






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

rev 10/7/2014

**PRESENTATION**

**LAUNDRY NAME:** Duds N Suds  
**Address:** 10652 Magnolia Ave  
**City:** Anaheim  
**State, Zip:** CA, 92804  
**County:** Orange  
**Cross Street:** Cerritos Ave

**LISTED PRICE:** \$90,000.00  
**Monthly Income:** \$7,000.00  
**Monthly Expenses:** ▪ \$5,075.00  
**Net Income:** ▪ \$1,925.00

**DETAIL OF EXPENSES**

Rent:	\$2,100.00	30%
NNN or CAM:	\$0.00	0%
Gas:	\$1,000.00	14%
Water/Sewer:	\$500.00	7%
Electric:	\$300.00	4%
Insurance:	\$100.00	1%
Repair Parts:	\$150.00	2%
Repair Labor:	\$150.00	2%
Cleaning Labor:	\$450.00	6%
Cleaning Supplies:	\$50.00	1%
Vending Product:	\$100.00	1%
Toilet Lock & Rentals:	\$0.00	0%
Personal Property Tax:	\$60.00	1%
Alarm & Video:	\$20.00	0%
Accounting:	\$10.00	0%
Advertising:	\$10.00	0%
Trash:	\$0.00	0%
Misc:	\$75.00	1%

**INCOME DETAILS**

**Current or Projected:** Actual  
**Monthly Gross:** ▪ \$7,000.00  
**Times Gross:** ▪ 13  
**Times Net:** ▪ 47  
**Cash on Cash:** ▪ 25.7%

**FINANCING**

**Down Payment:** \$90,000.00  
**Amount Financed:** ▪ \$0.00  
**Lender:** Example Only!  
**Interest Rate:** 7% for 7 years  
**Payment:** \$0.00  
**Spendable:** ▪ \$1,925.00

**LEASE INFORMATION**

**Amount:** ▪ \$2,100.00  
**NNN or CAM:** ▪ \$0.00  
**Years Remaining:** 12 years  
**Option Term:** Included above  
**Lease Deposit:**

**EQUIPMENT**

**Topload:** 15 Speed Queen  
**Frontload:** 4 Wascomat 40 lb  
**Frontload:** 6 Speed Queen 30 lb  
**Frontload:** 2 Speed Queen 40 lb  
**Frontload:** 5 Dexter 20 lb  
**Frontload:** 2 Dexter 40 lb  
**Frontload:** 2 Dexter 60 lb  
**Dryer:** 7 Speed Queen 35 lb Stack  
**Dryer:** 6 Dexter Stack 35 lb Stack  
**Changer:** 1 American Changer  
**Changer:** 1 Rowe  
**Soap Machine:** 1  
**Bag Machine:**  
**Toilet Lock:**  
**Soda:**  
**Candy:**  
**Video Games:** 2 leased  
**Other:**

**STORE INFORMATION**

**Size of Store:** 1500 sqft  
**Age of Store:** 20 year approximate  
**Hours Open:** 6AM-10PM  
**Center Type:** Strip Center  
**Parking:** Shared  
**Exposure:** Good  
**Population:** See Demographics  
**Sale Reason:** Other Business

**COMMENTS**

**Laundromat for sale in Anaheim  
 Great 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.*

# ANAHEIM LOCATION





# Laundromat123.com

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✉ Laundromat123@aol.com

☎ 714-630-WASH (9274)



## SITE SELECTION ANALYSIS

**LOCATION:** 10652 Magnolia Ave Anaheim CA 92804

### 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"/>	7	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 type="checkbox"/>	4	One Space for Every 400 SqFt Of Store
<input checked="" 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 checked="" type="checkbox"/>	2	30% To 37%
<input type="checkbox"/>	3	38% To 44%
<input 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 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

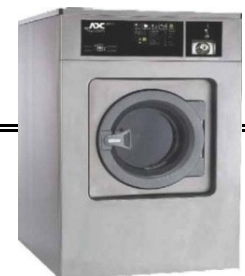
<input type="checkbox"/>	1	Neighborhood Street
<input type="checkbox"/>	2	Not directly on Major Street
<input type="checkbox"/>	3	Medium Arterial Street
<input checked="" type="checkbox"/>	4	Busy Major Arterial Street

### 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**  
**55 TOTAL POINTS**

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



# Census 2010 Site Selection Reports & Analysis

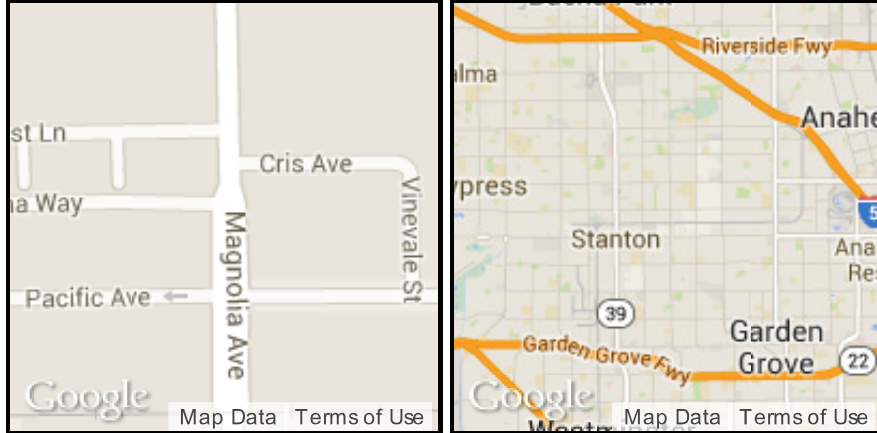
## Detailed Summary

**Location: 10652 Magnolia Ave, Anaheim, CA 92804**

**Address: 10652 Magnolia Ave, Anaheim, CA 92804**

**Latitude: 33° : 48' : 30"**

**Longitude: -117° : 58' : 32"**



	<b>Description 0.5 Miles</b>	<b>1 Miles</b>	<b>2 Miles</b>
<b>Square Miles</b>	0.723746	3.170991	13.605069
<b>Population Density</b>	12,341.3	11,706.4	10,018.5

**POPULATION BY YEAR**

<b>Population (4/1/2000)</b>	8,561	35,221	131,058
<b>Population (4/1/2010)</b>	8,932	37,121	136,303
<b>Population (1/1/2014)</b>	9,379	38,709	141,923
<b>Population (1/1/2019)</b>	9,791	40,445	148,170

**HOUSEHOLDS BY YEAR**

<b>Households (1/1/2014)</b>	2,322	9,910	39,688
<b>Households (1/1/2019)</b>	2,424	10,351	41,434

**FAMILY CHARACTERISTICS**

<b>Family Population</b>	8,241	34,137	121,375
<b>Families</b>	1,826	7,748	29,421
<b>Families, Married with Children Under 18</b>	851	3,321	11,921
<b>Other Families, Female Householder, No Husband Present with Children Under 18</b>	256	1,016	3,473
<b>Other Families, Male Householder, No Wife Present with Children Under 18</b>	127	458	1,604

**POPULATION BY GENDER**

<b>Population, Male</b>	4,544	18,599	67,423
<b>Population, Female</b>	4,388	18,522	68,880

**POPULATION BY AGE**

<b>Population, Median Age</b>	29.8	31.9	34.1
<b>Population Aged 0 to 5 Years</b>	946	3,432	11,859
<b>Population Aged 6 to 11 Years</b>	896	3,516	11,617
<b>Population Aged 12 to 17 Years</b>	933	3,686	12,153

Population Aged 18 to 24 Years	1,033	4,166	14,438
Population Aged 25 to 34 Years	1,364	5,435	19,807
Population Aged 35 to 44 Years	1,390	5,547	20,170
Population Aged 45 to 54 Years	1,128	4,964	18,577
Population Aged 55 to 64 Years	668	3,196	12,987
Population Aged 65 to 74 Years	314	1,743	7,565
Population Aged 75 to 84 Years	199	1,085	4,978
Population Aged 85 Years and Older	61	351	2,152

**POPULATION BY RACE**

White Population, Alone	3,976	16,900	62,238
Black Population, Alone	169	880	3,829
Asian Population, Alone	1,595	8,287	34,198
American Indian and Alaska Native Population, Alone	114	414	1,147
Other Race Population, Alone	2,741	9,115	29,023
Two or More Races Population	337	1,525	5,868

**POPULATION BY ETHNICITY**

Hispanic Population	5,683	19,880	61,564
White Non-Hispanic Population	1,375	7,531	34,369

**GENERAL POPULATION CHARACTERISTICS**

Population, Speaks Spanish (Pop 5+)	4,271	14,966	45,529
Population, Citizenship - Foreign Born - Not a Citizen	2,480	8,800	28,635

**DETAILED HOUSEHOLD CHARACTERISTICS**

Household, Average Size	3.98	3.86	3.51
Households, 1 Person	280	1,258	6,467
Households, 2 Person	397	1,966	8,895
Households, 3 Person	370	1,582	6,394
Households, 4 Person	369	1,650	6,320
Households, 5 Person	344	1,209	4,268
Households, 6 Person	177	704	2,419
Households, 7 or More Person	279	1,159	3,458

**HOUSING UNITS BY OCCUPANCY**

Housing, Units	2,357	10,046	40,159
Housing, Occupied Units	2,216	9,528	38,221
Housing, Vacant Units	141	518	1,938
Housing, Vacant Units For Rent	86	351	1,258
Housing, Vacant Units Rented, Not Occupied	4	14	50

**HOUSING UNITS BY TENURE**

Housing, Owner Occupied	893	4,280	19,401
Housing, Renter Occupied	1,323	5,248	18,820

**OCCUPIED HOUSING STRUCTURES**

Housing, Occupied Units	2,216	9,528	38,221
Housing, Structure with 1 Unit Detached	887	4,999	19,335
Housing, Structure with 1 Unit Attached	204	418	3,212
Housing, Structure with 2 Units	56	135	366
Housing, Structure with 3-4 Units	309	729	1,949
Housing, Structure with 5-9 Units	98	553	2,440
Housing, Structure with 10-19 Units	286	1,066	2,854

Housing, Structure with 20-49 Units	87	1,012	3,174
Housing, Structure with 50+ Units	198	851	4,805
Housing, Structure Mobile Home	232	283	1,927
Housing, Structure Boat, RV, Van, Other	0	0	97

**RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE**

Housing, Median Rent (\$)	1,187	1,233	1,197
Housing, Renter Occupied	1,323	5,248	18,820
Housing, Rent less than \$250	9	136	497
Housing, Rent \$250-\$499	29	212	768
Housing, Rent \$500-\$749	13	127	593
Housing, Rent \$750-\$999	197	692	3,009
Housing, Rent \$1,000-\$1,249	540	1,517	5,504
Housing, Rent \$1,250-\$1,499	318	1,556	4,397
Housing, Rent \$1,500-\$1,999	95	734	2,782
Housing, Rent \$2,000+	103	186	855
Housing, No Cash Rent	19	88	415

**OWNER OCCUPIED HOUSEHOLDS BY MORTGAGE**

Housing, Owner Occupied	893	4,280	19,401
Housing, Owner Households, With Mortgage Any	700	3,402	14,966
Housing, Owner Households, With No Mortgage	193	878	4,435

**OWNER OCCUPIED HOUSEHOLDS BY HOME VALUE**

Housing, Owner Occupied	893	4,280	19,401
Housing, Median Value Owner Households (\$)	292,988	372,013	371,091
Housing, Owner Households Valued Less than \$10,000	0	0	76
Housing, Owner Households Valued \$10,000-\$14,999	20	31	55
Housing, Owner Households Valued \$15,000-\$19,999	0	0	104
Housing, Owner Households Valued \$20,000-\$24,999	13	23	87
Housing, Owner Households Valued \$25,000-\$29,999	14	14	54
Housing, Owner Households Valued \$30,000-\$34,999	14	14	176
Housing, Owner Households Valued \$35,000-\$39,999	0	0	118
Housing, Owner Households Valued \$40,000-\$49,999	8	59	305
Housing, Owner Households Valued \$50,000-\$59,999	0	0	149
Housing, Owner Households Valued \$60,000-\$69,999	93	93	220
Housing, Owner Households Valued \$70,000-\$79,999	14	14	109
Housing, Owner Households Valued \$80,000-\$89,999	0	0	80
Housing, Owner Households Valued \$90,000-\$99,999	0	0	97
Housing, Owner Households Valued \$100,000-\$124,999	33	90	385
Housing, Owner Households Valued \$125,000-\$149,999	70	102	214
Housing, Owner Households Valued \$150,000-\$174,999	44	44	238
Housing, Owner Households Valued \$175,000-\$199,999	0	54	270
Housing, Owner Households Valued \$200,000-\$249,999	53	284	1,159
Housing, Owner Households Valued \$250,000-\$299,999	82	245	1,340
Housing, Owner Households Valued \$300,000-\$399,999	217	1,490	6,280
Housing, Owner Households Valued \$400,000-\$499,999	144	975	4,705
Housing, Owner Households Valued \$500,000-\$749,999	74	678	2,847
Housing, Owner Households Valued \$750,000-\$999,999	0	40	219
Housing, Owner Households Valued More than \$1,000,000	0	30	114

**DETAILED INCOME CHARACTERISTICS**

Household Income, Median (\$)	42,715	47,750	54,613
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Household Income, Average (\$)	56,084	66,295	71,398
Household Income, Per Capita (\$)	14,643	17,478	20,738

**HOUSEHOLDS BY INCOME**

Households with Income Less than \$15,000	385	1,304	4,224
Households with Income \$15,000 to \$24,999	250	1,085	3,837
Households with Income \$25,000 to \$34,999	276	1,077	3,965
Households with Income \$35,000 to \$49,999	383	1,527	5,807
Households with Income \$50,000 to \$74,999	339	1,487	6,923
Households with Income \$75,000 to \$99,999	258	1,133	4,896
Households with Income \$100,000 to \$124,999	176	773	3,646
Households with Income \$125,000 to \$149,999	66	468	2,077
Households with Income \$150,000 to \$199,999	49	441	1,885
Households with Income \$200,000 and Over	34	233	961

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

Employment Potential (Pop 16+)	6,467	27,710	104,716
Employment, Civilian Total (Pop 16+)	3,783	16,010	60,208
Employment, Civilian Males (Pop 16+)	2,131	9,042	32,429
Employment, Civilian Females (Pop 16+)	1,652	6,968	27,779
<b>BLOCK GROUP COUNT</b>	<b>5</b>	<b>19</b>	<b>74</b>