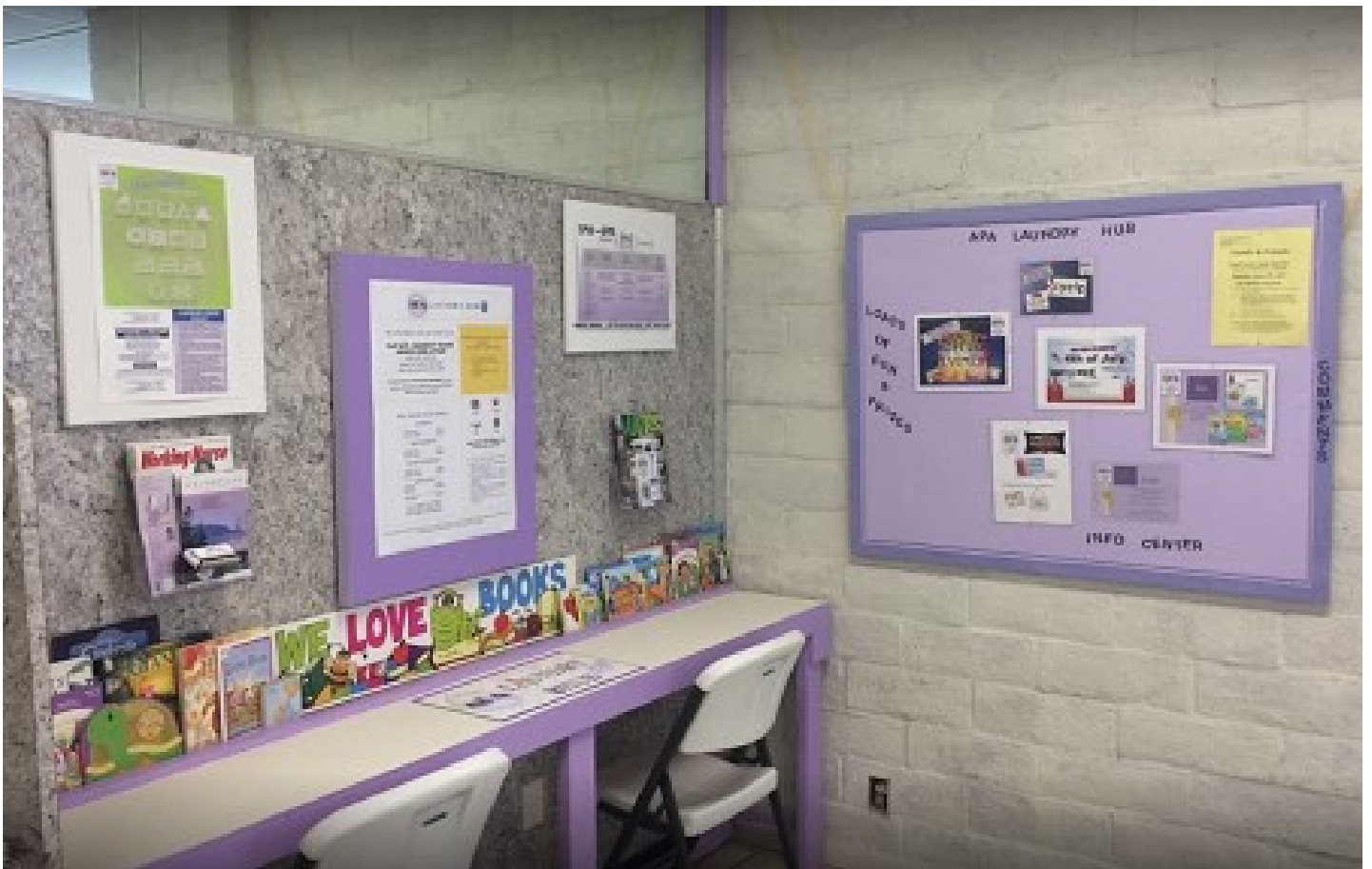


**THIS IS AS NICE LOOKING, WELL MAINTAINED LAUNDROMAT WITH AN IMPRESSIVE MARKETING WEBSITE**





**CHILDREN ASK THEIR PARENTS TO TAKE THEM TO THIS CHILD FRIENDLY LAUNDROMAT**



**Yelp:**

<https://www.yelp.com/biz/apa-laundry-rosemead>

**Website:**

<https://sites.google.com/prod/view/apalaundryhub>

**Google Listing:**

<https://www.google.com/maps/place/APA+Laundry+Hub/@34.0411991,-118.0942707,16z/data=!4m5!3m4!1s0x0:0xd34f0d8ca6d0b58c!8m2!3d34.042666!4d-118.092715>

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## SITE SELECTION ANALYSIS

LOCATION: 8139 Arroyo Dr, Rosemead, CA

### PTS POPULATION - 1 MILE RADIUS

<input type="checkbox"/>	1	Below 24,900
<input type="checkbox"/>	4	25,000 to 29,999
<input type="checkbox"/>	6	30,000 to 34,999
<input type="checkbox"/>	8	35,000 to 40,000 & 1 more for each 5K higher
<input checked="" type="checkbox"/>		

### 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 LAUNDROMATS WITHIN 1 MILE

<input type="checkbox"/>	0	Six or More Laundromats
<input type="checkbox"/>	2	Four or Five Laundromats
<input checked="" type="checkbox"/>	4	Two or Three Laundromats
<input type="checkbox"/>	6	One or None Laundromats

### 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 MOST COMMON HOUSING IN 1 MILE

<input type="checkbox"/>	0	Senior Housing or Single Family Homes
<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 checked="" type="checkbox"/>	3	Store Sign Visible for 300' Or More
<input type="checkbox"/>	4	Monument Sign Visible For 300'

### PTS STORE LOCATION IN SHOPPING CENTER

<input type="checkbox"/>	-2	Corner or Crotch Unit
<input checked="" type="checkbox"/>	1	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 Hair Salon, Bar or Teenage Attraction
<input type="checkbox"/>	1	Near Long-Term Parking Business
<input type="checkbox"/>	2	Same Center as Major Food Store
<input checked="" type="checkbox"/>	3	7-11 Or Mini-Market (or no neighbors)

### PTS TYPE OF STREET

<input type="checkbox"/>	1	Neighborhood Street
<input type="checkbox"/>	2	Major Neighborhood Street
<input type="checkbox"/>	3	Medium Arterial Street
<input checked="" type="checkbox"/>	4	Major Arterial Street

### PTS TYPE OF COMMERCIAL BUILDING

<input type="checkbox"/>	1	Old or Unkept 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 ENTRANCES TO SITE

<input type="checkbox"/>	1	One Entrance
<input checked="" type="checkbox"/>	2	Two
<input type="checkbox"/>	3	Three
<input type="checkbox"/>	4	Four or More

### 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 BLUE COLLAR WORKERS - 1 MILE RADIUS

<input type="checkbox"/>	1	Below 25%
<input checked="" type="checkbox"/>	2	25% To 30%
<input type="checkbox"/>	3	31% To 35%
<input type="checkbox"/>	4	36% to 40% & 1 more for each 5% higher

**NUMERICAL RATING**  
**46** 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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Description	.5 Miles	1 Miles	2 Miles	
<b>POPULATION BY YEAR</b>				
Population (4/1/1990)	7,086	13,467	85,429	
Population (4/1/2000)	5,728	12,992	85,264	
Population (4/1/2010)	5,757	13,419	83,333	
Population (1/1/2018)	5,934	13,822	86,204	<b>13,467</b>
Population (1/1/2023)	6,123	14,277	89,125	
Population Growth (2018/2010)	3.07	3	3.45	
Population Forecast (2023/2018)	3.19	3.29	3.39	
<b>POPULATION BY RACE</b>				
White Alone	1,854	3,911	23,495	
Black Alone	131	179	506	
Asian Alone	2,399	6,359	42,557	
American Indian and Alaska Native Alone	32	90	518	
Other Race Alone	1,123	2,402	13,877	
Two or More Races	218	478	2,380	
<b>POPULATION BY ETHNICITY</b>				
Hispanic	2,683	5,783	34,628	<b>43%</b>
White Non-Hispanic	480	957	5,227	
<b>Citizenship</b>				
Native	3,367	7,376	41,754	
Foreign Born - Naturalized	1,744	3,999	26,175	
Foreign Born - Not a Citizen	646	2,044	15,404	
<b>DETAILED HOUSEHOLD CHARACTERISTICS</b>				
Household, Average Size	2.9	3.11	3.37	
<b>HOUSEHOLDS BY RACE</b>				
White	584	1,249	7,591	
Black	45	57	166	
Asian	818	2,055	12,391	
American Indian and Alaska Native	12	29	157	
Other Race	363	671	3,652	
Two or More Races	44	96	573	
<b>HOUSEHOLDS BY ETHNICITY</b>				

Hispanic	836	1,643	9,586	
White Non-Hispanic	154	382	2,276	
<b>Household by Age of Head</b>				
Median Age	52.3	53.3	53	
Aged Under 25 Years	46	77	454	
Aged 25 to 34 Years	256	515	2,713	
Aged 35 to 44 Years	355	772	4,776	
Aged 45 to 54 Years	378	865	5,422	
Aged 55 to 64 Years	399	868	4,788	
Aged 65 to 74 Years	227	546	3,139	
Aged 75 to 84 Years	169	414	2,436	
Aged 85 Years and Over	36	100	802	
<b>Household by Size</b>				
Median Size	3.1	3.2	3.6	<b>3.2</b>
1 Person	366	735	3,651	
2 Person	540	1,146	5,982	
3 Person	388	837	4,728	
4 Person	302	658	4,420	
5 Person	141	383	2,699	
6 Person	75	188	1,476	
7 or More Person	54	210	1,574	
<b>OCCUPIED HOUSING STRUCTURES</b>				
Housing, Occupied Units	1,866	4,157	24,530	
Housing, Occupied Structure with 1 Unit Detached	883	2,596	16,371	
Housing, Occupied Structure with 1 Unit Attached	355	637	2,868	
Housing, Occupied Structure with 2 Units	15	15	363	
Housing, Occupied Structure with 3-4 Units	97	111	848	
Housing, Occupied Structure with 5-9 Units	72	230	724	
Housing, Occupied Structure with 10-19 Units	101	101	559	
Housing, Occupied Structure with 20-49 Units	130	136	912	
Housing, Occupied Structure with 50+ Units	213	321	1,156	
Housing, Occupied Structure Trailer	0	10	711	
Housing, Occupied Structure Other	0	0	18	
<b>RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE</b>				
Housing, Renter Occupied	605	1,206	10,596	
Housing, Median Rent (\$)	1,316	1,215	1,119	<b>1,215</b>
Housing, Rent less than \$250	0	0	83	
Housing, Rent \$250-\$499	0	0	418	
Housing, Rent \$500-\$749	40	151	1,291	
Housing, Rent \$750-\$999	47	244	1,948	
Housing, Rent \$1,000-\$1,249	148	198	2,890	
Housing, Rent \$1,250-\$1,499	198	214	1,845	
Housing, Rent \$1,500-\$1,999	113	244	1,415	



Housing, Rent \$2,000+	29	80	350	
Housing, No Cash Rent	30	75	356	
<b>HOUSING UNITS BY YEAR BUILT</b>				
Total Housing Units	1,966	4,366	25,499	
Housing, Median Year Built	1970	1969	1964	<b>1969</b>
Housing, Built 2010 or Later	0	0	26	
Housing, Built 2000 to 2009	27	145	976	
Housing, Built 1990 to 1999	73	124	1,099	
Housing, Built 1980 to 1989	166	542	2,850	
Housing, Built 1970 to 1979	820	1,398	5,194	
Housing, Built 1960 to 1969	509	1,043	4,922	
Housing, Built 1950 to 1959	210	665	5,572	
Housing, Built 1940 to 1949	135	312	3,344	
Housing, Built 1939 or Earlier	26	137	1,516	
<b>Households By Income</b>				
Less than \$15,000	96	305	2,535	
\$15,000 to \$24,999	188	383	2,952	
\$25,000 to \$34,999	258	550	2,780	
\$35,000 to \$49,999	171	480	3,474	
\$50,000 to \$74,999	440	766	4,577	
\$75,000 to \$99,999	223	495	2,817	
\$100,000 to \$124,999	127	366	1,961	
\$125,000 to \$149,999	166	367	1,233	
\$150,000 to \$199,999	127	323	1,419	
\$200,000 and Over	70	122	782	
Total Civilian Potential	2,631	5,849	34,850	
White Collar	1,766	4,060	21,070	
Blue Collar	366	838	6,821	<b>17%</b>

## BUYER'S DUE DILIGENCE DISCLOSURE FOR LAUNDROMATS

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 professionals advisors (in addition to LARSEN) to 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 sometimes withheld, 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 including nearby apartment buildings. 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, addendums, options and all of the provisions. Consult an attorney if you do not understand your rights and obligations.
- 9. Visit the City.** Go to the building department of the city where the Laundromat is located. Request building records, permits, drawings and Certificate of Occupancy to verify their records match the Laundromat records. Check with departments to see if any changes are anticipated for the area of the Laundromat, including development, zoning changes or eminent domain issues.
- 10. Visit the Police Department.** Check with the policing authority to verify any problems or notable crime issues at or near the Laundromat.
- 11. Research.** Trade journals, magazine articles, books and websites on the Laundromat business are readily available, and you can use [www.Laundromat123.com](http://www.Laundromat123.com) on the web for education information. National, state, or local organizations of Laundromat owners have a variety of information available, including demographic data for the store location.
- 12. Acknowledgement.** I hereby acknowledge I have read, discussed and understand the above, and accept and agree 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 Real Estate, Broker