



16908 S Broadway, Gardena, CA 90248
PRIME 6-bay COMMERCIAL/INDUSTRIAL BUILDING
\$2,999,000

OFFERING MEMORANDUM



Noemi Cser & Robert Freedman
Realtor - Founding Partner

DOMO Real Estate

#02039288 #00711607



16908 S Broadway, Gardena, CA 90248

PROPERTY DESCRIPTION

Fantastic nearly new Light Industrial Building in convenient central Gardena Location. Gated Street Level Parking. Perfect for paint, auto body, auto repair, furniture repair, etc. High ceilings that can accommodate a mezzanine office. Home of the Lambretta Museum - It's a motorized scooter, as if you didn't know. Lots of options from 1,200 -3600 Square Feet of Leasable Space. Metal building on an extra stable foundation. Extra thick on caissons. Most similar buildings are very old by comparison. It's refreshing to see something newer in this class.



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AREA DESCRIPTION

Nestled in the heart of Gardena, CA, 18906 S Broadway stands as a beacon of convenience and opportunity in the realm of industrial investments. This prime location offers unparalleled accessibility, with major transportation arteries such as the I-110, I-105, and I-405 freeways mere minutes away, facilitating seamless connectivity to key destinations like Los Angeles International Airport (LAX) and the bustling ports of Long Beach.

Surrounded by a vibrant community, this industrial property enjoys proximity to a plethora of local amenities, including dining establishments, retail outlets, and recreational facilities, ensuring that both employees and businesses alike have their needs met within arm's reach. From grabbing a quick lunch to unwinding after a productive day, convenience is woven into the fabric of this dynamic locale.

Owning an industrial investment here not only provides immediate access to a robust tenant pool but also positions investors to capitalize on Gardena's status as a premier logistics and manufacturing hub within the Greater Los Angeles area. With strong rental demand and promising capital appreciation potential, 18906 S Broadway presents an enticing opportunity for investors seeking both stability and growth in their portfolios.



RENT ABSTRACT

16908 S Broadway

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Unit Number	Tenant	Unit Sq Ft	Market Rent	Current Rent	Deposit	Lease Type	Lease Expires	Options
1	Owner	1,190	\$2,947	\$0	\$2,947	NNN	New	New
2	Vacant	1,190	\$2,947	\$0	\$2,947	NNN	New	New
3	Vacant	1,190	\$2,947	\$0	\$2,947	NNN	New	New
4	Vacant	1,190	\$2,947	\$0	\$2,947	NNN	New	New
5	Vacant	1,190	\$2,947	\$0	\$2,947	NNN	New	New
6	Owner	1,190	\$2,947	\$0	\$2,947	NNN	New	New
7		0	\$0	\$0	\$0	0		
8		0	\$0	\$0	\$0	0		
9		0	\$0	\$0	\$0	0		
10		0	\$0	\$0	\$0	0		
11		0	\$0	\$0	\$0	0		
		7,140	\$17,680	\$0	\$17,680			



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**The DOMO Group
DOMO Real Estate**

1214 Highland Ave. Manhattan Beach, CA 90266

Agent: Noemi Cser and Robert Freedman

Agent Phone: 310-995-2412 / 310-291-7779

Address: 16908 S Broadway
Gardena CA 90248



COMMERCIAL PROPERTY DATA: Market Rents

Building Size	7,140 sq.ft.	Total Parking	16	Location:	3 blocks n of the 91 and 4 blocks e of the 110.
Lot Size	16,307 sq.ft.	Open Spaces	16	Gated	Y
Structures	1	Garage Spaces	0	Heat	Other
Construction	Metal	Subterranean Spaces	0	A/C	N
Roof Type	Composite	Stories	1	Opportunity Zone	N
Year Built	2017	Clear Ceiling Height	16	# With 3-phase	0
Zoning	CAMH	Divisible	Y	# of Drive-in Door	6
Parcel #	6126-004-048	Elevator	N	# of Dock High	0

GRM	CAP	ROI
14.14	7.07%	7.90%
Cost per Unit	Price/Sq.Ft.	Rent/Sq.Ft.
\$299,900	\$420	\$2.48

Income Schedule					Operating Expenses			Investment Information		
Unit #	Tenant	Sqft	Type	Rent	Property Taxes	\$	-	Price	\$	2,999,000
0	Owner	1,190	NNN	\$2,947	Insurance	\$	-	Down Payment	50%	\$ 1,499,500
0	Vacant	1,190	NNN	\$2,947	Licenses & Fees	\$	-	Loan	50%	\$ 1,499,500
0	Vacant	1,190	NNN	\$2,947	Water/Sewer	\$	-	GSI		\$ 212,160
0	Vacant	1,190	NNN	\$2,947	Electric	\$	-	Less Vacancy	0%	\$ -
0	Vacant	1,190	NNN	\$2,947	Gas	\$	-	Gross Operating Income		\$ 212,160
0	Owner	1,190	NNN	\$2,947	Trash	\$	-	Less Operating Expenses		\$ -
0		0	0	\$0	Mgmt (off-site) 0%	\$	-	Net Operating Income		\$ 212,160
0		0	0	\$0	Gardner	\$	-	Less Loan Payments		\$ (110,792)
0		0	0	\$0	Pest Control	\$	-	Cash Flow		\$ 101,368
0		0	0	\$0	Maintenance 0%	\$	-	Less Replacement Reserve		\$ -
				\$0.00	Elevator	\$	-	Adj. Gross Spendable		\$ 101,368
				\$0.00	Other	\$	-	Plus Principal Payment		\$ 17,073
Subtotal:				\$17,680				Total Return Before Tax		\$ 118,441
Monthly Scheduled Gross				\$17,680	Total Expense	\$	-	Imp/Land %		40%
Annual Scheduled Gross				\$212,160	Expense (%)		0.00%	Annual Depreciation		\$ 43,622

	New Financing	Rate	Monthly Payment	Lender
1st	\$1,499,500	6.25%	\$9,233	

Fantastic location close to the 91 and 110 Freeways, perfectly suited for owner occupant or investor with a nearly new building with 6 separated bays that can be combined. 6 Drive-in garages. Owner occupies 2 units



5-YEAR CASH FLOW PROJECTION

DATA ASSUMPTIONS

Scheduled Annual Income:	\$212,160	Purchase Price:	\$2,999,000
Annual Income Growth (%):	4.00%	Month Acquired:	October
Annual Expense Growth (%):	4.00%	Year Acquired:	2024
Vacancy & Credit Loss (%):	0.00%	Land Value:	\$1,799,400
Est. Annual Expenses (%):	0.00%	Improvement Value:	\$1,199,600
Total Encumbrances	\$1,499,500	Down Payment:	\$1,499,500
Total Monthly Payment(s)	\$9,233		

PRINCIPAL REDUCTION

	2024	2025	2026	2027	2028
Year End Balances					
1st Mortgage	\$1,495,064	\$1,476,614	\$1,456,977	\$1,436,077	\$1,413,833
2nd Mortgage	\$0	\$0	\$0	\$0	\$0
Total Encumbrances at EOY	\$1,495,064	\$1,476,614	\$1,456,977	\$1,436,077	\$1,413,833
Annual Principal Reduction	\$4,436	\$18,450	\$19,637	\$20,900	\$22,244

OWNERSHIP ANALYSIS

	2024	2025	2026	2027	2028
Total Gross Income	\$53,040	\$220,646	\$229,472	\$238,651	\$248,197
- Vacancy & Credit Loss	0%	\$0	\$0	\$0	\$0
- Operating Expenses	0%	\$0	\$0	\$0	\$0
Net Operating Income	\$53,040	\$220,646	\$229,472	\$238,651	\$248,197
- Interest	\$23,262	\$9,248	\$8,061	\$6,798	\$5,454
- Depreciation	\$10,905	\$43,622	\$43,622	\$43,622	\$43,622
Taxable Income	\$18,872	\$167,777	\$177,789	\$188,231	\$199,122

CASH FLOW BEFORE TAX

	2024	2025	2026	2027	2028
Net Operating Income	\$53,040	\$220,646	\$229,472	\$238,651	\$248,197
- Principal & Interest Payments	\$27,698	\$110,792	\$110,792	\$110,792	\$110,792
- Funded Reserves	\$0	\$0	\$0	\$0	\$0
- Capital Additions	\$0	\$0	\$0	\$0	\$0
Cash Flow Before Tax	\$25,342	\$109,854	\$118,680	\$127,859	\$137,405

APPRECIATION PROJECTION

	2024	2025	2026	2027	2028
Cap Rate	6.00%				
Net Operating Income	\$53,040	\$220,646	\$229,472	\$238,651	\$248,197
Projected Property Value	\$2,999,000	\$3,677,440	\$3,824,538	\$3,977,519	\$4,136,620
Less Closing Costs	5.50%	(\$164,945)	(\$202,259)	(\$210,350)	(\$218,764)
Gross Contract Price	\$2,834,055	\$3,475,181	\$3,614,188	\$3,758,756	\$3,909,106
Original Purchase	(\$2,999,000)	(\$2,999,000)	(\$2,999,000)	(\$2,999,000)	(\$2,999,000)
Appreciation	(\$164,945)	\$476,181	\$615,188	\$759,756	\$910,106

ANNUALIZED COMBINED RETURN

	2024	2025	2026	2027	2028
Cash Flow	\$25,342	\$109,854	\$118,680	\$127,859	\$137,405
Principal Reduction	\$4,436	\$18,450	\$19,637	\$20,900	\$22,244
Appreciation	(\$164,945)	\$476,181	\$615,188	\$759,756	\$910,106
Total Combined return	(\$135,167)	\$604,485	\$753,505	\$908,515	\$1,069,755
Total Investor Yield	-9.01%	40.31%	50.25%	60.59%	71.34%
Annualized Investor Yield	-9.01%	20.16%	16.75%	15.15%	14.27%



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16908 S Broadway, Gardena, CA 90248 PROPERTY PHOTOS



Robert Freedman #00711607 **DOMO Real Estate** 310-291-7779 rob@DomoRealEstate.com
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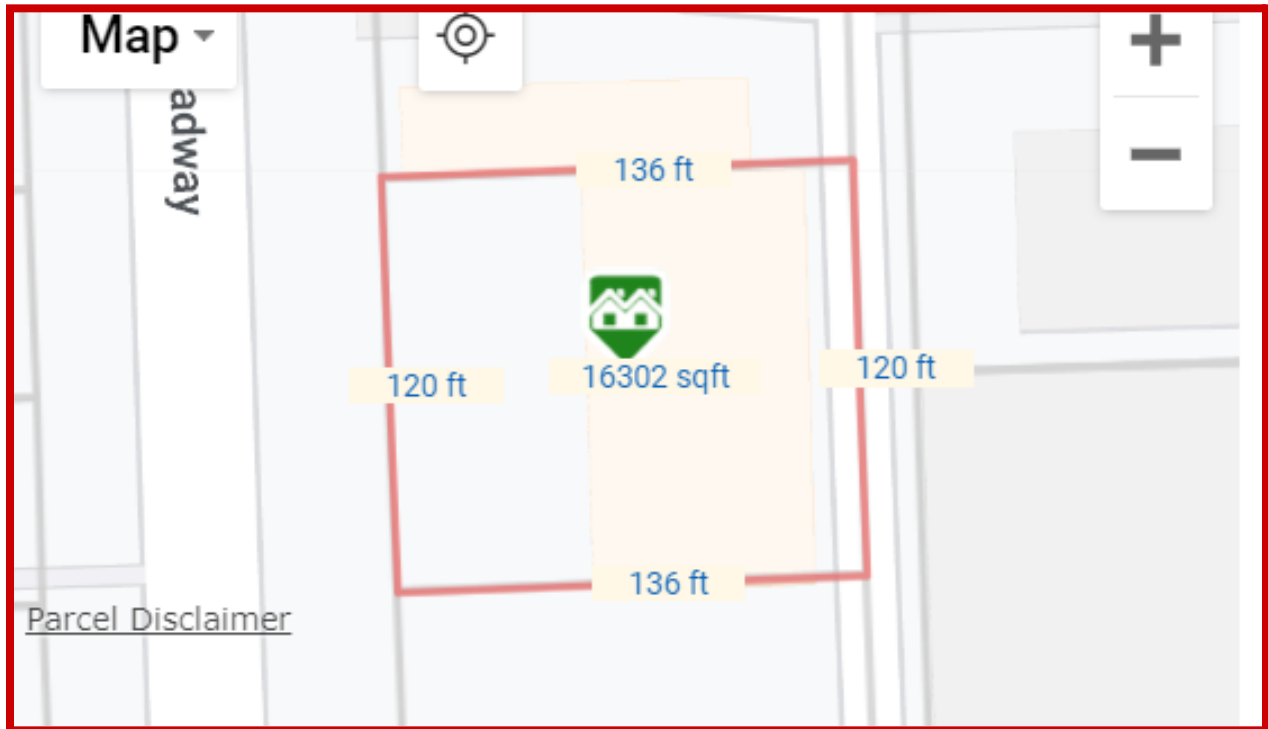


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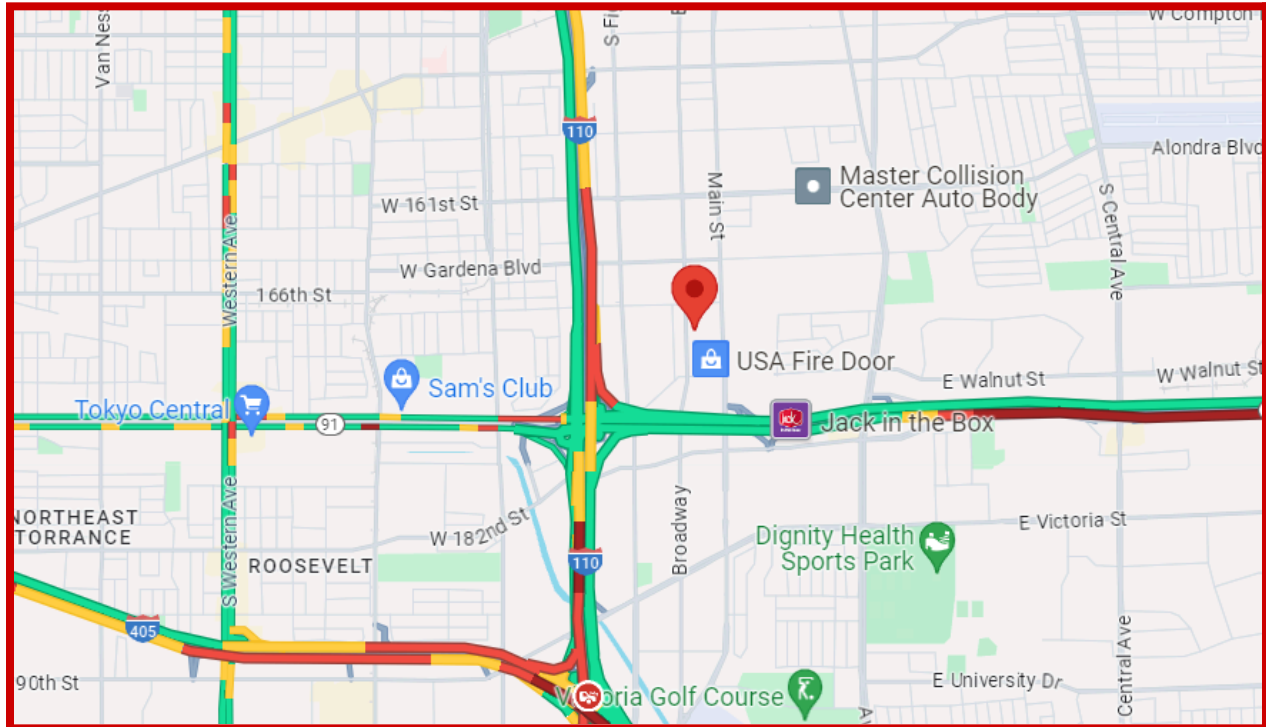
16908 S Broadway, Gardena, CA 90248
PLAT MAP





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16908 S Broadway, Gardena, CA 90248 AREA MAP



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