

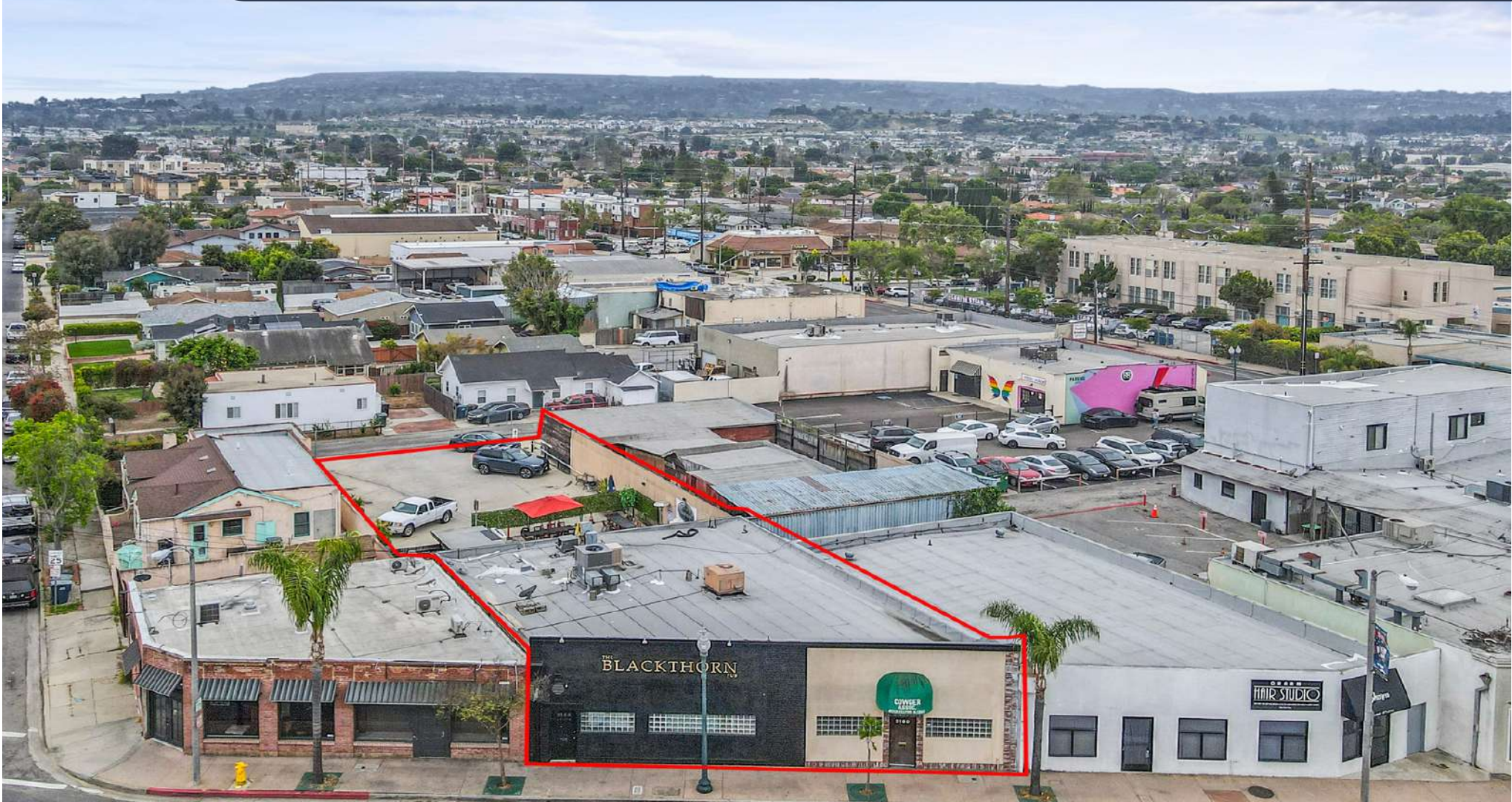
# OFFERING MEMORANDUM

## 2158 LOMITA BLVD

LOMITA, CA 90717 COMMERCIAL \$1,300,000

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310.801.7373  
olga@lyonstahl.com





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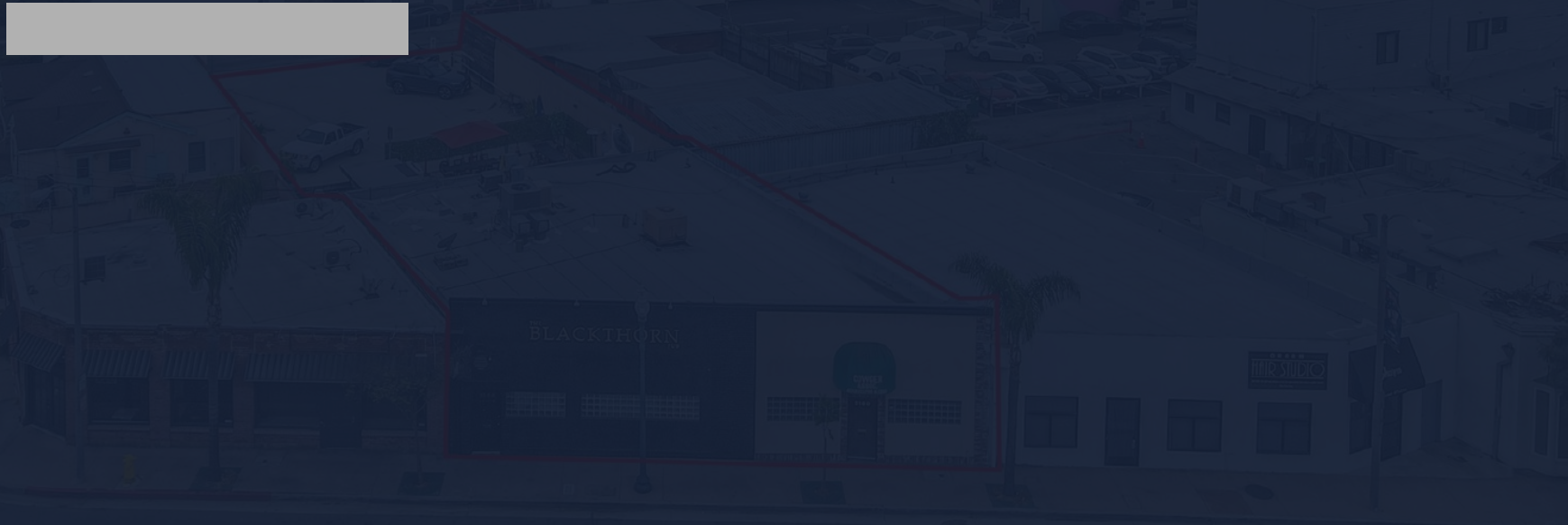
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# PROPERTY INFORMATION





# THE OFFERING



2158 Lomita Blvd is an unparalleled opportunity for investors and business owners alike. This property boasts an enviable location in a bustling district, offering visibility and accessibility.



The building measures 3,030 sqft and is situated on a 8,296 sqft lot. 2158 Lomita Blvd is currently operating as a bar and storage space, both rented by the same tenant. There are 5 years left on the lease with the tenant having two 5 year option to extend the term of the lease.

Convenience is key with ample parking available on-site, ensuring ease of access for patrons and employees. Additionally, the property benefits from being located off of a high traffic, signalized corner (Narbonne and Lomita).



# PROPERTY INFORMATION

## PROPERTY DETAILS

<b>Address</b>	<b>2158 Lomita Blvd Lomita, CA 90717</b>
Total Units	2
Total Building Sqft.	3,030 SF
Total Lot Size	8,296 SF
Year Built	1934
Zoning	LOGG
APN	7376-017-030



### INVESTMENT HIGHLIGHTS

- Located off of a hard signalized corner
- Ample parking for patrons and employees
- 3,030 sqft of rentable space on a 8,296 sqft lot
- Tenants have 5 years left on their lease with two 5 year options to extend
- Currently operating as bar and office (same tenant)

# PROPERTY PHOTOS





PROPERTY PHOTOS  
**PROPERTY PHOTOS**





PROPERTY PHOTOS  
**PROPERTY PHOTOS**





PROPERTY PHOTOS  
**PROPERTY PHOTOS**





# FINANCIAL ANALYSIS





FINANCIAL ANALYSIS  
**RENT ROLL**

UNIT	TENANT NAME	MARKET RENT	ANNUAL RENT
1	Restaurant/Bar	\$5,500	\$6,500
2	Office	-	\$3,500
<b>TOTALS</b>		<b>\$5,500</b>	<b>\$10,000</b>



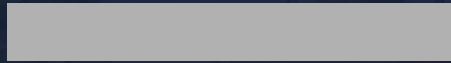
# FINANCIAL ANALYSIS SET UP SHEET

Property Address 2158 Lomita Blvd		Annualized Operating Data		Current Rents		Market Rents	
<b>List Price:</b>	\$1,300,000	<b>Scheduled Gross Income:</b>	\$66,000			\$120,000	
<b>Down Payment:</b>	50.0% \$650,000	<b>Vacancy Rate Reserve:</b>	\$3,300	5%	*1	\$6,000	5% *1
<b>Number of units:</b>	2	<b>Gross Operating Income:</b>	\$62,700			\$114,000	
<b>Cost per Unit:</b>	\$650,000	<b>Expenses:</b>	\$16,250	25%	*1	\$16,250	14% *1
<b>Current GRM:</b>	19.70	<b>Net Operating Income:</b>	\$46,450			\$97,750	
<b>Market GRM:</b>	10.83	<b>Loan Payments:</b>	\$49,301			\$49,301	
<b>Current CAP:</b>	3.57%	<b>Pre Tax Cash Flows:</b>	-\$2,851	-0.44%	*2	\$48,449	7.45% *2
<b>Market CAP:</b>	7.52%	<b>Principal Reduction:</b>	\$7,265			\$7,265	
<b>Year Built / Age:</b>	1934	<b>Total Return Before Taxes:</b>	\$4,414	0.68%	*2	\$55,714	8.57% *2
<b>Approx. Lot Size:</b>	8,296						
<b>Approx. Gross RSF:</b>	3,030						
<b>Cost per Net RSF:</b>	\$429.04						

\*1 As a percent of Scheduled Gross Income  
\*2 As a percent of Down Payment

Proposed Financing				Scheduled Income						
<b>First Loan Amount:</b>	\$650,000	<b>Amort:</b>	30							
<b>Terms:</b>	6.50%	<b>Fixed:</b>	5							
<b>Payment:</b>	\$4,108	<b>DCR:</b>	0.94							
<b>Annualized Expenses</b>				<b># of Units</b>	<b>Tenant</b>	<b>Notes</b>	<b>Current Income</b>		<b>Market Income</b>	
*Estimated							<b>Monthly Rent/Average</b>	<b>Total Monthly Income</b>	<b>Monthly Rent/Unit</b>	<b>Total Income</b>
<b>New Taxes (New Estimated):</b>				1	Restaurant		\$5,500	\$5,500	\$6,500	\$6,500
				1	Office		\$0	\$0	\$3,500	\$3,500
				<b>Total Scheduled Rent:</b>			\$5,500		\$10,000	
				Laundry			\$0		\$0	
				Garages			\$0		\$0	
<b>Total Expenses:</b>				<b>Monthly Scheduled Gross Income:</b>			\$5,500		\$10,000	
<b>Expenses as %/SGI</b>				<b>Annualized Scheduled Gross Income:</b>			\$66,000		\$120,000	
<b>Per Net Sq. Ft:</b>				<b>Utilities Paid by Tenant:</b>			Gas & Electric			
<b>Per Unit</b>										

# SALES COMPARABLES





# SALES COMPARABLES

## SALE COMPS



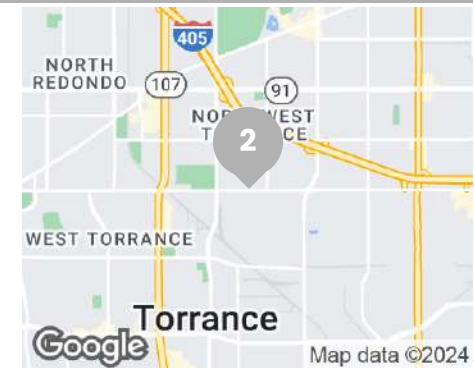
**1**  
1731 E 4TH ST  
Long Beach, CA 90802

Price: \$1,700,000 Bldg Size: 5,255 SF  
Lot Size: 6,534 SF Year Built: 1948



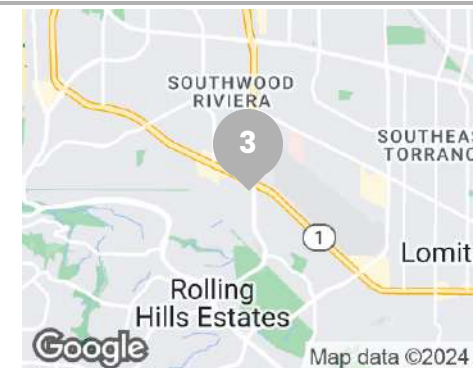
**2**  
3709-3717 W 190TH ST  
Torrance, CA 90504

Price: \$2,025,000 Bldg Size: 5,408 SF  
Lot Size: 24,829 SF Year Built: 1957



**3**  
3768 W 242ND ST  
Torrance, CA 90505

Price: \$2,000,000 Bldg Size: 3,070 SF  
Lot Size: 11,482 SF Year Built: 1962





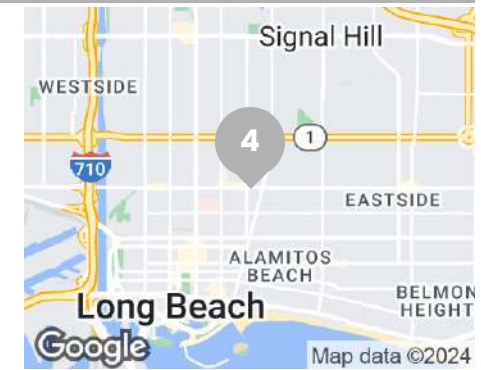
# SALES COMPARABLES

## SALE COMPS



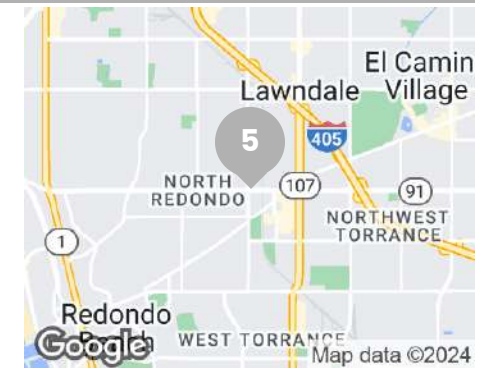
**4**  
1036-1038 E ANAHEIM ST  
Long Beach, CA 90813

Price: \$1,187,500 Bldg Size: 3,944 SF  
Lot Size: 6,747 SF Year Built: 1946



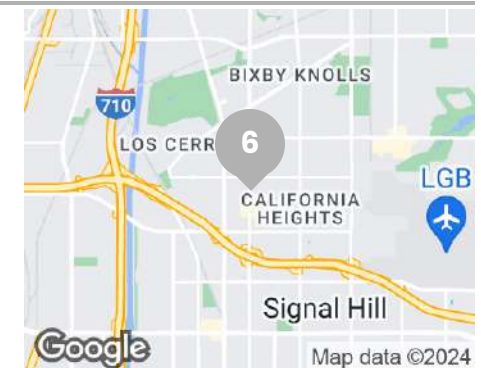
**5**  
4749 ARTESIA BLVD  
Lawndale, CA 90260

Price: \$625,000 Bldg Size: 1,700 SF  
Lot Size: 10,960 SF Year Built: 1972



**6**  
3722 ATLANTIC AVE  
Long Beach, CA 90807

Price: \$1,828,250 Bldg Size: 4,640 SF  
Lot Size: 11,761 SF Year Built: 1948



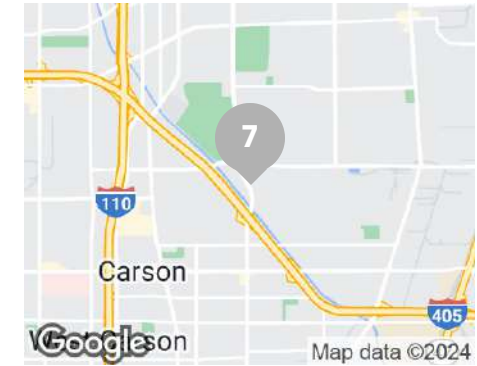


# SALES COMPARABLES SALE COMPS



**7**  
20720 AVALON BLVD  
Carson, CA 90746

Price: \$1,622,451 Bldg Size: 5,820 SF  
Lot Size: 12,632 SF Year Built: 1990



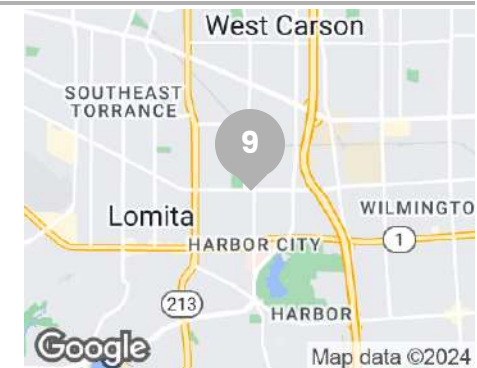
**8**  
601 E BROADWAY  
Long Beach, CA 90802

Price: \$1,500,000 Bldg Size: 2,600 SF  
Lot Size: 3,250 SF Year Built: 1946



**9**  
1210 LOMITA BLVD  
Harbor City, CA 90710

Price: \$399,017 Bldg Size: 1,354 SF  
Lot Size: 3,184 SF Year Built: 1987



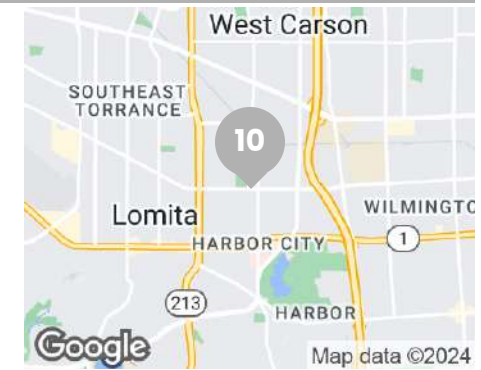
# SALES COMPARABLES

## SALE COMPS



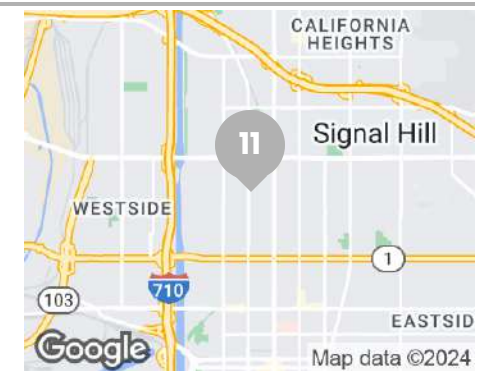
**10**  
1250 LOMITA BLVD  
Harbor City, CA 90710

Price: \$362,766 Bldg Size: 1,231 SF  
Lot Size: 2,897 SF Year Built: 1987



**11**  
2332 PACIFIC AVE  
Harbor City, CA 90806

Price: \$945,000 Bldg Size: 2,072 SF  
Lot Size: 2,117 SF Year Built: 1938



**12**  
1612 PACIFIC AVE  
Harbor City, CA 90710

Price: \$850,000 Bldg Size: 2,130 SF  
Lot Size: 4,879 SF





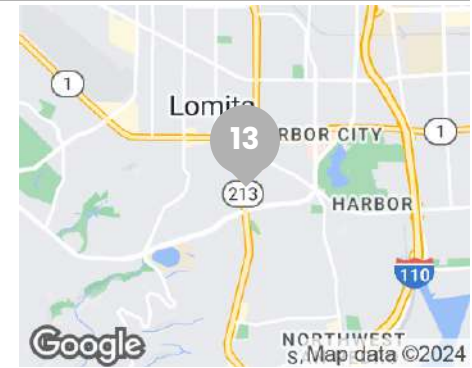
# SALES COMPARABLES SALE COMPS

13



**26344 WESTERN AVE**  
Lomita, CA 90717

Price: \$740,000    Bldg Size: 1,080 SF  
Lot Size: 6,586 SF    Year Built: 1947



# SALES COMPARABLES

# SALES COMPS ANALYSIS

<i>Closed</i>		<i>2158 Lomita Blvd</i>					
<u>Address</u>	<u>Price</u>	<u>Yr. Built</u>	<u>RSF</u>	<u>LSF</u>	<u>Price/Sq.Ft</u>	<u>Price/Lot Sq.Ft</u>	<u>COE</u>
1731 E 4th St, Long Beach	\$1,700,000	1948	5,255	6,534	\$323.50	\$260.18	6/10/2021
3709-3717 W 190th St, Torrance	\$2,025,000	1957	5,408	24,829	\$374.45	\$81.56	3/30/2022
3768 W 242nd St, Torrance	\$2,000,000	1962	3,070	11,482	\$651.47	\$174.19	9/29/2021
1036-1038 E Anaheim St, Long Beach	\$1,187,500	1946	3,944	6,747	\$301.09	\$176.00	2/7/2023
4749 Artesia Blvd, Lawndale	\$625,000	1972	1,700	10,960	\$367.65	\$57.03	5/11/2022
3722 Atlantic Ave, Long Beach	\$1,828,250	1948	4,640	11,761	\$394.02	\$155.45	12/29/2023
20720 Avalon Blvd, Carson	\$1,622,451	1990	5,820	12,632	\$278.77	\$128.44	12/16/2021
601 E Broadway, Long Beach	\$1,500,000	1946	2,600	3,250	\$576.92	\$461.54	7/1/2021
1210 Lomita Blvd, Harbor City	\$399,017	1987	1,354	3,184	\$294.69	\$125.32	3/22/23
1250 Lomita Blvd, Harbor City	\$362,766	1987	1,231	2,897	\$294.69	\$125.22	3/22/23
2112 Pacific Coast Hwy, Lomita	\$978,000	1947	2,534	4,042	\$385.95	\$241.96	4/27/22
2332 Pacific Ave, Long Beach	\$945,000	1938	2,072	2,117	\$456.08	\$446.39	8/31/22
1612 Pacific Ave, Harbor City	\$850,000	N/A	2,130	4,879	\$399.06	\$174.22	6/27/22
26344 Western Ave, Lomita	\$740,000	1947	1,080	6,586	\$685.19	\$112.36	9/22/21
<b>Averages</b>					<b>\$413.11</b>	<b>\$147.37</b>	
<b>2158 Lomita Blvd, Lomita</b>	<b>\$1,300,000</b>	<b>1934</b>	<b>3,030</b>	<b>8,296</b>	<b>\$429.04</b>	\$156.70	

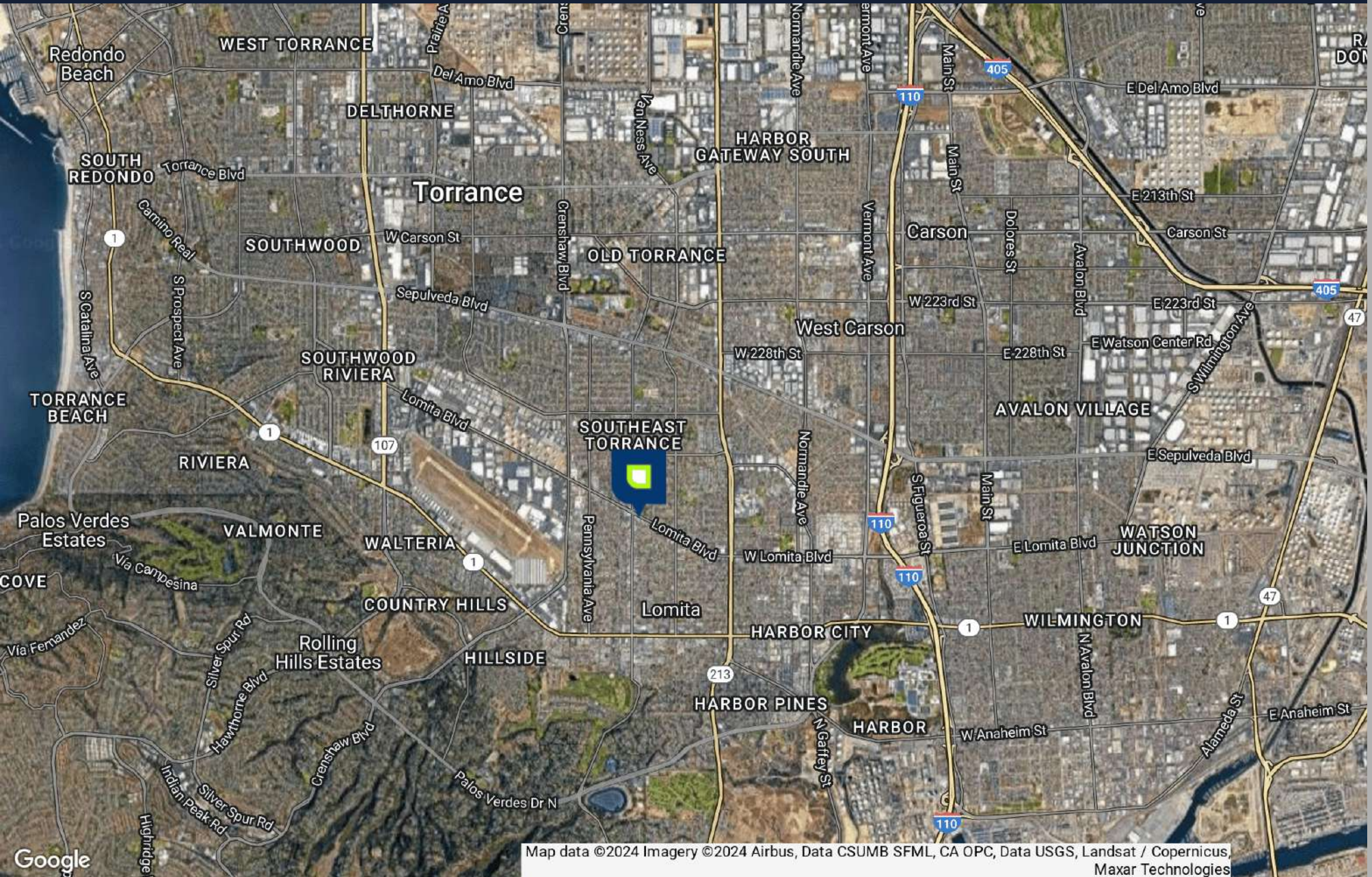


# LOCATION OVERVIEW





# LOCATION OVERVIEW MAP



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2158 Lomita Blvd - Lomita, CA 90717



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