



LARRY LARSEN, REALTOR® 00494620

Laundromat123.com

1263 N. Tustin Ave, Anaheim, CA 92807

✉ Laundromat123@aol.com

☎ 714-630-WASH (9274)



rev. 5/27/15

PRESENTATION

LAUNDRY NAME: Laundromat
Address: 922 East Covina Blvd
City: Covina
State, Zip: CA, 91724
County: Los Angeles
Cross Street:

LISTED PRICE: \$59,500.00
Monthly Income: \$4,600.00
Monthly Expenses: ▪ \$4,119.00
Net Income: ▪ \$481.00

DETAIL OF EXPENSES

Rent:	\$2,000.00	43%
NNN or CAM:		0%
Gas:	\$450.00	10%
Water/Sewer:	\$450.00	10%
Electric:	\$450.00	10%
Insurance:	\$75.00	2%
Repair Parts:	* \$100.00	2%
Repair Labor:	* \$0.00	0%
Cleaning Labor:	* \$400.00	9%
Cleaning Supplies:	\$30.00	1%
Vending Product:	\$20.00	0%
Toilet Lock & Rentals:	* \$19.00	0%
Personal Property Tax:	\$50.00	1%
Alarm & Video:	* \$0.00	0%
Accounting:	* \$0.00	0%
Advertising:	* \$0.00	0%
Trash:	\$0.00	0%
Misc:	* \$75.00	2%
		0%

INCOME DETAILS

Current or Projected: Projected
Monthly Gross: ▪ \$21,700.00
Times Gross: ▪ 3
Times Net: ▪ 124
Cash on Cash: ▪ 9.7%

FINANCING

Down Payment: \$59,500.00
Amount Financed: ▪ \$0.00
Lender: Example Only!
Interest Rate: NA
Payment:
Spendable: ▪ \$481.00

EQUIPMENT

Topload: 8 Toploads
Topload:
Frontload:
Frontload: 8 20-LB washers
Frontload: 6 40-LB washers
Frontload:
Dryer: 7 30-LB stack dryers
Dryer: 7 30-lb Maytag single dryers
Changer: 2 Standard & Rowe
Changer:
Soap Machine: 1
Bag Machine:
Toilet Lock: 1 Leased
Soda:
Candy: 1
Video Games: 1

LEASE INFORMATION

Amount: ▪ \$2,000.00
NNN or CAM: ▪ \$0.00
Years Remaining: 8
Option Term: Included above
Lease Deposit: \$2,000.00

STORE INFORMATION

Size of Store: 1,500
Age of Store: Older-w/Remodel
Hours Open: 7AM-10PM
Center Type: 2 Unit Building
Parking: Shared
Exposure: Very good
Population: See Demographics
Sale Reason: Moved

COMMENTS

This is a great starter store.
 Just remodeled, then transferred out of town.
 Needs someone local to manage and operate.
 (5) extra ADC stack dryers in storage included.

**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.

More information coming soon.





SITE SELECTION ANALYSIS

LOCATION:

PTS POPULATION WITHIN 1 MILE RADIUS

	1	Below 25,000
4	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%
7	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	5	35% To 44%
	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	4	Mixed: Town Homes, Apartments, Condos
	6	Apartments, Duplexes, Trailer Parks

PTS VISIBILITY OF SIGNAGE

	0	Limited Signage
	2	Store Sign Visible
3	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	4	One Space for Every 400 SqFt Of Store
	5	One Space for Every 300 SqFt Of Store

PTS LAUNDROMATS WITHIN 1 MILE

	-2	Six or More Existing Laundromats
	1	Four or Five Laundromats
3	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%
4	4	45% to 50% & 1 more for each 10% higher

PTS TYPE OF COMMERCIAL BUILDING

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

PTS STORE LOCATION IN SHOPPING CENTER

	-2	Corner or Crotch Unit
	2	Interior Unit
3	3	End Unit
	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
3	3	7-11 Or Mini-Market or no neighbors

PTS GLASS EXPOSURE

	-1	Limited Glass in Front
	2	Mostly Glass Front
3	3	Full Glass Front
	4	Full Glass Front and Side

PTS TYPE OF STREET

	1	Neighborhood Street
	2	Not directly on Major Street
	3	Medium Arterial Street
4	4	Busy Major Arterial Street

PTS ENTRANCES TO SITE

1	1	Only One Entrance
	2	Two or More
	3	Three or More
	4	Four or More



NUMERICAL RATING

51 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

DEMOGRAPHICS FOR 922 EAST COVINA BLVD, COVINA, CA 91724

Google		Google		
Description	.5 Miles	1 Miles	2 Miles	
Square Miles	0.821504	3.269242	12.505622	
Population Density	7,580.00	7,183.00	7,241.70	
POPULATION BY YEAR				
Population (4/1/1990)	5,370	22,474	86,335	
Population (4/1/2000)	6,006	23,036	89,189	
Population (4/1/2010)	6,227	23,483	90,562	
Population (1/1/2014)	6,415	24,003	92,917	
Population (1/1/2019)	6,691	25,012	96,836	
Growth (2014/2010)	3.02	2.21	2.6	
Forecast (2019/2014)	4.3	4.2	4.22	
HOUSEHOLDS BY YEAR				
Households (4/1/1990)	2,077	7,704	29,105	
Households (4/1/2000)	2,075	7,534	28,703	
Households (4/1/2010)	2,045	7,391	28,672	
Households (1/1/2014)	2,105	7,545	29,361	
Households (1/1/2019)	2,192	7,855	30,567	
Growth (2014/2010)	2.93	2.08	2.4	
Forecast (2019/2014)	4.13	4.11	4.11	
GENERAL FAMILY AND POPULATION TOTALS				
Population (1/1/2014)	6,415	24,003	92,917	
Family Population	5,549	20,847	80,082	
Non-Family Population	671	2,268	9,362	
Total Group Quarters Population	7	368	1,118	
HOUSEHOLDS BY FAMILY TYPE				
Households (1/1/2014)	2,105	7,545	29,361	
Total Families	1,557	5,699	21,716	
Total Non Family Households	488	1,692	6,956	
Gender				
Male	3,108	11,410	44,135	
Female	3,119	12,073	46,427	
Poverty				
Population, In Poverty	555	2,427	8,874	
POPULATION BY RACE				
White Alone	3,338	13,919	54,769	
Black Alone	265	983	3,299	
Asian Alone	924	2,698	9,541	
American Indian and Alaska Native Alone	48	219	941	
Other Race Alone	1,338	4,431	17,774	
Two or More Races	314	1,233	4,238	
POPULATION BY ETHNICITY				
Hispanic	3,222	12,428	47,470	
White Non-Hispanic	1,739	7,046	28,882	
Median Age by Race				
White Median Age	36.5	38.5	39.2	
Black Median Age	35.1	34.9	34.9	
Asian Median Age	33.4	37.5	38.4	
American Indian and Alaska Native Median Age	0	0	0	
Other Race Median Age	0	0	0	

DEMOGRAPHICS FOR 922 EAST COVINA BLVD, COVINA, CA 91724

Two or More Races Median Age	4.6	5	3.4
Median Age by Ethnicity			
Hispanic Median Age	28.7	28.4	28.8
White Non Hispanic Median Age	43.7	47.2	47.4
Primary Language (Pop 5+)			
Speaks English	3,483	13,634	48,698
Speaks Spanish	1,702	6,449	27,807
Speaks Other Indo-European Languages	171	399	1,440
Speaks Asian or Pacific Island Language	350	1,173	5,515
Speaks Other Language	120	349	1,407
Citizenship			
Native	5,002	18,977	70,105
Foreign Born - Naturalized	825	2,803	11,040
Foreign Born - Not a Citizen	400	1,703	9,417
DETAILED HOUSEHOLD CHARACTERISTICS			
Household, Average Size	3.04	3.13	3.12
HOUSEHOLDS BY RACE			
White	1,169	4,731	18,793
Black	109	342	1,177
Asian	300	808	3,014
American Indian and Alaska Native	19	74	320
Other Race	388	1,197	4,451
Two or More Races	60	239	917
HOUSEHOLDS BY ETHNICITY			
Hispanic	873	3,250	11,973
White Non-Hispanic	728	2,892	12,082
HOUSING UNITS BY OCCUPANCY			
Total Units	2,135	7,681	29,823
Occupied Units	2,045	7,391	28,672
Vacant Units	90	290	1,151
HOUSING UNITS BY TENURE			
Housing, Occupied Units	2,045	7,391	28,672
Housing, Owner Occupied	1,253	4,640	18,259
Housing, Renter Occupied	792	2,751	10,413
OCCUPIED HOUSING STRUCTURES			
Housing, Occupied Units	2,045	7,391	28,672
Housing, Occupied Structure with 1 Unit Detached	1,160	4,644	19,095
Housing, Occupied Structure with 1 Unit Attached	180	428	2,256
Housing, Occupied Structure with 2 Units	0	20	141
Housing, Occupied Structure with 3-4 Units	127	622	1,298
Housing, Occupied Structure with 5-9 Units	53	351	1,434
Housing, Occupied Structure with 10-19 Units	224	403	1,403
Housing, Occupied Structure with 20-49 Units	97	309	1,174
Housing, Occupied Structure with 50+ Units	97	296	1,806
Housing, Occupied Structure Trailer	197	608	1,190
Housing, Occupied Structure Other	0	0	26
RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE			
Housing, Renter Occupied	792	2,751	10,413
Housing, Median Rent (\$)	1,255	1,148	1,187

DEMOGRAPHICS FOR 922 EAST COVINA BLVD, COVINA, CA 91724

Housing, Rent less than \$250	47	65	171
Housing, Rent \$250-\$499	0	69	238
Housing, Rent \$500-\$749	47	121	563
Housing, Rent \$750-\$999	117	604	2,127
Housing, Rent \$1,000-\$1,249	173	784	2,626
Housing, Rent \$1,250-\$1,499	198	408	1,991
Housing, Rent \$1,500-\$1,999	142	453	1,791
Housing, Rent \$2,000+	52	140	615
Housing, No Cash Rent	16	107	291
HOUSING UNITS BY YEAR BUILT			
Total Housing Units	2,135	7,681	29,823
Housing, Median Year Built	1960	1959	1960
Housing, Built 2010 or Later	0	10	52
Housing, Built 2000 to 2009	95	224	831
Housing, Built 1990 to 1999	168	307	945
Housing, Built 1980 to 1989	346	1,033	3,858
Housing, Built 1970 to 1979	276	859	4,292
Housing, Built 1960 to 1969	206	1,264	5,533
Housing, Built 1950 to 1959	1,008	3,563	12,206
Housing, Built 1940 to 1949	29	235	1,171
Housing, Built 1939 or Earlier	7	186	935
DETAILED INCOME CHARACTERISTICS			
Total Personal Income (\$)	151,043,095	574,112,536	2,407,750,882
Total Household Income (\$)	150,623,999	566,978,370	2,363,274,969
Median Household Income (\$)	66,906	64,474	68,560
Average Household Income (\$)	73,655	76,712	82,424
Per Capita Household Income (\$)	24,256	24,448	26,587
Household High Income Average (\$)	394,911	323,506	312,636