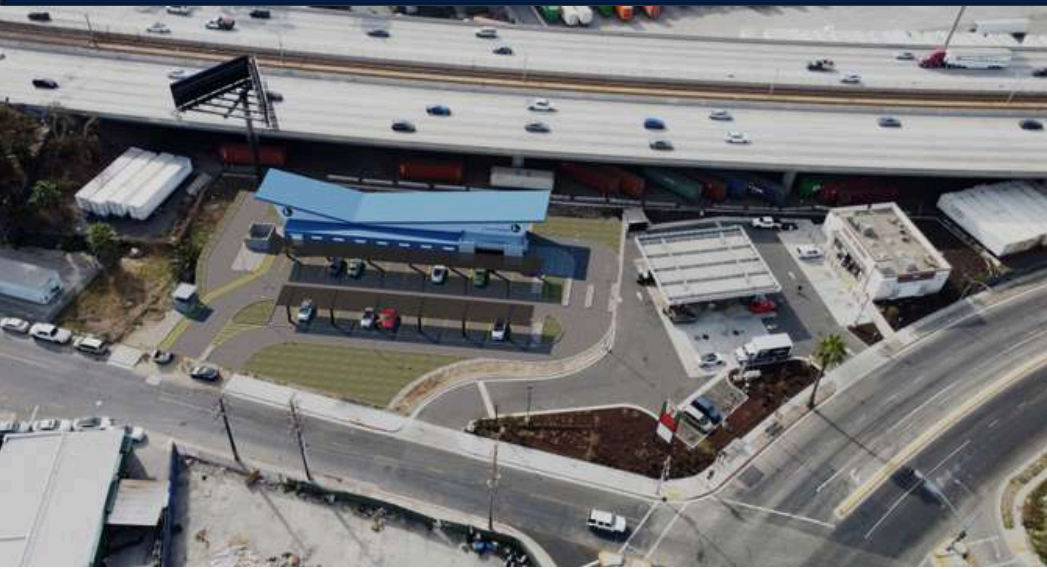




# LYNWOOD EXPRESS CARWASH

2810 E Imperial Hwy  
Lynwood, CA 90262

OFFERING MEMORANDUM



## LYNWOOD EXPRESS CAR WASH





EXCLUSIVELY PRESENTED BY:



**Austin Longwell - Associate**

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License #: 01948605

**LYNWOOD EXPRESS CARWASH**

2810 E IMPERIAL HWY  
LYNWOOD, CA 90262



**WEST SHORES REALTY**

DRE #01948605

West Shores Realty

11260 Whittier Blvd Whittier, CA 90606

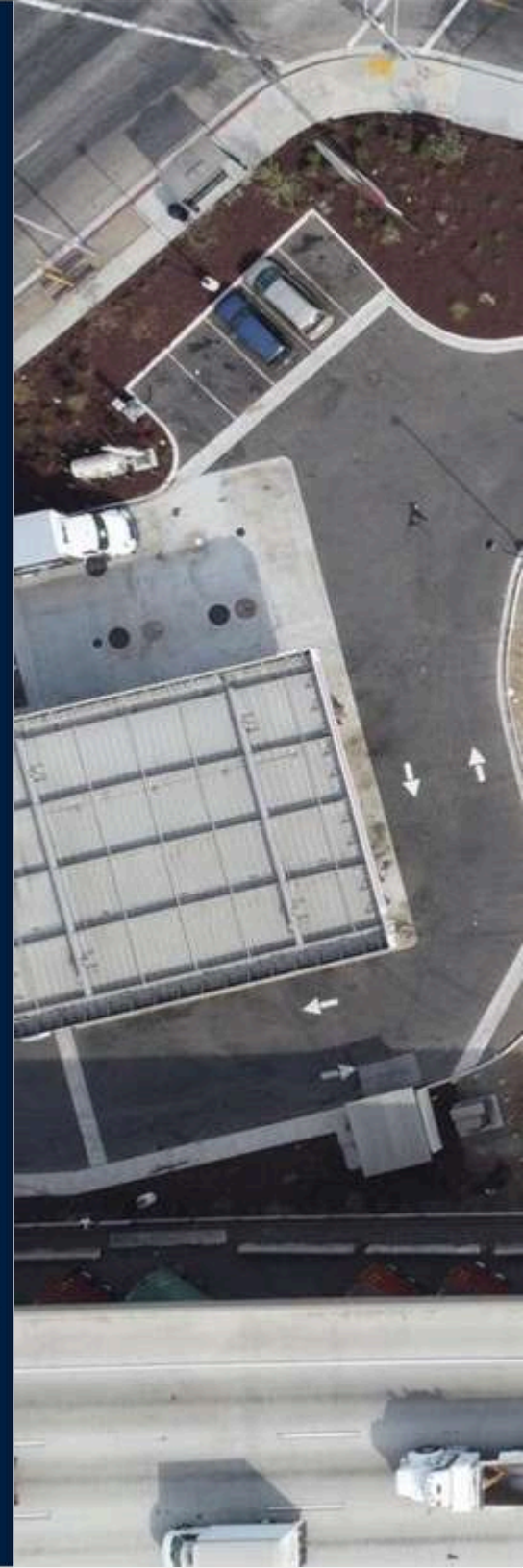
Office: 5629555400



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## PROPERTY SUMMARY

Offering Price	\$6,500,000.00
Building SqFt	4,760 SqFt
Lot Size (SF)	37,356.00 SqFt
Year Built	2026
Parcel ID	6169-002-013, -010
Zoning Type	M3
County	Los Angeles
Coordinates	33.930293, -118.2114603
Lease Type	Absolute NNN
Lease Term	20 Years
Lease Option Periods	(3) 10 year Options
Rental Increases	10% every 5 years

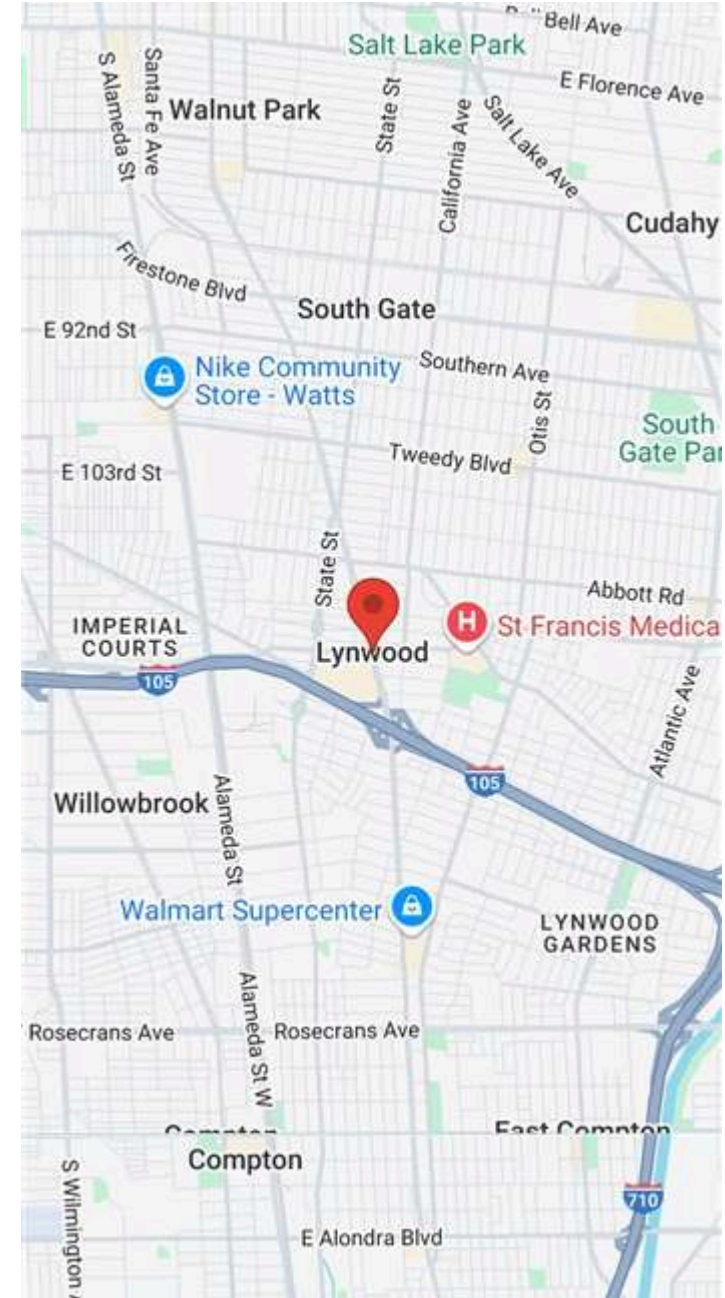
## INVESTMENT SUMMARY

West Shores Realty is pleased to offer the sale of The Lynwood Carwash Express located at 2810 E Imperial Hwy, Lynwood, Ca 90262 The sale includes the 4,760 Sq Ft new construction express car wash on a 37,356 Sq Ft lot. This 100% occupied single tenant absolute NNN lease provides a 5.5% Cap Rate with a 20 year lease and (3) 10 year option periods providing stable cash flow for years to come. There are rental increases of 10% every 5 years built into the lease with 0 landlord responsibility. The property is positioned on the corner of [Imperial Hwy and Fernwood](#) with major access and visibility to the 105 Fwy and the Long Beach Blvd Metro station making this an ideal location for business visibility.



# INVESTMENT HIGHLIGHTS

- Absolute NNN Single Tenant lease with 0 landlord responsibility
- \$30,000 in Monthly income 5.5% cap rate from day 1.
- 20 year NNN lease with (3) 10 year options. 10% rental increases every 5 years .
- High-performing intersection with excellent visibility from 105 freeway and Imperial Hwy
- New Construction fully completed by 2026
- Lease will be guaranteed by the seller, a high net worth individual. Contact broker for additional details.
- Car washes present accelerated depreciation opportunities for tax savings. Under IRS Code Sections 179 & 168(k), these types of properties can qualify for business expense deductions up to 80 percent of the cost and bonus depreciation in the first year.
- E-Commerce & Pandemic resistant Tenant - The car wash industry has thrived despite the presence of E-Commerce and COVID-19.



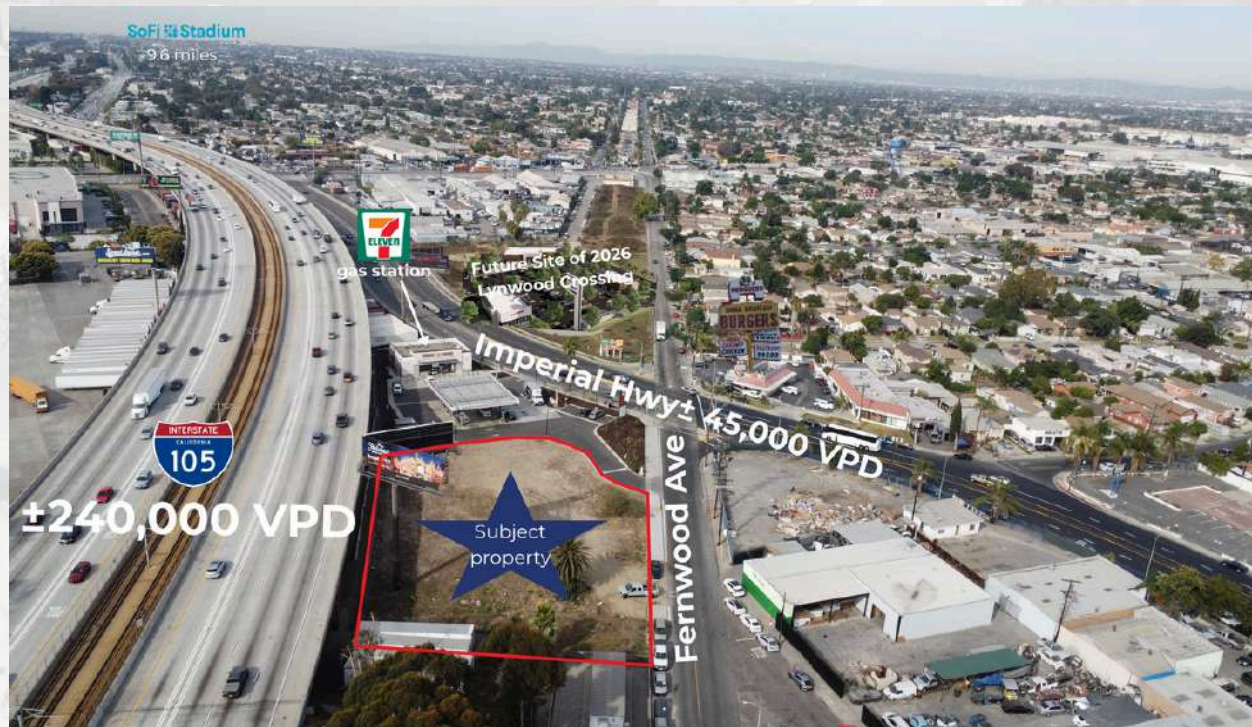






## LOCATION HIGHLIGHTS

- Strategically located at the major intersection of Imperial Hwy/Fernwood with visibility from the 105 freeway.
- 1 block from Long Beach Blvd Metro station entrance
- Dense Residential Neighborhood.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- adjacent to existing 7/11 providing a readily available customer base.
- Strategically located at the major intersection of Imperial Hwy & Fernwood Ave with over 45,000 Cars Per Day.
- Dominant retail corridor with minimal competition for Car Wash businesses
- Excellent access, frontage and visibility.





# Property Financials

2810 E Imperial Hwy, Lynwood, CA 90262

List Price:	\$6,500,000
Down Payment:	35.0% \$2,275,000
Number of units:	1
Cost per Unit:	\$6,500,000
Current GRM:	18.06
Market GRM:	7.66
Current CAP:	5.54%
Market CAP:	13.06%
Year Built / Age:	2026
Approx. Lot Size:	37,356
Approx. Gross RSF:	4,760
Cost per Net RSF:	\$1,365.55
Zoning:	MU



## Proposed Financing

First Loan Amount:	\$4,225,000	Amort:	30
Terms:	7.250%	Fixed:	5
Payment	\$28,822	DSCR:	1.04

Year 1 Operating Information		
Scheduled Gross Income:	\$	360,000
Vacancy Rate Reserve:	\$	-
Gross Operating Income:	\$	360,000
Expenses:	\$	-
Net Operating Income:	\$	360,000
Loan Payments:	\$	345,863
Pre Tax Cash Flows:	\$	14,137
Principal Reduction:	\$	1,840,138
Total Return Before Taxes:	\$	1,854,274

<sup>1</sup> As a percent of Scheduled Gross Income

Year 20 Operating Information		
Scheduled Gross Income:	\$	848,861
Vacancy Rate Reserve:	\$	-
Gross Operating Income:	\$	848,861
Expenses:	\$	-
Net Operating Income:	\$	848,861
Loan Payments:	\$	345,863
Pre Tax Cash Flows:	\$	502,998
Principal Reduction:	\$	1,840,138
Total Return Before Taxes:	\$	2,343,135

<sup>2</sup> As a percent of Down Payment

## Scheduled Income:

Lease Year	Rent/SF/year	Notes	Current Income	
			Monthly Rent	Total Annual Rent
1	\$75.63		\$ 30,000	\$ 360,000
5	\$83.19		\$ 33,000	\$ 396,000
10	\$91.51		\$ 36,300	\$ 435,600
15	\$100.66		\$ 39,930	\$ 479,160
20	\$110.73		\$ 43,923	\$ 527,076
Total Monthly Rent Year 1-5:			\$30,000	
Taxes Paid By Tenant Monthly:			\$6,771	
Insurance Paid By Tenant Monthly:			\$793	
Maintenance Paid by Tenant Monthly:			\$1,500	
Monthly Scheduled Rental Income:			\$30,000	
Annualized Scheduled Rental Income:			\$360,000	

Lease Year	Rent/SF/year	Notes	Future Income	
			Monthly Rent	Total Annual Rent
25	\$121.80	Option Period 1	\$ 48,315	\$ 579,784
30	\$133.98	Option Period 1	\$ 53,147	\$ 637,762
35	\$147.38	Option Period 2	\$ 58,462	\$ 701,538
40	\$162.12	Option Period 2	\$ 64,308	\$ 771,692
45	\$178.33	Option Period 3	\$ 70,738	\$ 848,861
Total Monthly Rent Year 1-5:			\$70,738	
Taxes Paid By Tenant Monthly:			\$6,771	
Insurance Paid By Tenant Monthly:			\$793	
Maintenance Paid by Tenant Monthly:			\$1,500	
Monthly Scheduled Rental Income:			\$70,738	
Annualized Scheduled Rental Income:			\$848,861	

## Annualized Expenses:

*Estimated	
New Taxes (New Estimate)	\$81,250
Maintenance	\$18,000
Insurance	\$9,520
Utilities	
NNN - All expenses paid by Tenant	
Total Expenses:	\$108,770
Expenses as %/SGI	30.21%
Per Net Sq. Ft:	\$2.91
Per Unit:	\$108,770

Presented by West Shores Realty



# OVERVIEW & ASSUMPTIONS

## Pricing Summary

Pricing	\$6,500,000.00
Price PSF	\$1,365.55
In Place NOI	\$360,000.00
In Place Cap Rate	5.54%
Year 1 NOI	\$360,000.00
Year 1 Cap Rate	5.54% 0.62%
Year 1 Leveraged Cash / Cash Return	

## General Information

Analysis Period	10
Analysis Start Date	08/01/2025
Market Rent/SF	\$75.63

## Potential First Loan

Loan Amount	\$4,225,000.00
Down Payment	\$2,275,000.00
Interest Only Annual Payment	-
Principal & Interest Annual Payment	\$345,863.37
Interest Rate	7.25%
Interest Only Period	0 /Years
Amortization Period	30 /Years
Loan Term	30 /Years





# CASH FLOW PROJECTIONS

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
POTENTIAL GROSS REVENUE											
BASE RENTAL REVENUE	\$360,000.00	\$360,000.00	\$360,000.00	\$360,000.00	\$360,000.00	\$396,000.00	\$396,000.00	\$396,000.00	\$396,000.00	\$396,000.00	\$435,600.00
SCHEDULED BASE RENTAL REVENUE	\$360,000.00	\$360,000.00	\$360,000.00	\$360,000.00	\$360,000.00	\$396,000.00	\$396,000.00	\$396,000.00	\$396,000.00	\$396,000.00	\$435,600.00
TOTAL POTENTIAL GROSS REVENUE	\$360,000.00	\$360,000.00	\$360,000.00	\$360,000.00	\$360,000.00	\$396,000.00	\$396,000.00	\$396,000.00	\$396,000.00	\$396,000.00	\$435,600.00
EFFECTIVE GROSS REVENUE	\$360,000.00	\$360,000.00	\$360,000.00	\$360,000.00	\$360,000.00	\$396,000.00	\$396,000.00	\$396,000.00	\$396,000.00	\$396,000.00	\$435,600.00
NET OPERATING INCOME	\$360,000.00	\$360,000.00	\$360,000.00	\$360,000.00	\$360,000.00	\$396,000.00	\$396,000.00	\$396,000.00	\$396,000.00	\$396,000.00	\$435,600.00
RESERVES											
DEBT SERVICE		\$(345,863.37)	\$(345,863.37)	\$(345,863.37)	\$(345,863.37)	\$(345,863.37)	\$(345,863.37)	\$(345,863.37)	\$(345,863.37)	\$(345,863.37)	\$(345,863.37)
CASH FLOW AFTER DEBT SERVICE		\$14,136.63	\$14,136.63	\$14,136.63	\$14,136.63	\$50,136.63	\$50,136.63	\$50,136.63	\$50,136.63	\$50,136.63	\$89,736.63
CAP RATE		5.54%	5.54%	5.54%	5.54%	6.09%	6.09%	6.09%	6.09%	6.09%	6.70%
CASH/CASH		0.62%	0.62%	0.62%	0.62%	2.20%	2.20%	2.20%	2.20%	2.20%	3.94%



SoFi Stadium

9.6 miles



gas station

Future Site of 2026  
Lynwood Crossing

Imperial Hwy ± 45,000 VPD

Fernwood Ave



±240,000 VPD



Subject  
property



# SALES COMPARABLES

## Quick Car Wash

210 N Euclid Way

Anaheim, California 92801



## Raceway Express Car Wash

12616 Imperial Hwy

Norwalk, California 90650



Price	\$6,900,000.00
Sale Date	07/01/2022
Cap Rate%	4.35
Net Operating Income	\$300,000.00
Building Size	2,400 Sqft
Lot Size	36,795 Sqft
Number of Units	1.00
Occupancy %	100.00
Market Rent (PSF)	\$125.00

Price	\$6,280,000.00
Sale Date	02/08/2024
Cap Rate%	5.97
Net Operating Income	\$375,000.00
Building Size	2,348 Sqft
Lot Size	23,767 Sqft
Number of Units	1.00
Occupancy %	100.00
Market Rent (PSF)	\$159.70



# SALES COMPARABLES

Town & Country Car Wash  
2747 E Chapman Ave  
Orange, California 92869



Super Star Car Wash 15015  
Crenshaw Blvd  
Gardena, California 90249



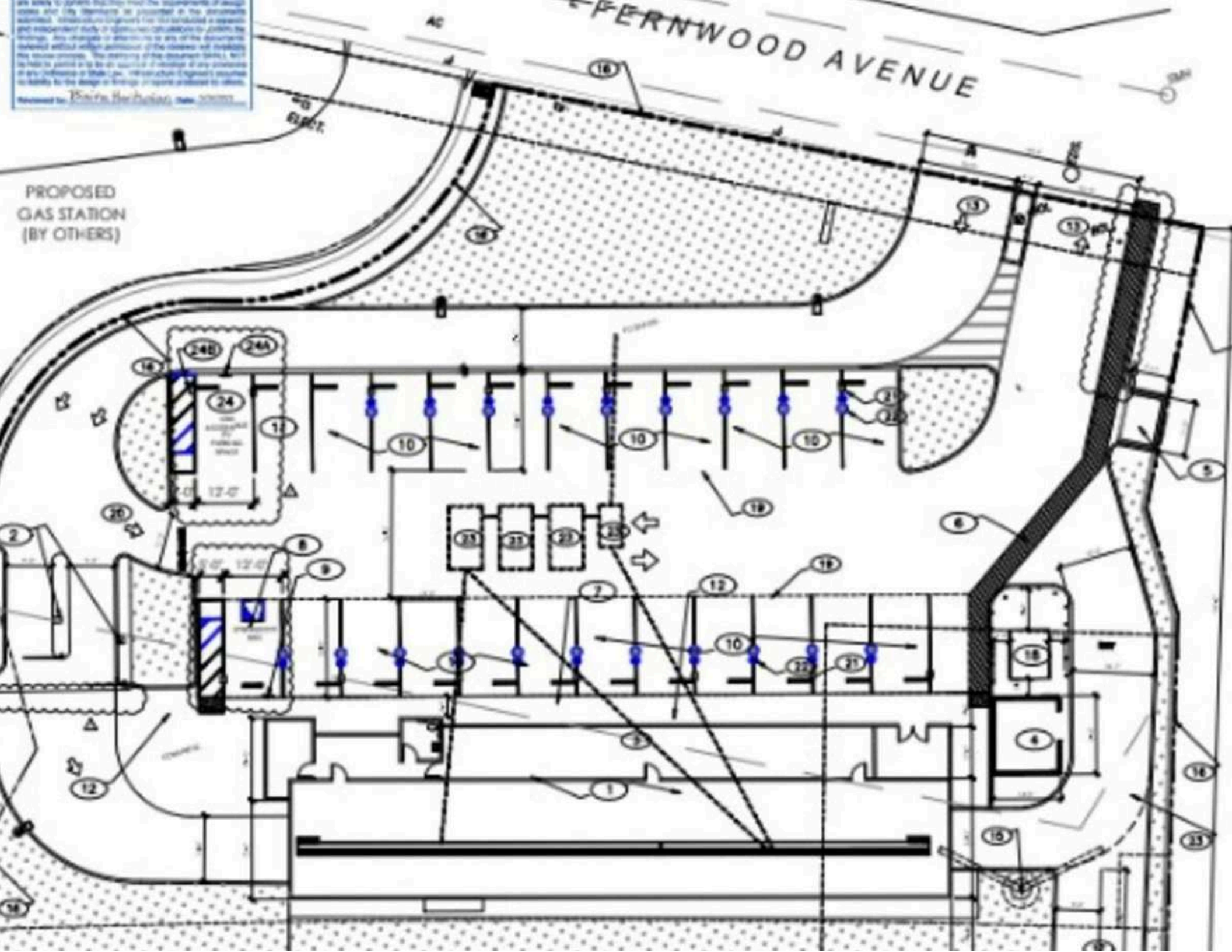
Price	\$1,847,000.00
Sale Date	12/06/2023
Cap Rate%	4.90
Net Operating Income	\$90,500.00
Building Size	1,125 Sqft
Lot Size	18,731 Sqft
Number of Units	1.00
Occupancy %	100.00
Market Rent (PSF)	\$80.44

Price	\$3,550,000.00
Sale Date	06/30/2022
Cap Rate%	4.23
Net Operating Income	\$150,000.00
Building Size	1,342 Sqft
Lot Size	21,780 Sqft
Number of Units	1.00
Occupancy %	100.00
Market Rent (PSF)	\$111.77



These drawings are prepared by the engineer of record and are not to be construed as a representation of the actual construction. The engineer of record is not responsible for the design of any structure or equipment shown on these drawings. The engineer of record is not responsible for the design of any structure or equipment shown on these drawings. The engineer of record is not responsible for the design of any structure or equipment shown on these drawings.

PROPOSED  
GAS STATION  
(BY OTHERS)







# LYNWOOD EXPRESS CAR WASH









# DEMOGRAPHICS

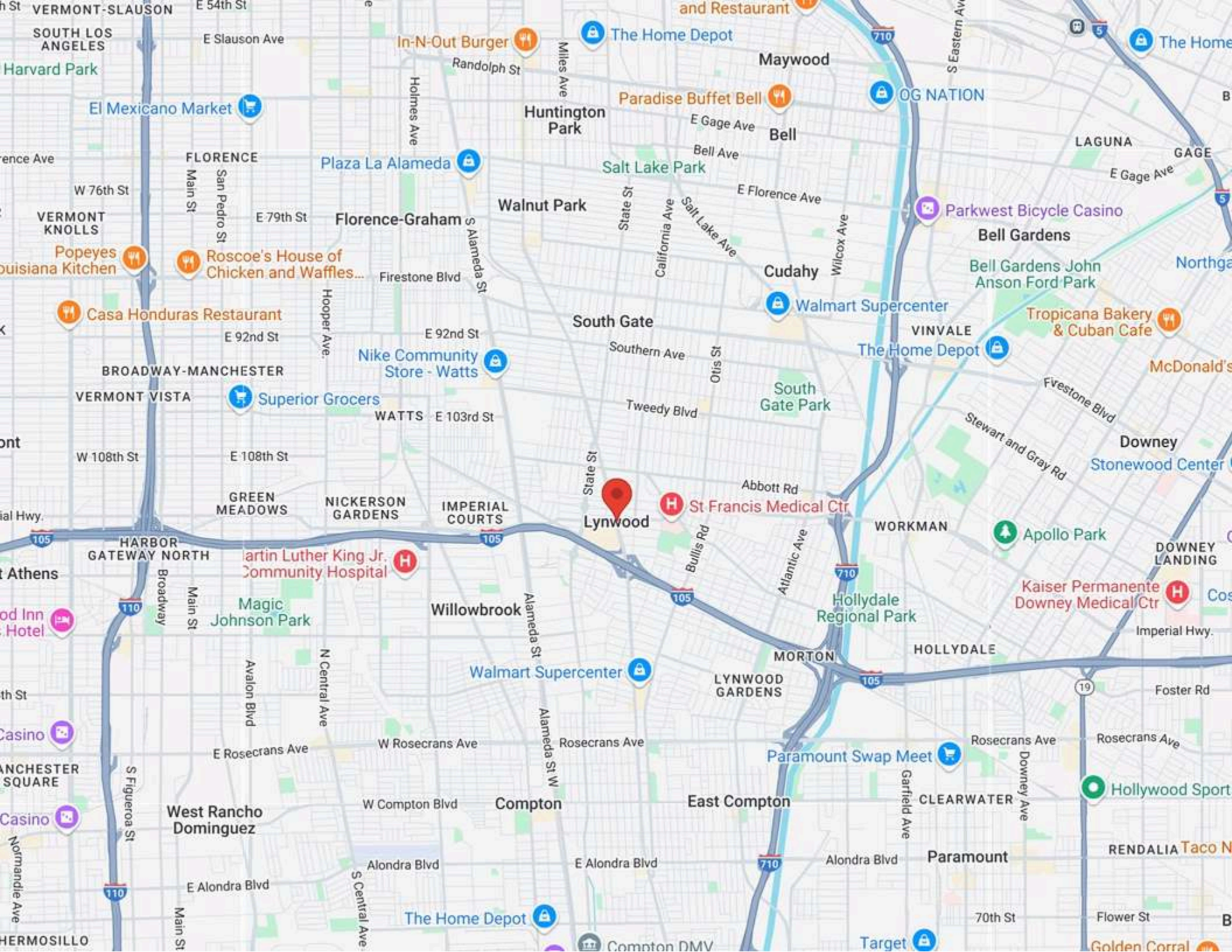
POPULATION			1 MILE	3 MILE	5 MILE
2000	Population	2010	49,316	385,193	947,435
	Population	2025	49,537	395,619	970,669
	Population	2030	44,538	378,226	933,704
	Population	2025-2030	43,755	370,002	913,935
Growth	Rate	2025	-0.35 %	-0.44 %	-0.43 %
Daytime Population			34,329	285,346	786,738

2025 HOUSEHOLD INCOME		1 MILE	3 MILE	5 MILE
less than \$15000		799	9,625	24,867
\$15000-24999		718 868	6,603	17,298
\$25000-34999		1,183	7,863	19,845
\$35000-49999		2,031	10,430	28,371
\$50000-74999		1,736	18,168	45,951
\$75000-99999		1,665	13,912	35,872
\$100000-149999		1,162 907	16,673	42,634
\$150000-199999		\$ 74,024	8,208	20,859
\$200000 or greater		\$ 94,874	6,128	17,358
Median HH Income			\$ 68,931	\$ 68,887
Average HH Income			\$ 87,284	\$ 88,256



HOUSEHOLDS				1 MILE	3 MILE	5 MILE
2000	Total	Households	2010	10,278	88,281	232,839
	Total	Households	2025	10,587	91,187	238,615
	Total	Households	2030	11,068	97,611	253,057
	Average	Households	2025	11,103	97,743	253,408
	Owner	Household Size	2025	3.84	3.83	3.65
	Owner	Occupied Housing	2030	4,820	43,924	103,805
	Renter	Occupied Housing	2025	4,952	44,911	106,134
	Renter	Occupied Housing	2030	6,248	53,687	149,252
	Vacant	Occupied Housing	2025	6,151	52,832	147,274
		Housing	2025	230	2,519	7,367
		Total Housing		11,298	100,130	260,424







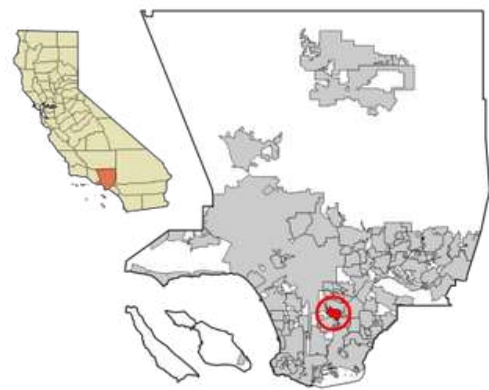






# ABOUT LYNWOOD

Lynwood is a city in Los Angeles County, California, United States. At the 2020 census, the city had a total population of 67,265, down from 69,772 at the 2010 census. Lynwood is located near South Gate and Compton in the central portion of the Los Angeles Basin. Major Highways include the 110 and 105 freeways and is adjacent to Inglewood to the west, Compton to the South, Downey to the East and South Gate to the North making it a perfect centralized location for Los Angeles and Orange County Commuters.



## CITY OF LYNWOOD

Incorporated	7/15/1921
AREA	
City	4.8 sq mi
Land	4.8 sq mi
Elevation	92 ft
POPULATION	
Population	67,265
Density	auto sq mi



# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WEST SHORES REALTY and it should not be made available to any other person or entity without the written consent of WEST SHORES REALTY .

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WEST SHORES REALTY . This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WEST SHORES REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WEST SHORES REALTY has not verified, and will not verify, any of the information contained herein, nor has WEST SHORES REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE WEST SHORES REALTY ADVISOR FOR MORE DETAILS.

EXCLUSIVELY PRESENTED BY:

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