

3046 E FLORENCE AVE

HUNTINGTON PARK, CA 90255



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FREE STANDING BUILDING + COIN LAUNDRY



SUMMARY

ASKING PRICE

\$4,361,000 = Real Estate

\$2,88,9000 = Business

\$7,249000 = Combined Total

USE

- Free Standing Building
- Coin Laundry Business

BUILDING SIZE

±6,075 SF

LAND SIZE

±16,579 SF

CEILING

11"

PARCEL NUMBER

6212-002-054

ZONING

CG

YEAR BUILT

2021



3046 E FLORENCE AVE



METRICS

REAL ESTATE = \$4,361,000

- 2025 Adjusted NOI: \$240,115
- 5.51% Cap Rate
- 7.63% Gross Rent Yield
- 13.10x GRM
- Approx. \$624/SF

LINDA'S LAVANDERIA = \$2,889,000

- 2025 Revenue: \$949,439
- Gross Profit: \$901,487
- 94.9% Gross Margin
- Potential SDE: ~\$257,547, subject to verification

COMBINED OFFERING = \$7,249,000

- Approx. \$343,802 combined unlevered operating cash flow
- 4.74% unlevered yield
- Potential owner benefit: ~\$497,662
- 6.86% potential owner-benefit yield



2025 REAL ESTATE OPERATING SUMMARY

REAL PROPERTY ASKING: \$4,361,000

ADJUSTED NOI	\$240,115
CAP RATE	5.51%
GROSS RENT	\$332,791
GROSS RENT YIELD	7.63%
GRM	13.10X
RENT/MO.	\$27,733
RENT/SF/MO.	\$3.97
ASKING PRICE/SF	\$624/SF

GROSS RENT INCOME: \$332,791

INSURANCE	\$11,191
REAL ESTATE TAXES	\$81,203
TELEPHONE EXPENSES	\$282
TOTAL	\$82,676

NET RENTAL INCOME: \$240,115



2025 LINDA'S LAVENDERIA SUMMARY

BUSINESS ASKING PRICE \$2,889,900

GROSS SALES	\$949,439
COST OF GOODS	\$47,952
GROSS PROFIT	\$901,487
GROSS MARGIN	94.9%

RENT	\$332,791
PAYROLL / SALARY	\$153,860
UTILITIES	\$153,433
REPAIRS & MAINTENANCE	\$19,561
INSURANCE	\$43,942
NET ORDINARY INCOME	\$70,352
INTEREST EXPENSE	\$61,248
REPORTED NET INCOME	\$9,105

ADJUSTED EBITDA	\$103,687
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POTENTIAL SDE	\$257,547
PRICE / GROSS REVENUE	3.04x
POTENTIAL SDE MEULTIPLE	11.2x



COMBINED SUMMARY P&L 2024

GROSS INCOME **\$1,140,000**

ACCOUNTING	\$8,000
INSURANCE	\$22,800
REPAIRS & MAINTENANCE	\$18,000
SECURITY & ALARM	\$3,000
SUPPLIES	\$20,000
FTB TAX	\$7,000
PAYROLL TAX	\$18,000
PROPERTY TAX	\$77,429
SALES TAX	\$9,500
WAGES	\$180,000
ELECTRICITY	\$48,000
WATER	\$30,000
GAS	\$78,000
OTHER	\$13,200
LANDSCAPING	\$1,800

TOTAL **\$534,729**

COMBINED NET **\$605,271**



3046 E FLORENCE AVE

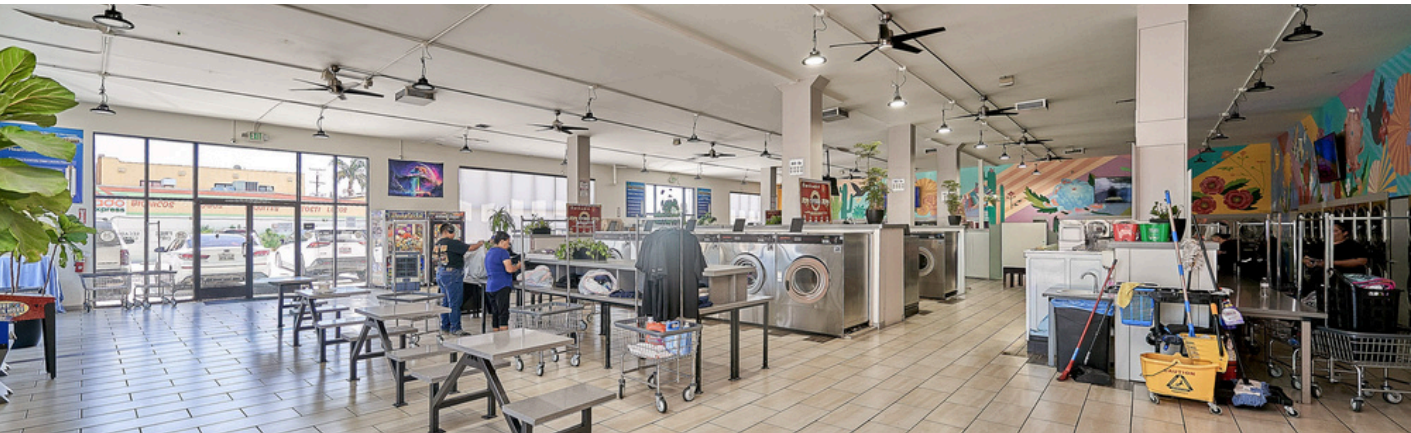


FINANCIAL SUMMARY

Property Address	3046 E Florence Ave Huntington Park, CA 90255
Real Estate	\$4,361,000
Business	\$2,88,9000
Combined Total	\$7,249000
Price per SF	\$441.10
Year Built	2021
Parcel Number	6212-002-054
Parking	1:18



PROPERTY **PHOTOS**



SITE MAP



SALE COMPARABLES

	ADDRESS	SQ. FT.	SALE PRICE	\$/SQ. FT.	BUILT	CITY
	13124 Lakewood Blvd	6,600	\$6,900,000	\$1,000	2024	Bellflower
	20707 Avalon Blvd	2,781	\$7,500,000	\$2,700	2021	Carson
	401 S Soto St	2,000	\$2,800,535	\$3,900	1970	Los Angeles
	15420 S Western Ave	12,912	\$7,700,000	\$592.76	1990/24	Gardena
	12666 Studebaker Rd	3,705	\$8,500,000	\$2300	2024	Norwalk

DESCRIPTION

Linda's Lavanderia - High-Volume Coin Laundry Business | Real Estate Available Separately

An exceptional opportunity to acquire a well-established, high-volume coin laundry business in a highly visible Huntington Park location. Linda's Lavanderia operates from a modern, free-standing commercial building constructed in 2021 and offers an attractive opportunity for both business operators and investors seeking the option to control the underlying real estate.

The laundry business is available separately, with the real estate optionally available for purchase, allowing a buyer to acquire the operating business alone or purchase the complete business-and-property package.

Offering Structure - This is a rare opportunity to acquire a modern laundromat business with the flexibility to purchase the business independently or secure the business and real estate together.

Business Only: Approximately \$2,889,000

Real Estate: Approximately \$4,361,000

Business + Real Estate Combined: \$7,249,000

Located directly along E. Florence Avenue, the property benefits from excellent exposure, convenient access, a dense surrounding residential population, and proximity to established national and neighborhood retailers. The aerial site map in the offering memorandum shows the property prominently positioned along Florence Boulevard within an established commercial corridor.

This Offering Memorandum (the "OM") has been prepared by Dream Realty for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

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