



OFFERING MEMORANDUM

**24816 NARBONNE AVE**

LOMITA, CA 90717 OFFICE BUILDING

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CalDRE #02035763

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# PROPERTY INFORMATION



24816 Narbonne Ave - Lomita, CA 90717

# PROPERTY INFORMATION

## THE PROPERTY

**SAMIMI**  
INVESTMENTS



24816 Narbonne Ave - Lomita, CA 90717

### 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



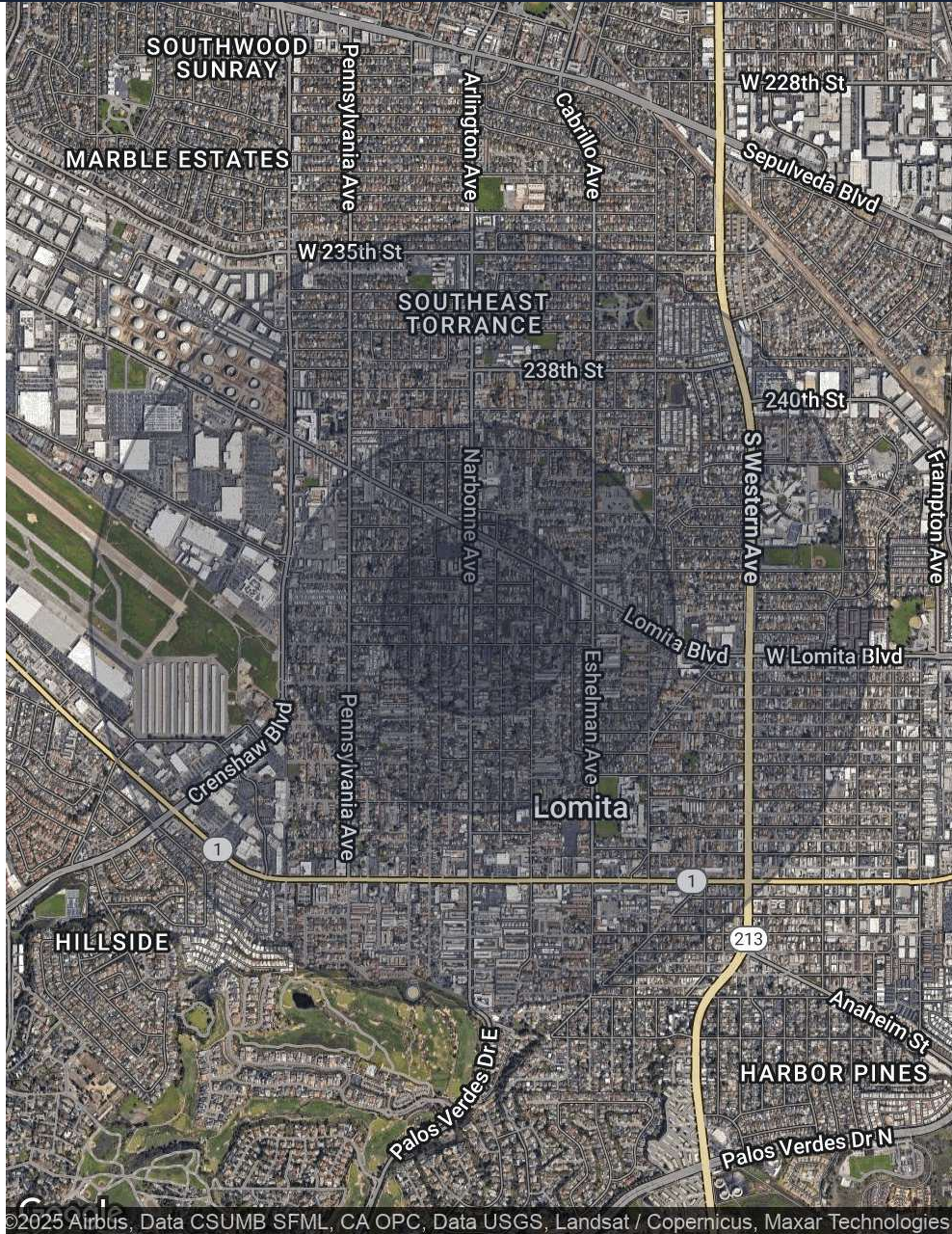
PROPERTY INFORMATION

# 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



24816 Narbonne Ave - Lomita, CA 90717



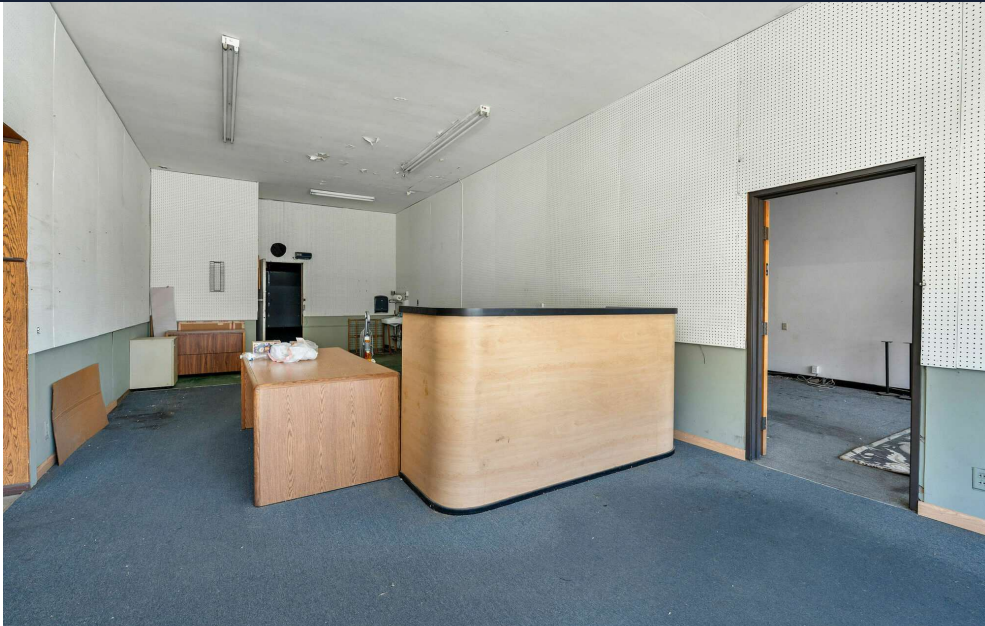
PROPERTY PHOTOS  
**PROPERTY PHOTOS**

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INVESTMENTS

24816 NarbonneAve - Lomita, CA 90717









PROPERTY PHOTOS  
**PROPERTY PHOTOS**

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# FINANCIAL OVERVIEW



24816 Narbonne Ave - Lomita, CA 90717



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

FINANCIAL OVERVIEW

ANALYSIS

Property Address 24816 Narbonne Ave			Annualized Operating Data		Current Rents		Market Rents	
List Price:	\$1,200,000		Scheduled Gross Income:		\$75,480		\$75,480	
Down Payment:	30.0%	\$360,000	Vacancy Rate Reserve:		\$3,774		5% *1	
Number of units:	1		Gross Operating Income:		\$71,706		\$71,706	
Cost per Unit:	\$1,200,000		Expenses:		\$0		0% *1	
Current GRM:	15.90		Net Operating Income:		\$71,706		\$71,706	
Market GRM:	15.90		Loan Payments:		\$57,233		\$57,233	
Current CAP:	5.98%		Pre Tax Cash Flows:		\$14,473		4.02% *2	
Market CAP:	5.98%		Principal Reduction:		\$11,624		\$11,624	
Year Built / Age:	1950		Total Return Before Taxes:		\$26,097		7.25% *2	
Approx. Lot Size:	8,191							
Approx. Gross RSF:	2,904		*1 As a percent of Scheduled Gross Income					
Cost per Net RSF:	\$413.22		*2 As a percent of Down Payment					

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



# SALES COMPARABLES



24816 Narbonne Ave - Lomita, CA 90717



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



**25711 ESELMAN AVE**  
Lomita, CA 90717

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



**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		



**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		





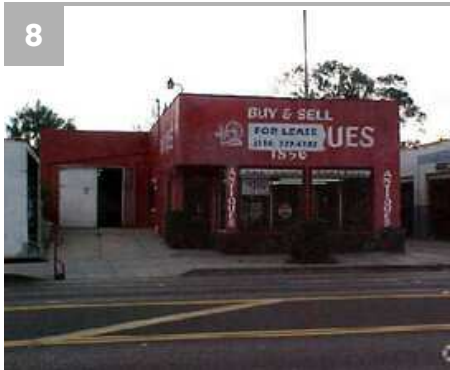
# SALES COMPARABLES

## 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
<b>AVERAGES</b>					<b>\$513.28</b>	<b>\$111.56</b>	
<b>24816 Narbonne Ave</b>	<b>\$1,200,000</b>	<b>1950</b>	<b>2,904</b>	<b>8,191</b>	<b>\$413.22</b>	<b>\$146.50</b>	



EXCLUSIVELY MARKETING BY

**SAMIMI**  
**INVESTMENTS**

**LYONSTAH**  
**INVESTMENT REAL ESTATE**

**CAMERON SAMIMI**

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