

FOR SALE AND COMMERCIAL LEASES

# Big Wash Laundromats

Investment Opportunity - Salt Lake County  
For Sale: \$6,175,000

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## Laundromats For Sale



## Laundromats Lease For Sale



PRO-FORMA	PRO-FORMA NOI	SALES PRICE	ESTIMATED CAP RATE
<b>Kearns</b> 4030 W 5415 S, Kearns, UT 84118*	\$268,038	\$2,400,000	11.2%
<b>Rose Park</b> 1315 W 500 N, Salt Lake City, UT 84116	\$180,223	\$1,700,000	10.6%
<b>Big Wash/Star Coins</b> 3520 W 3500 S, West Valley, UT 84119	\$156,384	\$1,400,000	11.2%
<b>Sugarhouse</b> 1962 S 1100 E, Salt Lake City, UT 84106	\$39,347	\$675,000	5.8%

\*Revenue includes Washmore Business

**Total Investment Price: \$6,175,000**



# ProForma NOI Summary Commercial Portfolio — Four Properties

Colliers International Intermountain

Confidential · For Qualified Investors Only

Laundry · 239 Combined Units · Estimated at 4 Turns Per Day

## PROPERTY-LEVEL PROFORMA DETAIL

PROPERTY ADDRESS	UNITS	WASHER REVENUE	DRYER REVENUE	TOTAL REVENUE	EXPECTED NOI
4030 W 5415 SKearns, UT 84118	66	\$649,790	\$243,671	\$893,461	\$268,038
1315 W 500 NSalt Lake City, UT 84116	63	\$436,905	\$163,839	\$600,744	\$180,223
3520 W 3500 SWest Valley City, UT 84119	82	\$568,670	\$213,251	\$781,921	\$156,384
1962 S 1100 ESalt Lake City, UT 84106	28	\$95,387	\$35,770	\$131,157	\$39,347
<b>PORTFOLIO TOTAL</b>	<b>239</b>	<b>\$1,750,752</b>	<b>\$656,532</b>	<b>\$2,407,283</b>	<b>\$643,992</b>

## PORTFOLIO SUMMARY METRICS

TOTAL PORTFOLIO NOI

**\$643,992**

Annual · All 4 properties

TOTAL ASKING PRICE

**\$5,975,000**

Combined portfolio

PORTFOLIO CAP RATE

**10.78%**

NOI ÷ Total Price

TOTAL REVENUE

**\$2,407,283**

Combined annual

## PROPERTY-LEVEL CAP RATES

4030 W 5415 S · KEARNS

**11.17%**

NOI \$268,038 · Price \$2,400,000

1315 W 500 N · SLC

**10.60%**

NOI \$180,223 · Price \$1,700,000

3520 W 3500 S · WVC

**13.03%**

NOI \$156,384 · Price \$1,200,000

1962 S 1100 E · SLC

**5.83%**

NOI \$39,347 · Price \$675,000

\* Revenue and NOI projections estimated at 4 turns per day. All figures are forward-looking estimates and do not constitute a guarantee of performance. Prospective investors should conduct independent due diligence prior to investment.

# Kearns Laundromat

4030 W 5415 S, KEARNS, UT 84118

## Property Highlights

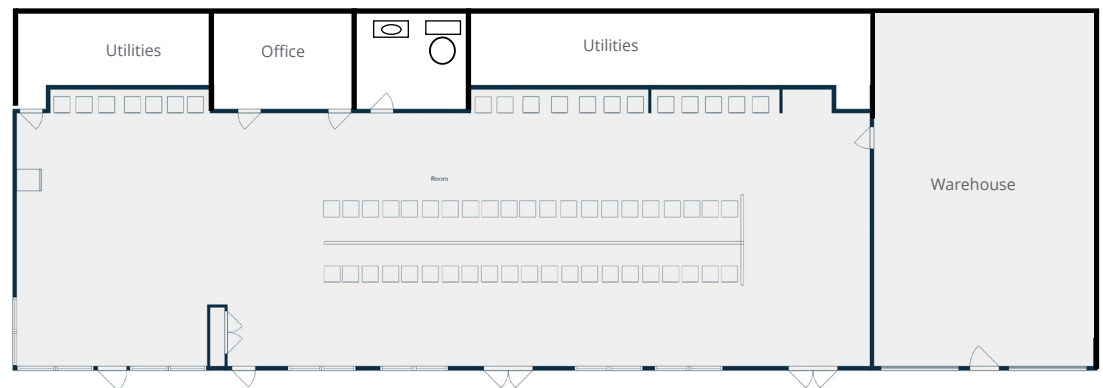
- For Sale
- Newly Renovated
- 5,040 SF
- .38 Acres
- Washer - 30
- Dryers - 36



PRO-FORMA	
NET OPERATING INCOME (NOI)	\$268,038
CAP RATE	11.2%
PURCHASE PRICE	\$2,400,000.00

Demographics	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Estimated	21,009	160,682	365,938
2030 Projected	21,559	158,474	372,244
<b>Households</b>			
2025 Estimated	6,477	49,375	116,137
2030 Projected	6,827	49,896	120,865
<b>Income</b>			
2025 Median HHI	\$85,636	\$97,920	95,779
2025 Average HHI	\$101,285	\$113,833	\$112,561
2025 Per Capita	\$31,573	\$34,841	\$35,669

Information provided by ESRI Business Analyst



# Rose Park - For Sale

1315 W 500 N, SALT LAKE CITY, UT 84116

## Property Highlights

- For Sale
- Newly Renovated
- 2,214 SF
- .16 Acres
- Washer - 29
- Drayer - 24

PRO-FORMA	
NET OPERATING INCOME (NOI)	\$180,223
CAP RATE	10.6%
PURCHASE PRICE	\$1,700,000



Demographics	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Estimated	21,714	92,323	178,875
2030 Projected	23,196	100,086	188,961
<b>Households</b>			
2025 Estimated	7,722	40,784	79,009
2030 Projected	8,568	46,340	86,429
<b>Income</b>			
2025 Median HHI	\$68,124	\$73,330	\$77,448
2025 Average HHI	\$81,576	\$102,500	\$111,237
2025 Per Capita	\$30,164	\$45,404	\$49,316

Information provided by ESRI Business Analyst



# Big Wash/Star Coin - Wash & Fold

3520 W 3500 S, WEST VALLEY, UT 84119

## Property Highlights

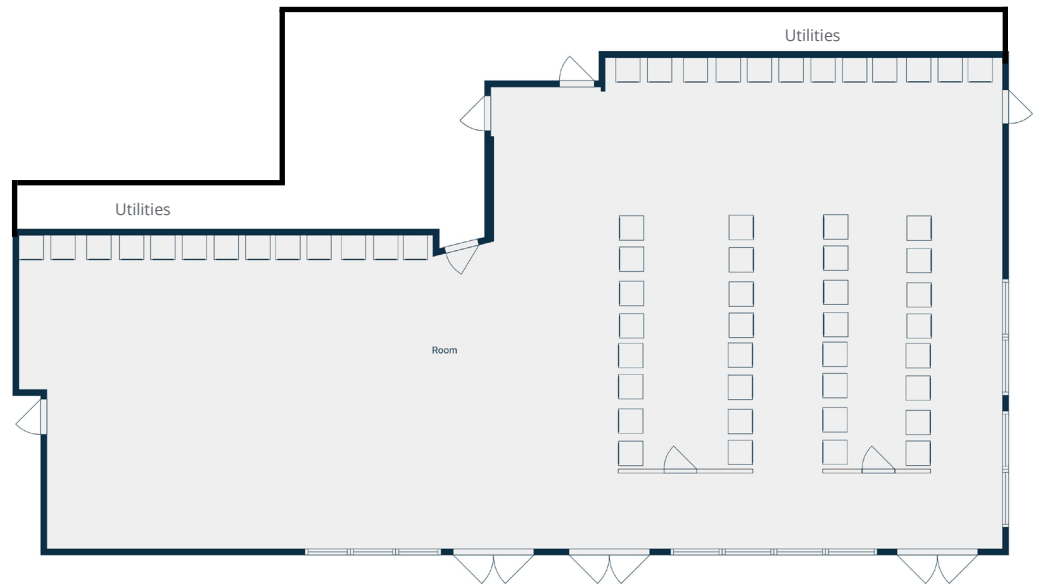
- Commercial Lease For Sale
- Newly Renovated
- 4,753 SF
- .16 Acres
- Washers 38
- Dryers 44



PRO-FORMA	
NET OPERATING INCOME (NOI)	\$156,384
CAP RATE	11.2%
PURCHASE PRICE	\$1,400,000

Demographics	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Estimated	23,358	132,660	303,947
2030 Projected	23,162	132,560	305,498
<b>Households</b>			
2025 Estimated	7,409	42,732	99,528
2030 Projected	7,546	43,820	102,807
<b>Income</b>			
2025 Median HHI	\$76,320	\$81,502	\$84,672
2025 Average HHI	\$89,576	\$98,386	\$102,717
2025 Per Capita	\$28,639	\$31,550	\$33,651

Information provided by ESRI Business Analyst



# Sugarhouse Laundry

1962 S 1100 E, SALT LAKE CITY, UT 84106

## Property Highlights

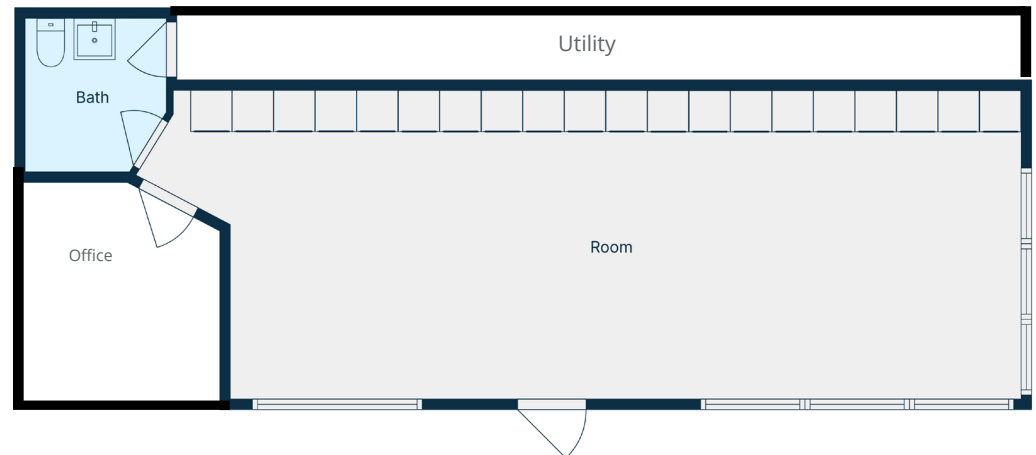
- Commercial Lease for Sale
- Newly Renovated
- 2,089 SF
- .17 Acres
- Washer - 14
- Dryers - 14



PRO-FORMA	
NET OPERATING INCOME (NOI)	\$39,347
CAP RATE	5.8%
PURCHASE PRICE	\$675,000

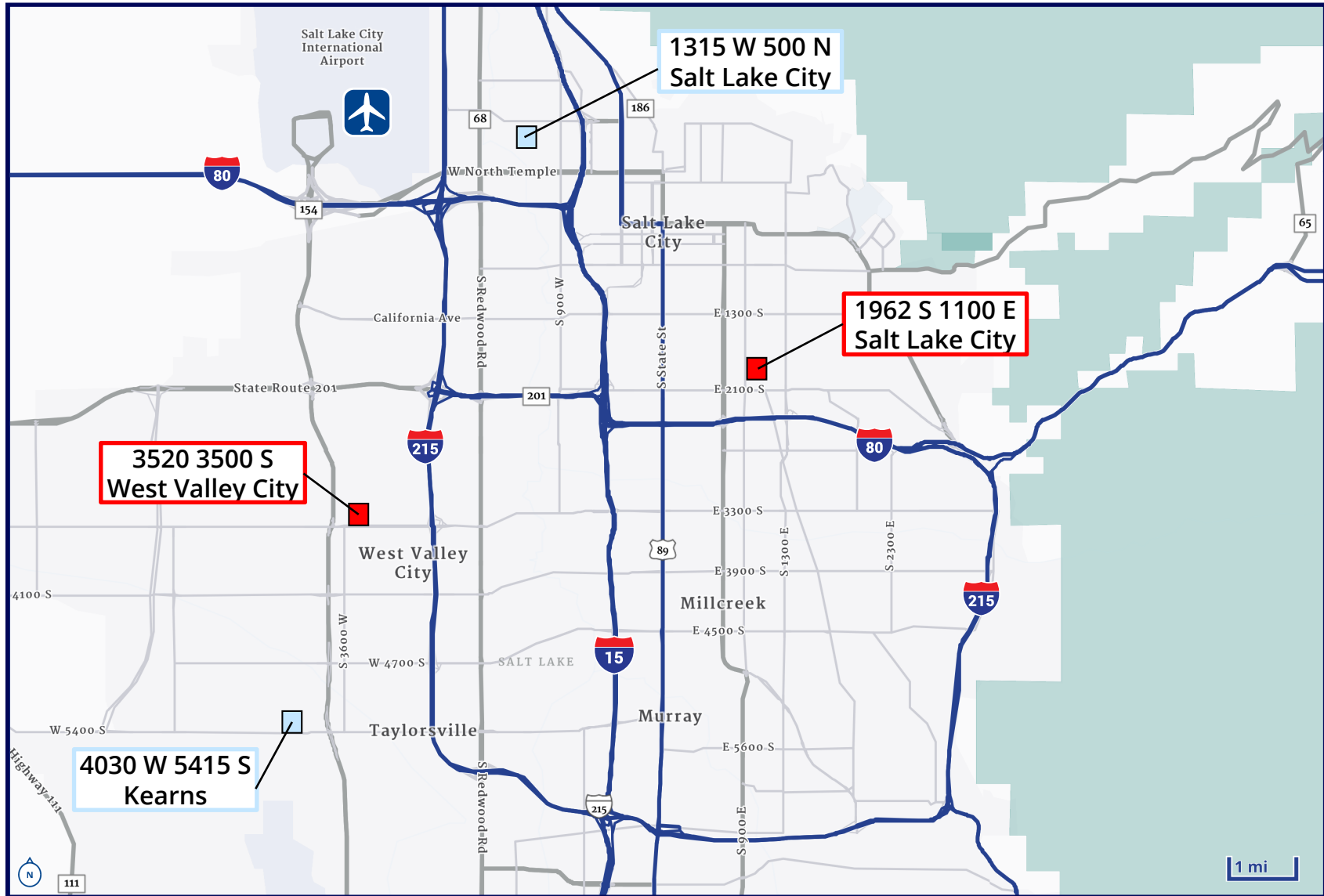
Demographics	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Estimated	21,668	157,789	333,989
2030 Projected	22,587	163,809	346,803
<b>Households</b>			
2025 Estimated	10,488	72,842	144,552
2030 Projected	11,367	78,159	155,704
<b>Income</b>			
2025 Median HHI	\$96,125	\$83,506	\$81,853
2025 Average HHI	\$139,046	\$125,689	\$123,372
2025 Per Capita	\$67,426	\$83,506	\$81,853

Information provided by ESRI Business Analyst



# Property Location

Salt Lake County Utah



■ FOR SALE

■ COMMERCIAL LEASE FOR SALE

# Photo Gallery

## Big Wash Laundromats



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## CONTACT US

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