

Business For Sale | Coin Laundry

731 S. EUCLID ONTARIO, CA

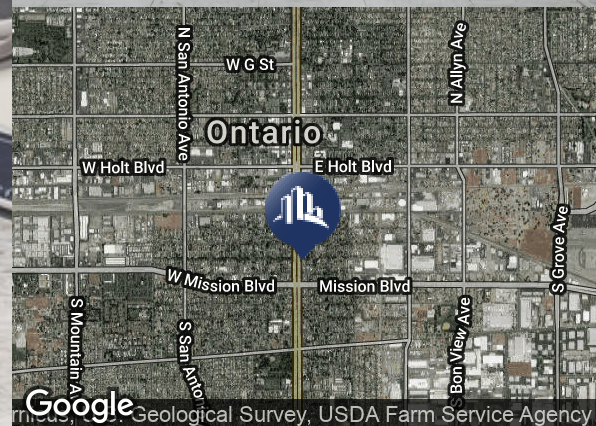
FOR SALE

\$75,000



SEMI ABSENTEE OWNER

- Coin Laundry
- 2 Businesses In One
- 2 Unit Shopping Center
- With 7-Eleven As Co-Tenant
- 2200 Sq Ft | 19 Parking Spots
- Rent \$5000/month plus NNN
- Terms - 5yr plus 5 yr option



www.SperryCGA.com

Jason Tran

BROKER ASSOCIATE | DIRECTOR OF BUSINESS SALES

424.888.0844

jtranbroker@gmail.com

CalDRE #01869895

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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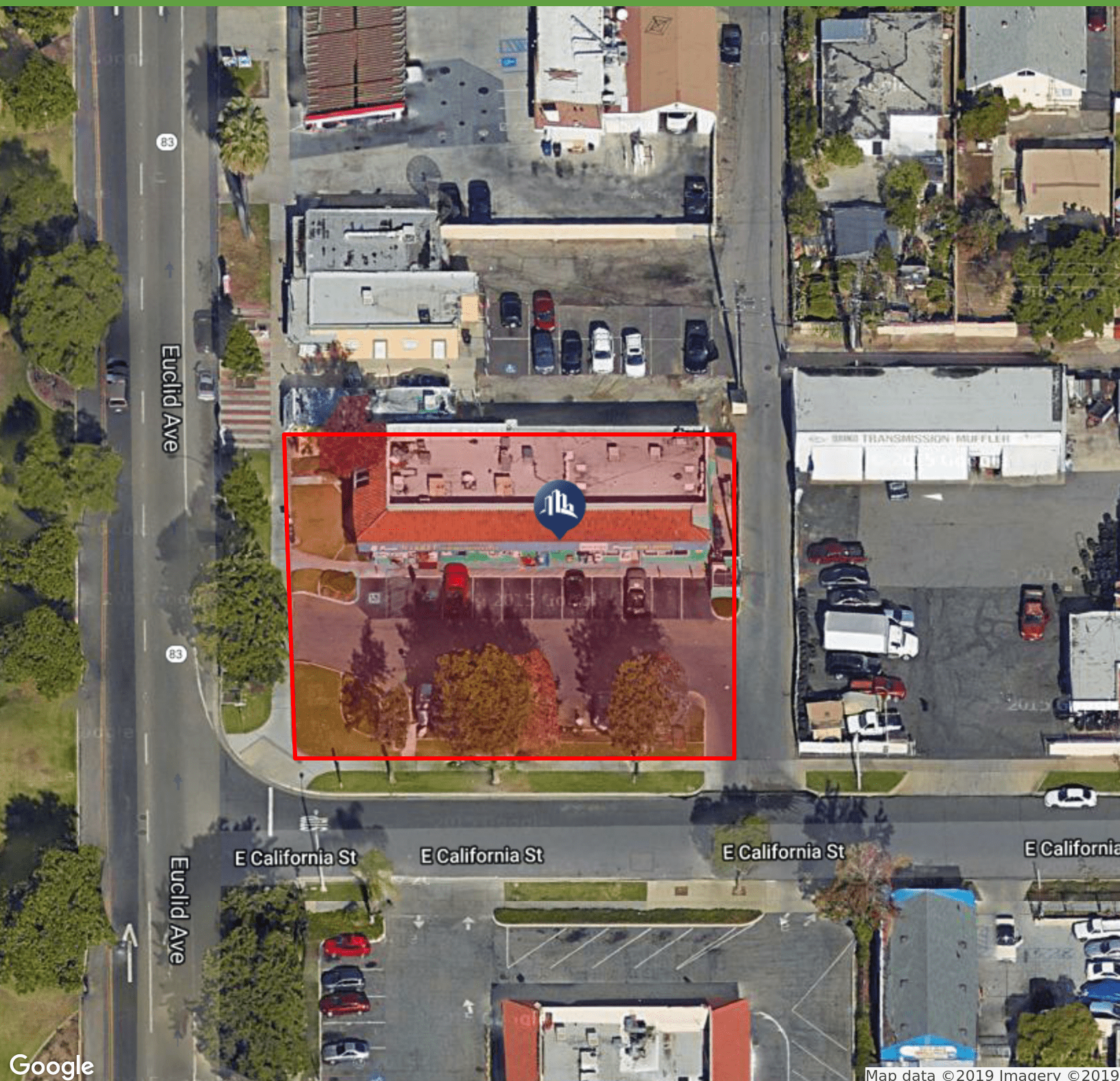
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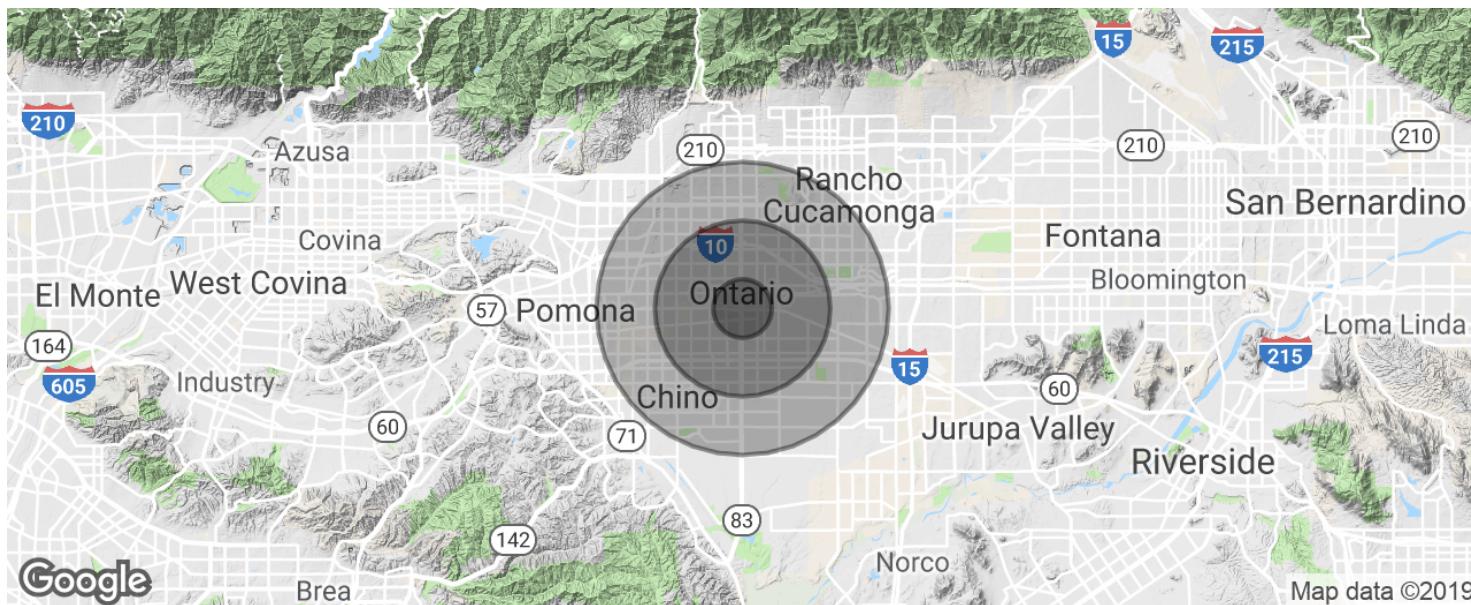
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	22,821	189,258	407,050
Median age	28.1	30.7	31.6
Median age (Male)	28.9	30.0	30.7
Median age (Female)	27.8	31.3	32.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,846	52,640	115,244
# of persons per HH	3.9	3.6	3.5
Average HH income	\$56,808	\$66,405	\$69,592
Average house value	\$356,135	\$379,269	\$378,679

* Demographic data derived from 2010 US Census



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California Association of Business Brokers
Professional Service since 1987

Table with 2 columns: Bkr, Date

This form has been provided by the California Association of Business Brokers for the exclusive use of its members.
A list of current members is available at www.cabb.org.

Confidential Buyer Profile

Name: _____ Spouse/Partner: _____

Address: _____

Home phone: _____ Office: _____ Cell: _____ Fax: _____

Preferred phone: [] Office [] Home [] Cell Email _____

Current occupation: _____ How did you hear about us? _____

Previous business and work experience: (List below)

Empty box for previous business and work experience

Educational background: (List below) [] B.A./B.S. [] Masters [] Doctorate [] Prof. License(s) [] Other

Empty box for educational background details

Special skills, interests, hobbies: _____

Motivation for buying a business: _____

Types of businesses preferred: 1. _____ 2. _____ 3. _____

Types of businesses in which you are not interested: _____

Who will assist you in operating the business? _____

Location preferences: _____ Income required: _____

Who besides you will make the decision to purchase? _____

How do you plan to finance this purchase? _____

How much money have you allocated to invest in a business? _____

In what form are your funds? (Explain below) [] Savings [] CDs [] Stocks [] Equity [] Loan [] Other

Empty box for fund form details

How long have you been actively looking for a business? [] 0-3 mo [] 3-6 mo [] 6 mo-1 yr [] 1 yr+

Ever made an offer on a business? [] Yes [] No Are you in the position to make an offer now? [] Yes [] No

Ever worked with a business broker? [] Yes [] No When do you want to be in business? _____

Remarks: (List below)

Empty box for remarks

AUTHORIZATION TO VERIFY INFORMATION

I AUTHORIZE the broker and the sellers of any business on which I make an offer, to verify any of the above information and to obtain a credit report once an offer has been accepted.

Buyer's Signature _____

Date _____

Broker's Agent _____

Date _____



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BUYER'S ACKNOWLEDGEMENT OF INTRODUCTION AND CONFIDENTIALITY AGREEMENT

The undersigned Buyer, individually and on behalf of any affiliated prospective buyer, acknowledges being first introduced to the following business:

("Business") (Listing ID#: _____), by Broker or its agent _____ ("Broker") and requests Confidential Information about the Business. Such Confidential Information shall be provided to Buyer for the sole purpose of evaluating the possible purchase by Buyer of all or part of the Business.

1. NON-DISCLOSURE OF INFORMATION: Buyer acknowledges that the owner of the Business ("Seller") desires to maintain the confidentiality of the information disclosed. Buyer agrees not to disclose or permit access to any Confidential Information, without the prior written consent of Seller, to anyone other than Buyer's legal counsel, accountants, lenders or other agents or advisors to whom disclosure or access is necessary for Buyer to evaluate the Business.

2. DEFINITION OF "CONFIDENTIAL INFORMATION": The term "Confidential Information" shall mean all information including the fact that the Business is for sale, all financial, production, marketing and pricing information, business methods, business manuals, manufacturing procedures, correspondence, processes, data, contracts, customer lists, employee lists and any other information whether written, oral, or otherwise made known to Buyer: (a) from any inspection, examination or other review of the books, records, assets, liabilities, processes or production methods of Seller; (b) from communication with Seller or Seller's broker, directors, officers, employees, agents, suppliers, customers or representatives; (c) during visits to Seller's premises; or (d) through disclosure or discovery in any other manner.

3. BUYER'S RESPONSIBILITY AND DISCLAIMER OF BROKER'S LIABILITY: The Brokers have received information about the Business from the Seller which may include, but is not limited to, tax returns, financial statements, equipment lists and facility leases. Based on information provided by sellers, brokers often prepare a summary description of the business which may include a cash flow projection, an adjusted income statement or a seller discretionary cash flow statement. Buyer understands that the Broker does not audit or verify any information given to Broker or make any warranty or representation as to its accuracy or completeness, nor in any way guarantee future business performance.

4. NON-CIRCUMVENTION AGREEMENT: The Seller has entered into an agreement providing that Seller shall pay a fee to the listing broker if, during the term of that agreement or up to twenty-four months thereafter, the Business is transferred to a buyer introduced by the listing broker or a cooperating broker. Buyer shall conduct all inquiries into and discussions about the Business solely through Broker and shall not directly contact the Seller or the Seller's representatives.

5. FURTHER TERMS: Neither Buyer nor Buyer's agents will contact Seller's employees, customers, landlords, or suppliers, nor linger, or otherwise observe the Business, without Seller's consent. For three years, Buyer shall not directly or indirectly solicit for employment any employees of Seller. Broker may act as a dual agent representing both Buyer and Seller. Seller and Seller's successors are specifically intended to be beneficiaries of the duties and obligations of this Agreement and may prosecute any action at law or in equity necessary to enforce its terms and conditions as though a party hereto. This Agreement can only be modified in writing, signed by both Broker and Buyer. Waiver of any breach of this Agreement shall not be a waiver of any subsequent breach. This Agreement supersedes all prior understandings or agreements between the parties with respect to its subject matter. This Agreement shall be construed under and governed by the laws of the State of California. The venue for any action instituted to enforce any terms of the Agreement shall be in the county in which the office of the listing broker is located. This Agreement may be signed in counterparts and faxed and electronic signatures may be considered as originals. If Buyer is a corporation, partnership or other such entity, the undersigned executes this Agreement on behalf of Buyer and warrants that he/she is duly authorized to do so. Buyer acknowledges receipt of a fully completed copy of this Agreement.

Signature _____ Date _____

Name (print) _____ Title _____

Company _____

Email Address _____ Telephone _____

Street Address _____

Broker or Broker's Agent (print) _____

City, State, ZIP _____

Broker's Email _____ Fax _____

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JASON TRAN

Broker Associate | Director of Business Sales

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Direct: 424.888.0844 | Cell: 424.888.0844

CalDRE #01869895

PROFESSIONAL BACKGROUND

As a Commercial, Business Broker, and a Business Owner, Jason provides his clients, Business Owners & Entrepreneurs a unique and targeted portfolio of services that allows Business Owners to strategically buy and sell their businesses, and accumulate wealth and equity thru real estates, and business acquisitions and or dispositions.

PORTFOLIO OF SERVICE:

- Business Brokering Acquisitions & Dispositions & Merger
- Commercial Real Estate Sales & Leases
- Commercial & Residential Investments & Developments

Jason began his career in 2000, as a 7-Eleven Field Consultant for the Southwest Division, he gained corporate, and operational experience in franchise and corporate owned gas and convenience stores. In 2002, he ventured into his own entrepreneurship, and over the next 15 years, he operated, bought and sold a number of businesses including start-up, brick and mortar retail store, and restaurant.

A California Licensed Real Estate Agent and Broker since 2009, Jason joined NAI Capital in 2017 as Broker Associate, prior to joining Sperry CGA as Director of Business Sales and Broker Associate in 2018.

Since 2018, Jason has represented both buyers and sellers and closed over \$5,506,000 YTD in Business Opportunities and Real Estate Transactions. He was able to achieve this by offering his perspective and experience, as an owner, buyer and seller, and not just as a Broker.

Closed 2018

- Gastropub in Upland, CA | \$325,000 | Represented Buyer & Seller
- Warehouse in Colton, CA | \$575,000 | Represented Seller
- Restaurant in Glendora, CA | \$400,000 | Represented Buyer & Seller
- Pharmacy in Anaheim, CA | \$145,000 | Represented Buyer & Seller
- Restaurant & Real Estate in Monterey Park, CA | \$1,600,000 | Represented Buyer & Seller
- Pharmacy in Rancho Mirage, CA | \$260,000 | Represented Buyer & Seller
- Restaurant in Ontario, CA | \$105,000 | Represented Buyer and Seller

Closed 2019

- Pharmacy in Buena Park, CA | \$200,000 | Represented Buyer & Seller
- Pharmacy in Puente Hill, CA | \$100,000 | Represented Buyer
- Pharmacy in Montclair, CA | \$135,000 | Represented Buyer & Seller
- Pharmacy in Santa Ana, CA | \$575,000 | Represented Buyer & Seller
- Medical/Office Building in Monterey Park, CA | \$636,000 | Represented Seller

Available Listings For Sale | <https://goo.gl/YJXJzJ>

EDUCATION

University of Southern California 1996 - 2000 B.S. Business Administration

MEMBERSHIPS

IBBA | CABB | CAR | NAR

BRC ADVISORS

700 South Flower Street Suite 2650

Jason Iran

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