



OFFERING MEMORANDUM
24816 NARBONNE AVE

LOMITA, CA 90717 OFFICE BUILDING

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CalDRE #02035763

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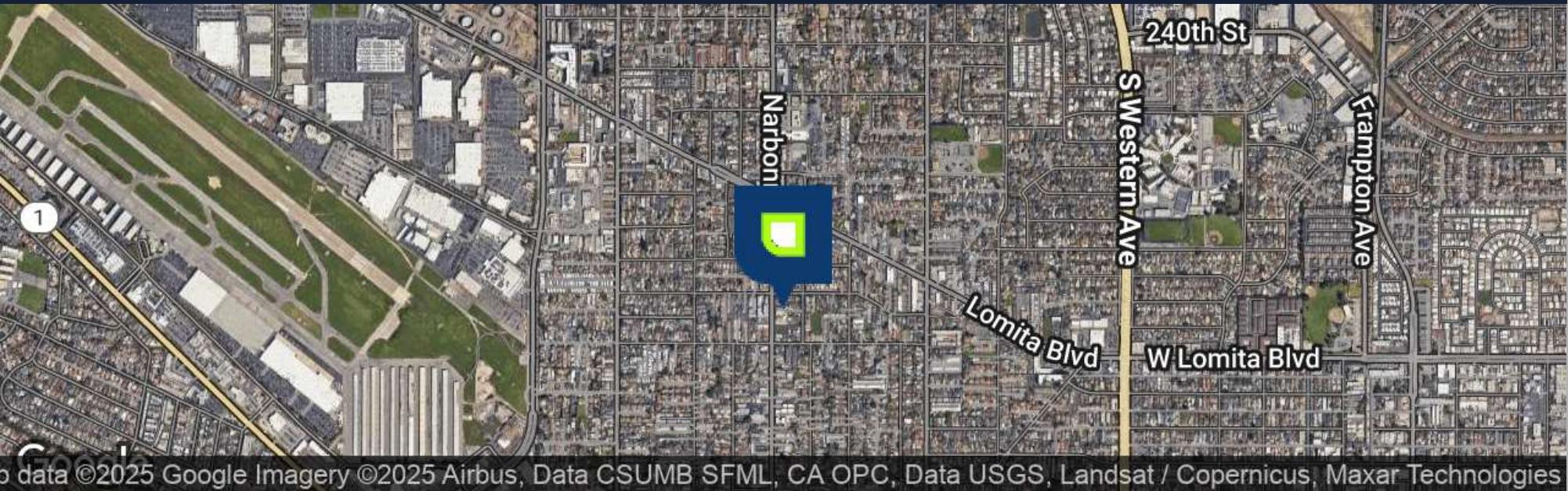
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PROPERTY INFORMATION

PROPERTY INFORMATION

THE PROPERTY



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PROPERTY DESCRIPTION

24816 Narbonne Ave is an office building located in Lomita, 90717. The size of the building is 2,904 SqFt and the lot size is 8,191 SqFt. The major cross streets are Lomita Blvd and Eshelman Ave.

PROPERTY HIGHLIGHTS

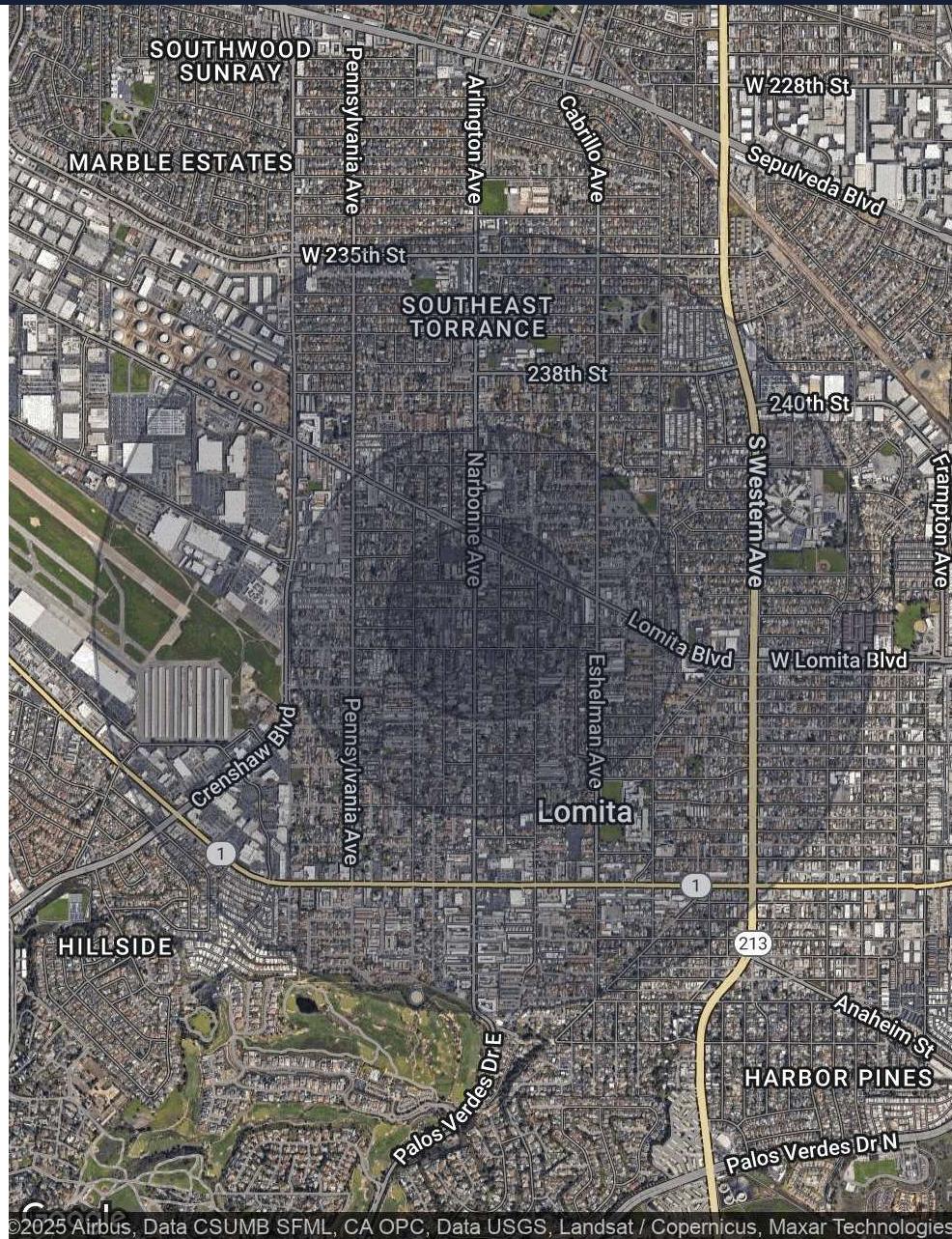
- Year Built - 1950
- Building Size - 2,904
- Lot Size - 8,191
- Price/Sq.Ft - \$413.22
- Price/Lot Sq.Ft - \$146.50

PROPERTY INFORMATION DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,892	7,689	30,630
Average Age	43.4	43.5	41.4
Average Age (Male)	44.4	43.5	40.9
Average Age (Female)	43.2	43.6	41.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	774	3,216	11,816
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$98,409	\$92,527	\$95,443
Average House Value	\$631,617	\$584,007	\$615,777

2020 American Community Survey (ACS)



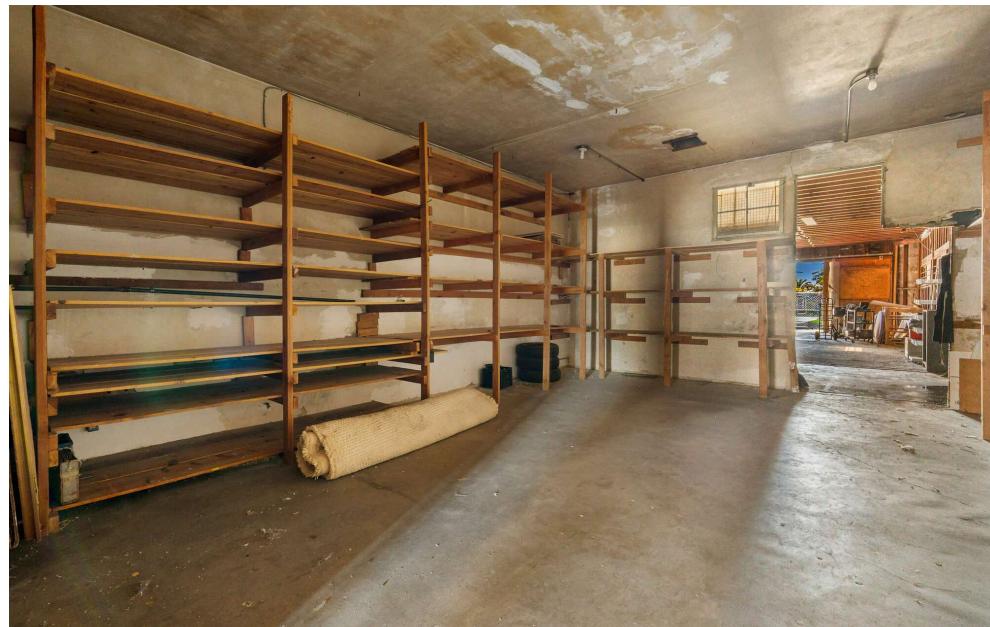
PROPERTY PHOTOS



PROPERTY PHOTOS

PROPERTY PHOTOS

SAMIMI
INVESTMENTS



PROPERTY PHOTOS

PROPERTY PHOTOS

SAMIMI
INVESTMENTS



PROPERTY PHOTOS

PROPERTY PHOTOS

SAMIMI
INVESTMENTS



PROPERTY PHOTOS

AERIAL

SAMIMI
INVESTMENTS

Narbonne Ave

Narbonne Ave

W W W W W

Woodward Ave

Woodward Ave

Woodward Ave

24816 Narbonne Ave - Lomita, CA 90717



FINANCIAL OVERVIEW

FINANCIAL OVERVIEW

RENT ROLL

SAMIMI
INVESTMENTS

UNIT	MARKET RENT	MONTHLY RENT
1	\$7,250	-
TOTALS	\$7,250	\$0

24816 Narbonne Ave - Lomita, CA 90717

FINANCIAL OVERVIEW ANALYSIS

Proposed Financing				Scheduled Income							
First Loan Amount:		\$840,000	Amort:	30	# of Units	Notes	Current Income		Market Income		
Terms:		5.50%	Fixed:	5			Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income	
Payment:		\$4,769	DCR:	1.25			\$6,290	\$6,290	\$6,290	\$6,290	
Annualized Expenses											
*Estimated											

SALES COMPARABLES

SALES COMPARABLES SALE COMPS



1815-1819 PACIFIC COAST HWY

Lomita, CA 90717

Price: \$2,050,000 Bldg Size: 5,043 SF
Lot Size: 21,020 SF Year Built: 1959
Price/SF: \$406.50



1807-1813 PACIFIC COAST HWY

Lomita, CA 90717

Price: \$2,050,000 Bldg Size: 5,043 SF
Lot Size: 12,598 SF Year Built: 1965
Price/SF: \$406.50



1741 LOMITA BLVD

Lomita, CA 90717

Price: \$1,500,000 Bldg Size: 8,062 SF
Lot Size: 17,860 SF Year Built: 1979
Price/SF: \$186.06



SALES COMPARABLES SALE COMPS



4
25711 ESHELMAN AVE
Lomita, CA 90717

Price: \$785,000 Bldg Size: 3,137 SF
Lot Size: 7,405 SF Year Built: 1966
Price/SF: \$250.24



5
2270 PACIFIC COAST HWY
Lomita, CA 90717

Price: \$2,000,000 Bldg Size: 2,160 SF
Lot Size: 30,012 SF Year Built: 1976
Price/SF: \$925.93



6
25610 NARBONNE AVE
Lomita, CA 90717

Price: \$1,050,000 Bldg Size: 2,686 SF
Lot Size: 9,622 SF Year Built: 1962
Price/SF: \$390.92



SALES COMPARABLES SALE COMPS



2028 LOMITA BLVD

Lomita, CA 90717

Price: \$1,000,000 Bldg Size: 780 SF
Lot Size: 11,362 SF Year Built: 1963
Price/SF: \$1,282.05



1856 PACIFIC COAST HWY

Lomita, CA 90717

Price: \$885,000 Bldg Size: 2,226 SF
Lot Size: 5,998 SF Year Built: 1950
Price/SF: \$397.57



24630 NARBONNE AVE

Lomita, CA 90717

Price: \$850,000 Bldg Size: 2,274 SF
Lot Size: 5,967 SF Year Built: 1979
Price/SF: \$373.79



SALES COMPARABLES

SALES ANALYSIS

ADDRESS	PRICE	YR.BUILT	RSF	LOT SF	\$/SF	\$/LOT SF	COE
1815-1819 Pacific Coast Hwy	\$2,050,000	1959	5,043	21,020	\$406.50	\$97.53	9/24/24
1807-1813 Pacific Coast Hwy	\$2,050,000	1965	5,043	12,598	\$406.50	\$162.72	09/24/24
1741 Lomita Blvd	\$1,500,000	1979	8,062	17,860	\$186.06	\$83.99	9/13/24
25711 Eshelman Ave	\$785,000	1966	3,137	7,405	\$250.24	\$106.01	3/5/24
2270 Pacific Coast Hwy	\$2,000,000	1976	2,160	30,012	\$925.93	\$66.64	12/07/23
25610 Narbonne Ave	\$1,050,000	1962	2,686	9,622	\$390.92	\$109.12	9/18/23
2028 Lomita Blvd	\$1,000,000	1963	780	11,362	\$1,282.05	\$88.01	6/23/23
1856 Pacific Coast Hwy	\$885,000	1950	2,226	5,998	\$397.57	\$147.55	04/27/23
24630 Narbonne Ave	\$850,000	1979	2,274	5,967	\$373.79	\$142.45	4/20/23
AVERAGES					\$513.28	\$111.56	
24816 Narbonne Ave	\$1,200,000	1950	2,904	8,191	\$413.22	\$146.50	

EXCLUSIVELY MARKETED BY



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BRE. 02035763