

Long Beach & Oceanside Laundromats w/ Major Upside High Cash Flow & Increasing Revenues

1.) Long Beach, CA

Lease Terms:

Rent: \$11,055/Mo

Lease Expiration: 2040

Washers & Dryers:

Heubsch & Speed Queen machines

2-Load Washer (\$3.75): 24

3-Load Washer (\$4.75): 20

5-Load Washer (\$6.75): 10

6-Load Washer (\$7.75): 6

8-Load Washer (\$9.75): 3

Total Washers: 63

30lb Double Stack Dryer (FREE): 32

Total Dryers: 32

Vending Machines: 8

Coffee Vending Machine: 1

Purified Water & Alkaline Water Dispenser: 1

Massage Chairs: 2 (Owned by Vendor)

ATM: 1 (Owned by Vendor)

Toy Vending Machine: 1 (Owned by Vendor)

Crane Game Machine: 1 (Owned by Vendor)

Coin Changer Machines: 3 (Total Change Capacity: \$4,800)

Bill to Bill Changer Machine: 1

Nik-O-Lok: 1

Flat Screen T.V's: 7

Automatic Magnetic Door Locks: All Entrance / Exit Doors

Remote View Surveillance Camera Setup: 15 Cameras

2.) Oceanside, CA

Lease Terms:

Rent: \$5,306/Mo

Lease Expiration: 2030 + (2) 20 year options to renew

Washers & Dryers:

Dexter & Speed Queen machines

1-Load Washer (\$2.75): 12

2-Load Washer (\$3.75): 9

3-Load Washer (\$4.75): 14

4-Load Washer (\$5.75): 10

5-Load Washer (\$6.75): 4

6-Load Washer (\$7.75): 2

8-Load Washer (\$9.75): 4

Total Washers: 55

30lb Double Stack Dryer (\$0.25 / 10 min) : 26

80lb Heavy Duty Dryer (\$0.25 / 6 min) : 3

Total Dryers: 29

Vending Machines: 4

Coffee Vending Machine: 1

Purified Water & Alkaline Water Dispenser: 1

Massage Chairs: 2

ATM: 1

Coin Pusher game: 1

Coin Changer Machines: 3 (Total Change Capacity: \$4,800)

Bill to Bill Changer Machine: 1

Nik-O-Lok: 1

Flat Screen T.V's: 5

Automatic Magnetic Door Locks: All Entrance / Exit Doors

Remote View Surveillance Camera Setup: 12 Cameras