



Offering Memorandum



TSUNAMI EXPRESS CAR WASH

13218 ROSECRANS AVE, NORWALK CA 90650

EXCLUSIVELY LISTED BY

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CONFIDENTIAL INFORMATION

Subject : TSUNAMI EXPRESS CAR WASH
Loction : 13218 Rosecrans Ave. Norwalk, CA 90650
Lot Size : 26,653 SF
Tunnel : 110 FT
Vacuum : 12 (16)

Revenue & NOI :

Year	2023	2024	2025
Revenue	\$732,429	\$859,477	\$835,630
NOI	\$518,567	\$595,665	\$545,715

- The above figures are on the book (Tax Return)
- NOI is not included the Property Tax.

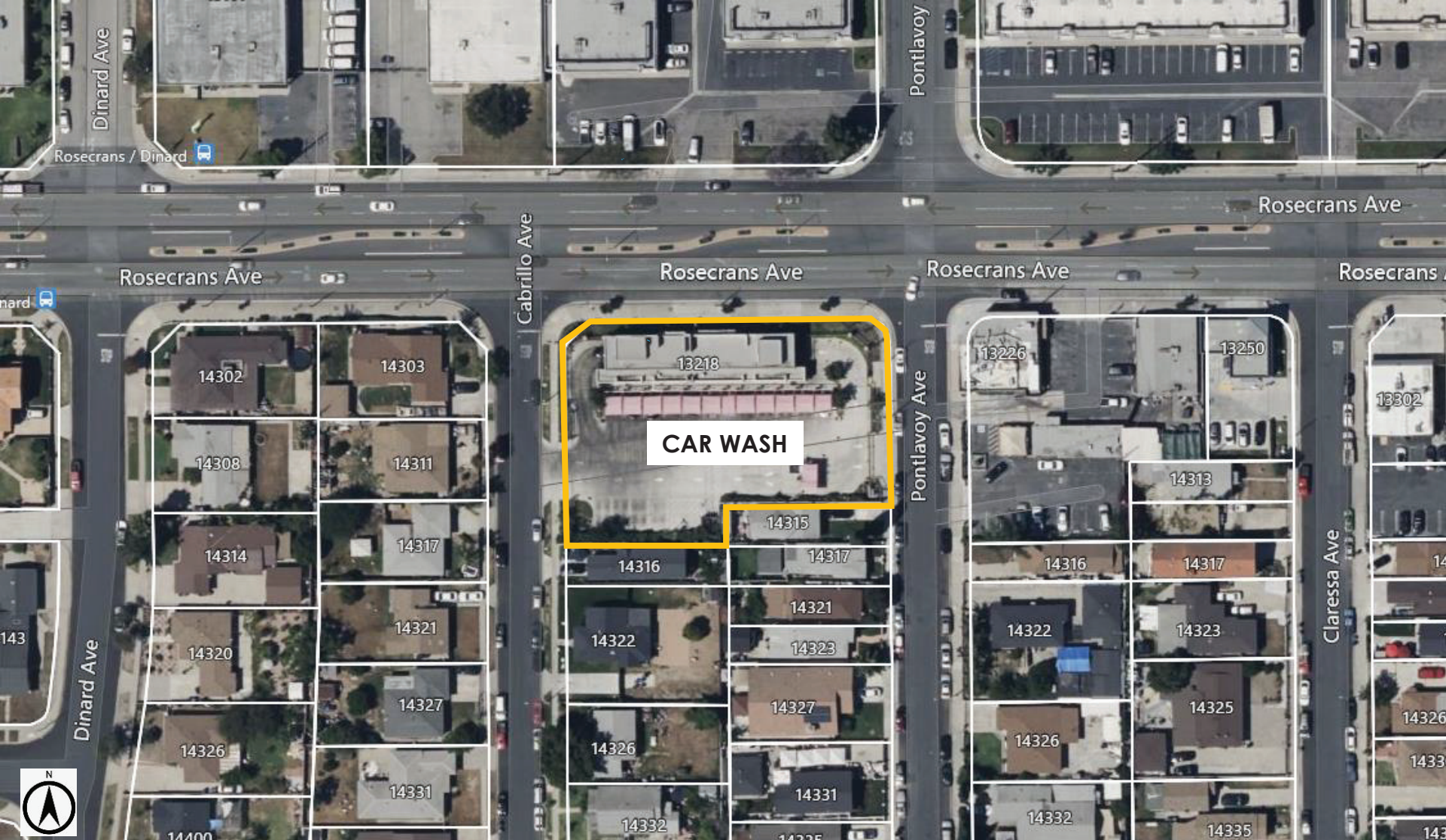
Price : \$5.8M

CAP : 8.6%

TSUNAMI EXPRESS CAR WASH

3 Year Gross Revenue

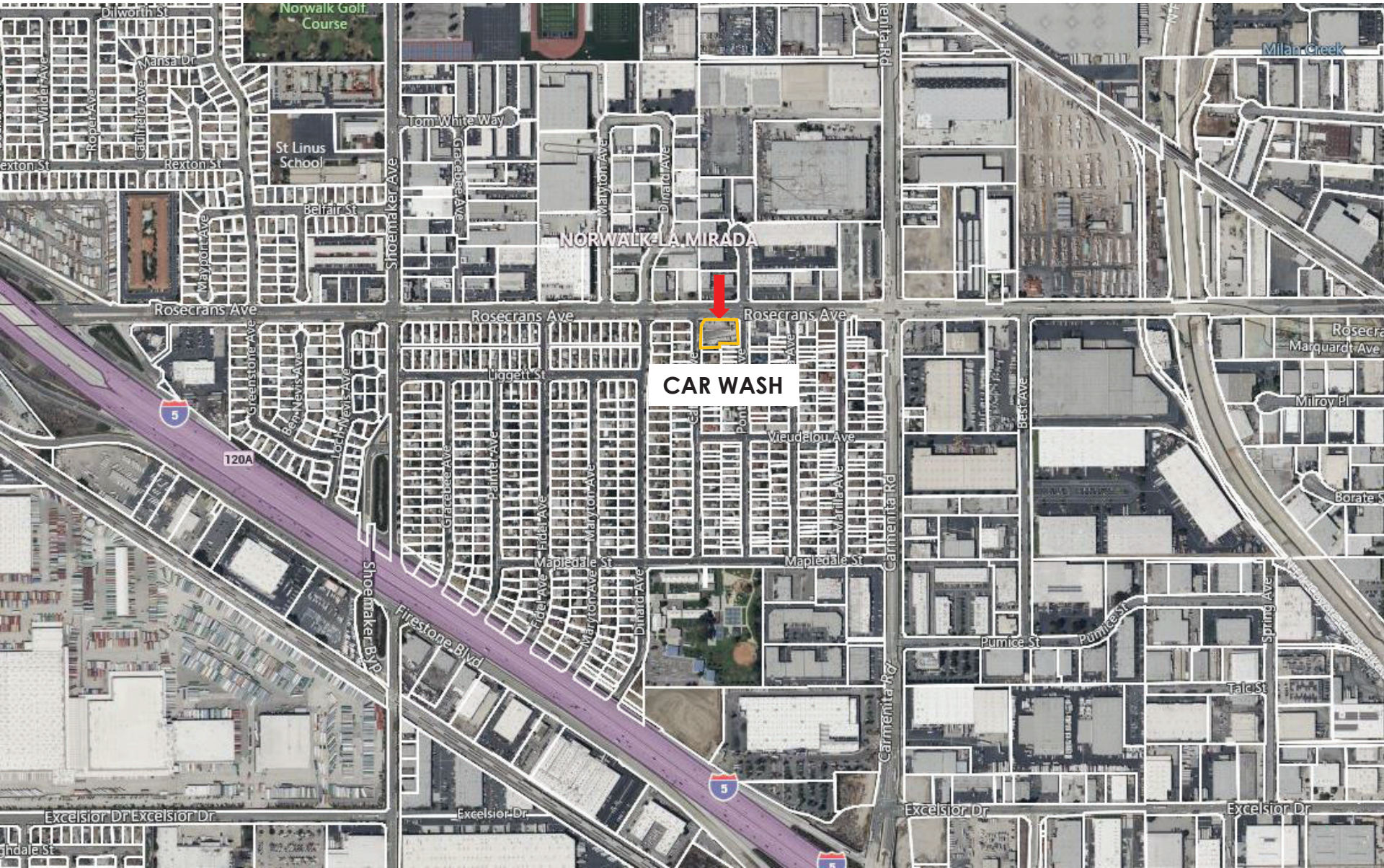
	2023	2024	2025
January	\$36,925	\$42,826	\$71,405
February	\$47,859	\$30,655	\$53,865
March	\$34,369	\$52,136	\$52,519
April	\$70,132	\$57,797	\$69,300
May	\$59,076	\$75,932	\$81,556
June	\$76,952	\$91,462	\$84,991
July	\$81,530	\$90,709	\$85,205
August	\$70,490	\$90,445	\$91,808
September	\$63,100	\$81,255	\$76,334
October	\$80,236	\$89,753	\$65,317
November	\$57,965	\$77,805	\$48,241
December	\$53,789	\$78,695	\$55,103
Total	\$732,429	\$859,477	\$835,630



Offered at \$5,800,000

Lot Size	APN
26,635 SF	8070-019-044

AERIAL MAP



PARCEL MAP

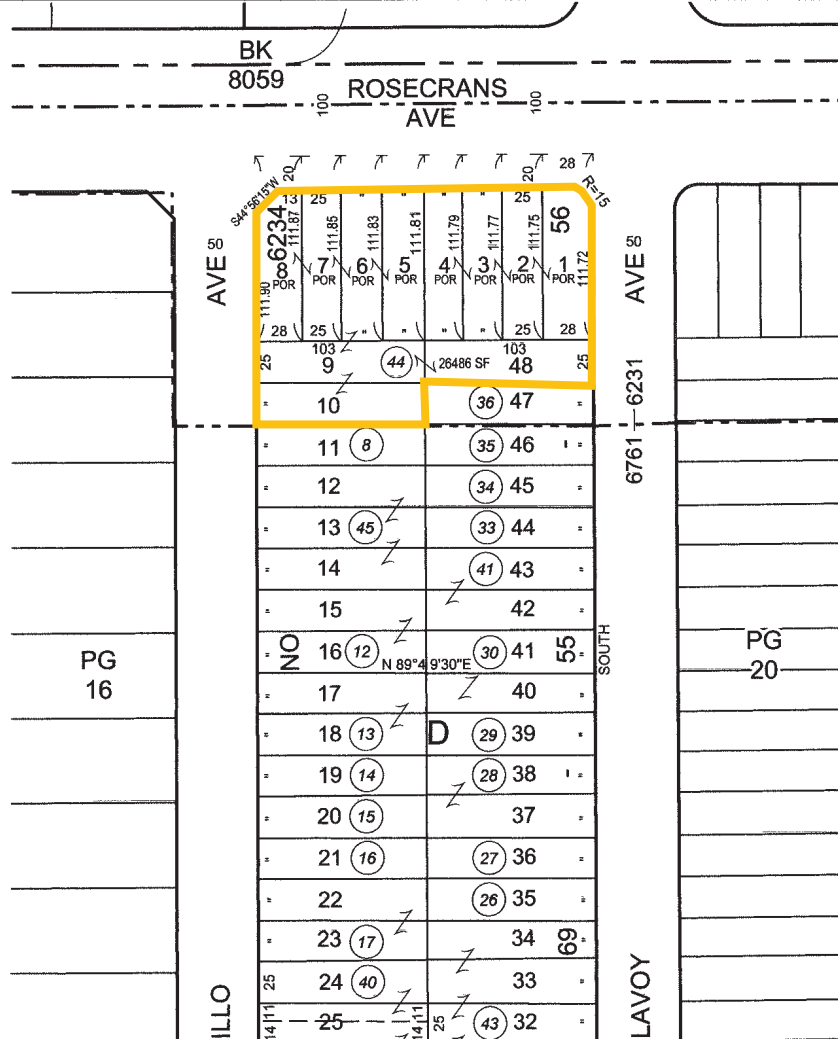
MERGE LOT 12, 13 & 14 PER C OF C 17-105219/ WHEN TAX STATUS IS CLEAR

8070	19 SHEET	P. A. 348-26	TRA 6231 6761	REVISED 2002032012005001-12 2008082104007001-12	2013020502018001-26 2019030728007001-12		SEARCH NO
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2019



MAPPING AND GIS
SERVICES
SCALE 1" = 80'



PHOTOS

