

MIXED USE OFFERING MEMORANDUM

8132 GARDEN GROVE

8132 GARDEN GROVE BOULEVARD, GARDEN GROVE, CA 92844



OFFERING MEMORANDUM

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



REAL ESTATE BY
THE BONILLA GROUP

Each Office Independently Owned and Operated

PRESENTED BY:

JULIO BONILLA

C: (562) 355-8060

julio@thebonillagroup.com

01281205, California

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.

TABLE OF CONTENTS

8132 GARDEN GROVE BOULEVARD



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1 - PROPERTY INFORMATION

| | |
|-------------------|---|
| Executive Summary | 4 |
| Property Photos | 5 |

2 - LOCATION INFORMATION

| | |
|---------------|----|
| Regional Map | 11 |
| Location Maps | 12 |
| Business Map | 13 |
| Demographics | 14 |

3 - LEASE REPORTS

| | |
|------------------------|----|
| Summary Lease Analysis | 16 |
|------------------------|----|

4 - FINANCIAL REPORTS

| | |
|---------------------------------------|----|
| Cumulative Analysis | 18 |
| Detailed General Expenses | 19 |
| Annual Property Operating Data | 20 |
| Cash In Cash Out | 21 |
| Annual Property Operating Data per SF | 22 |

5 - ANALYSIS

| | |
|----------------------------------|----|
| Cash Flow Analysis | 24 |
| Property Resale Analysis | 25 |
| Internal Rate of Return Analysis | 26 |
| Financial Indicators | 27 |
| Investment Return Analysis | 28 |
| Property Equity Analysis | 29 |



8132 GARDEN GROVE BOULEVARD

PROPERTY INFORMATION

1

| | |
|-------------------|---|
| EXECUTIVE SUMMARY | 4 |
| PROPERTY PHOTOS | 5 |

EXECUTIVE SUMMARY

8132 GARDEN GROVE BOULEVARD



OFFERING SUMMARY

| | |
|---------------|------------------|
| PRICE: | \$5,100,000 |
| BUILDING SF: | 9,036 SF |
| PRICE / SF: | \$564.41 |
| NOI: | |
| CAP RATE: | |
| LEASE RATE: | |
| LEASE TERM: | |
| RENTABLE SF: | |
| AVAILABLE SF: | 0 |
| OCCUPANCY: | |
| LOT SIZE: | 47,916SF |
| PARKING: | 92 Parking Spots |
| YEAR BUILT: | 1965 |
| ZONING: | Commercial |

PROPERTY OVERVIEW

Discover the unique potential of 8123 Garden Grove, a distinctive commercial property in the thriving heart of Garden Grove, CA. Built in 1965, this 9,036 SF building sits on a generous 47,916 SF lot, currently utilized as a church. It stands out with its ample parking facilities, fitting for high-visitor volumes. The commercial zoning unlocks diverse business opportunities, from continuing as a spiritual center to transforming into a bustling community hub. Its robust, time-honored construction offers a canvas for customization, while the expansive lot size presents possibilities for further development or outdoor activities. Perfectly positioned in a neighborhood bustling with cultural diversity and economic growth, this property not only offers easy access to major transport routes but also stands as a beacon in a community revered for its rich history and forward-thinking vision.



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PROPERTY PHOTOS

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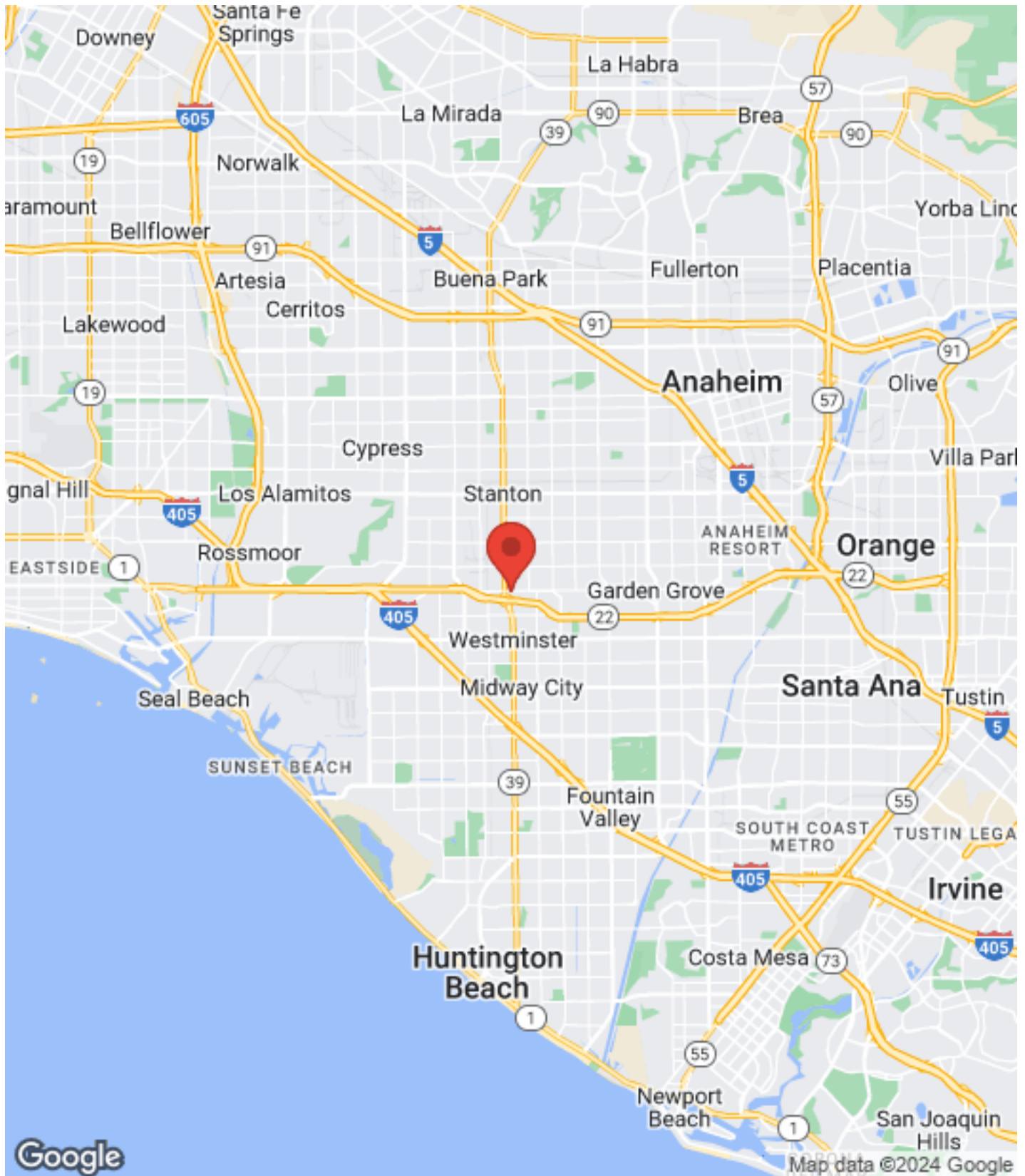
LOCATION INFORMATION

2

| | |
|---------------|----|
| REGIONAL MAP | 11 |
| LOCATION MAPS | 12 |
| BUSINESS MAP | 13 |
| DEMOGRAPHICS | 14 |

REGIONAL MAP

8132 GARDEN GROVE BOULEVARD



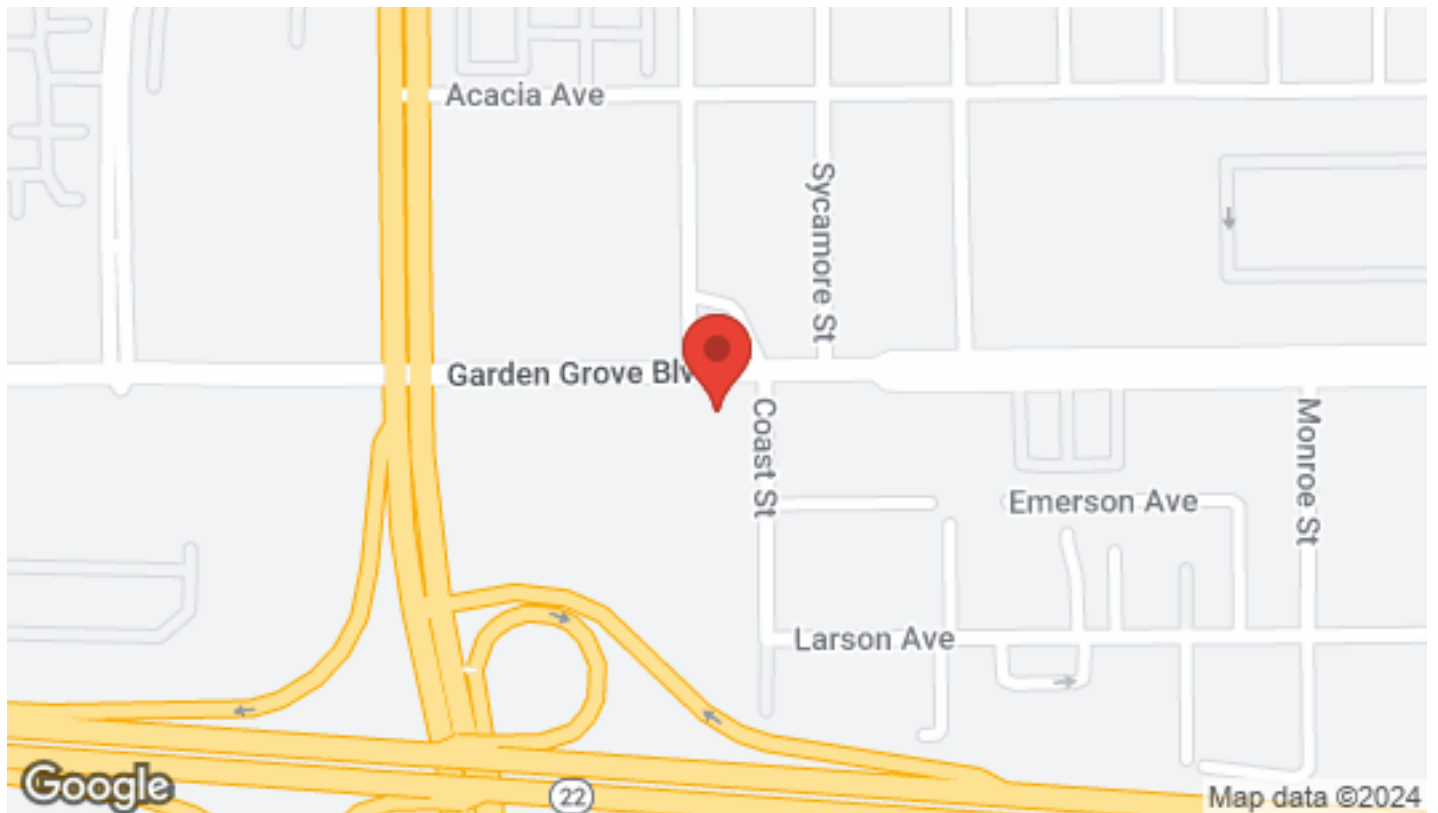
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LOCATION MAPS

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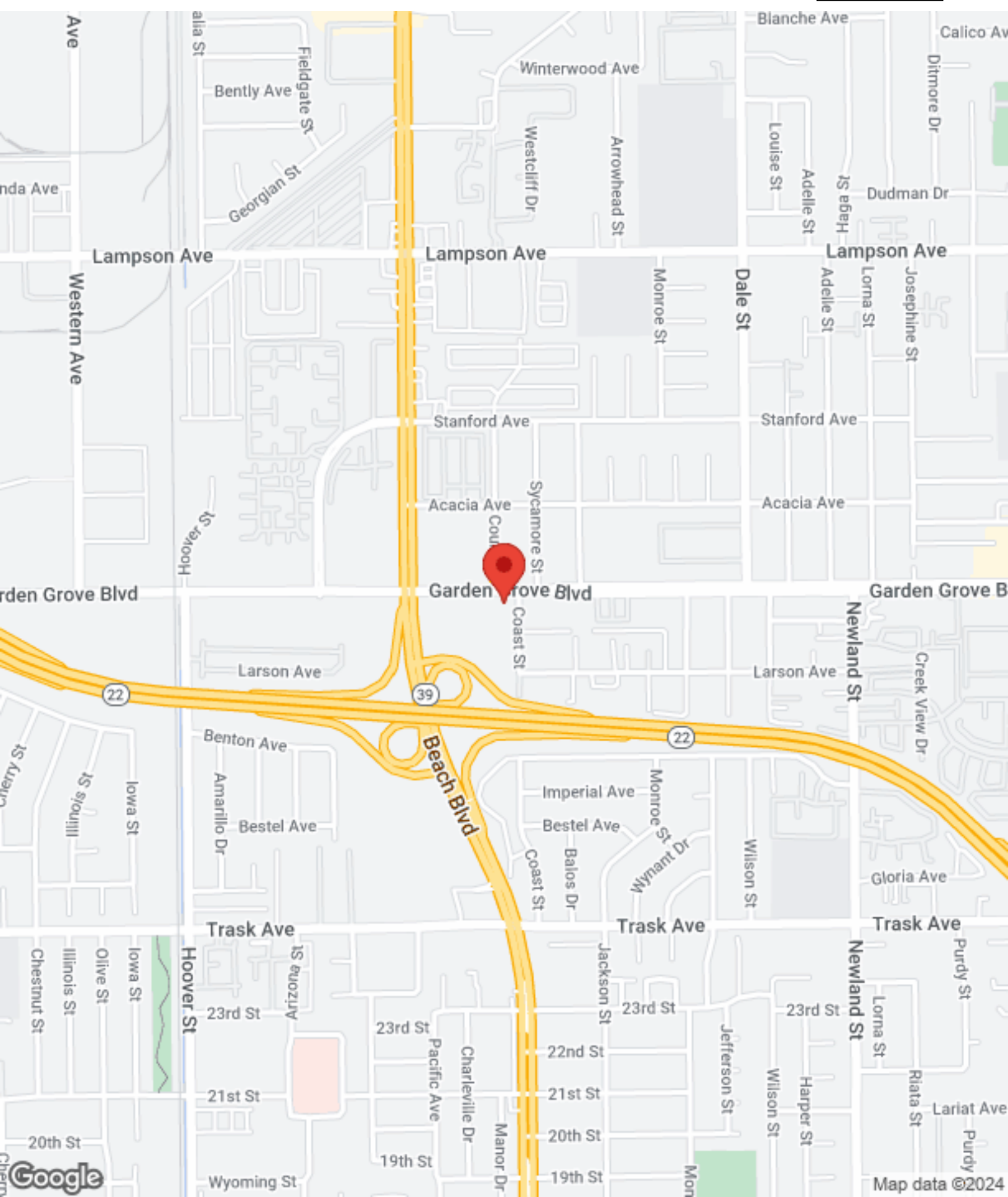
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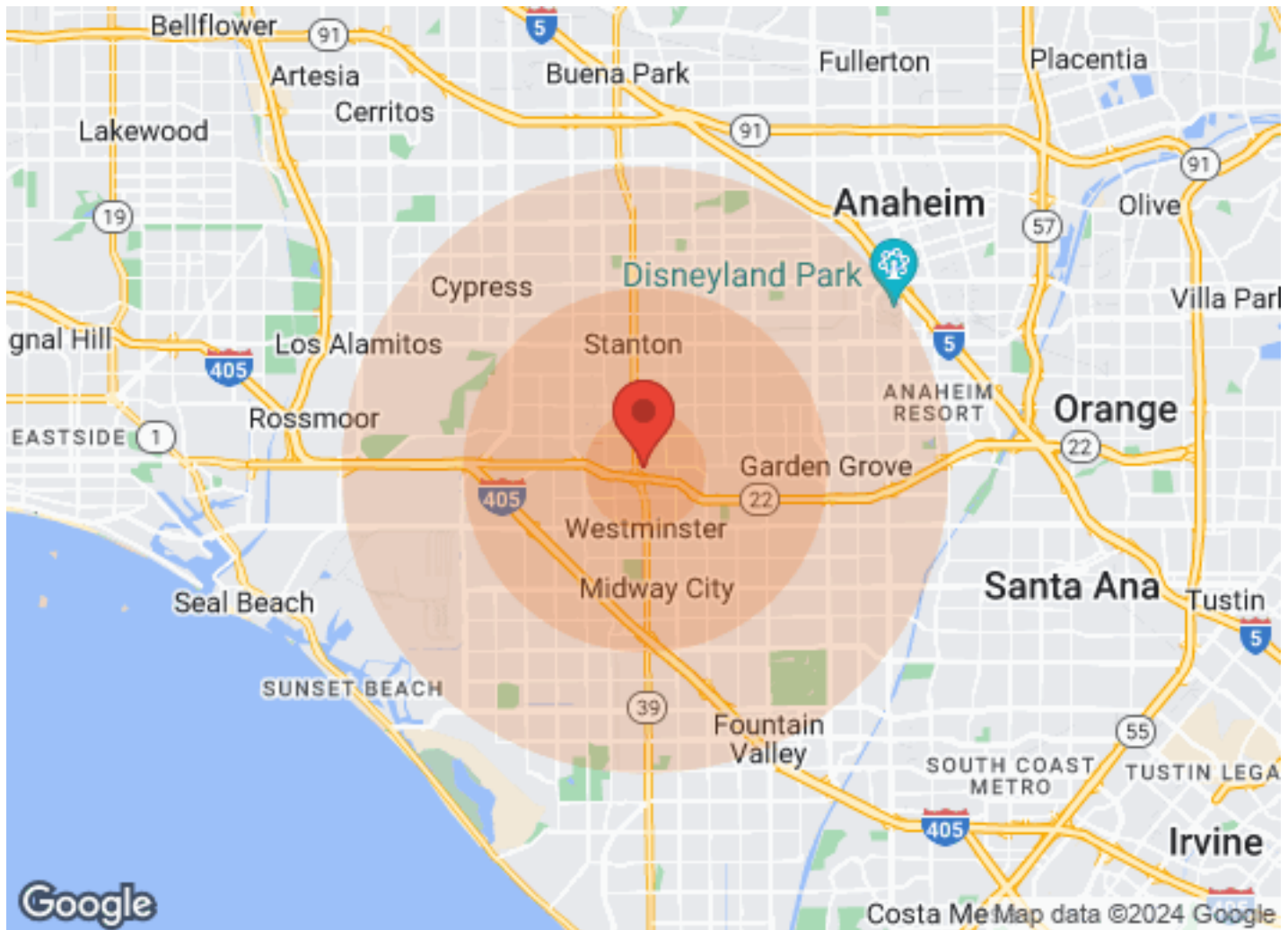
BUSINESS MAP

8132 GARDEN GROVE BOULEVARD



DEMOGRAPHICS

8132 GARDEN GROVE BOULEVARD



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 18,440 | 134,299 | 337,027 |
| Female | 19,622 | 133,366 | 336,805 |
| Total Population | 38,062 | 267,665 | 673,832 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 7,341 | 50,965 | 132,761 |
| Ages 15-24 | 4,964 | 36,010 | 91,395 |
| Ages 25-54 | 16,263 | 111,548 | 282,815 |
| Ages 55-64 | 4,345 | 31,219 | 76,508 |
| Ages 65+ | 5,149 | 37,923 | 90,353 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 12,115 | 105,283 | 300,110 |
| Black | 295 | 1,800 | 7,811 |
| Am In/AK Nat | 48 | 445 | 1,525 |
| Hawaiian | 86 | 489 | 1,351 |
| Hispanic | 13,636 | 91,214 | 268,973 |
| Multi-Racial | 17,058 | 105,376 | 311,234 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$51,662 | \$62,388 | \$64,749 |
| < \$15,000 | 1,276 | 6,976 | 16,942 |
| \$15,000-\$24,999 | 1,345 | 7,638 | 17,646 |
| \$25,000-\$34,999 | 1,328 | 7,853 | 18,971 |
| \$35,000-\$49,999 | 1,491 | 9,950 | 26,335 |
| \$50,000-\$74,999 | 2,361 | 14,015 | 36,888 |
| \$75,000-\$99,999 | 1,443 | 10,808 | 28,617 |
| \$100,000-\$149,999 | 1,306 | 12,231 | 32,077 |
| \$150,000-\$199,999 | 398 | 4,254 | 11,238 |
| > \$200,000 | 161 | 2,603 | 7,307 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 11,347 | 80,689 | 203,885 |
| Occupied | 10,817 | 77,260 | 195,296 |
| Owner Occupied | 4,989 | 44,611 | 107,082 |
| Renter Occupied | 5,828 | 32,649 | 88,214 |
| Vacant | 530 | 3,429 | 8,589 |

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LEASE REPORTS

3

SUMMARY LEASE ANALYSIS 16

SUMMARY LEASE ANALYSIS

8132 GARDEN GROVE BOULEVARD



| Description Year Ending | Year 1 01/2025 | Year 2 01/2026 | Year 3 01/2027 | Year 4 01/2028 | Year 5 01/2029 |
|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Potential Lease Revenue | | | | | |
| Base Rental Income | \$0 | \$0 | \$0 | \$0 | \$0 |
| Lease-up Vacancy | \$0 | \$0 | \$0 | \$0 | \$0 |
| Rent Abatement | \$0 | \$0 | \$0 | \$0 | \$0 |
| Turnover Vacancy | \$0 | \$0 | \$0 | \$0 | \$0 |
| Expense Reimbursements | \$0 | \$0 | \$0 | \$0 | \$0 |
| Potential Lease Costs | | | | | |
| Tenant Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| Lease Commissions | \$0 | \$0 | \$0 | \$0 | \$0 |
| Net Lease Cash Flow | \$0 | \$0 | \$0 | \$0 | \$0 |
| Additional Information | | | | | |
| SF Expires | 0 | 0 | 0 | 0 | 0 |
| Dollars Expires | \$0 | \$0 | \$0 | \$0 | \$0 |

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FINANCIAL REPORTS

4

| | |
|---------------------------------------|----|
| CUMULATIVE ANALYSIS | 18 |
| DETAILED GENERAL EXPENSES | 19 |
| ANNUAL PROPERTY OPERATING DATA | 20 |
| CASH IN CASH OUT | 21 |
| ANNUAL PROPERTY OPERATING DATA PER SF | 22 |

CUMULATIVE ANALYSIS

8132 GARDEN GROVE BOULEVARD



| Description Year Ending | Year 1 01/2025 | Year 2 01/2026 | Year 3 01/2027 | Year 4 01/2028 | Year 5 01/2029 |
|----------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Equity (appreciation) | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) |
| Equity (loan reduction) | \$0 | \$0 | \$0 | \$0 | \$0 |
| After-Tax Cash Flow | \$0 | \$0 | \$0 | \$0 | \$0 |
| Totals - To Date | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) |
| Invested Capital | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) |
| ROIC - To Date | -100.00% | -100.00% | -100.00% | -100.00% | -100.00% |

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DETAILED GENERAL EXPENSES

8132 GARDEN GROVE BOULEVARD



| Description Year Ending | Year 1 01/2025 | Year 2 01/2026 | Year 3 01/2027 | Year 4 01/2028 | Year 5 01/2029 |
|----------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Total Expenses | \$0 | \$0 | \$0 | \$0 | \$0 |
| Operating Expense Ratio | N/A | N/A | N/A | N/A | N/A |

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ANNUAL PROPERTY OPERATING DATA

8132 GARDEN GROVE BOULEVARD



| Description Year Ending | Year 1 01/2025 | Year 2 01/2026 | Year 3 01/2027 | Year 4 01/2028 | Year 5 01/2029 |
|-------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Income | | | | | |
| Rental Income | \$0 | \$0 | \$0 | \$0 | \$0 |
| Gross Scheduled Income | \$0 | \$0 | \$0 | \$0 | \$0 |
| Gross Operating Income | \$0 | \$0 | \$0 | \$0 | \$0 |
| Expenses | | | | | |
| Total Operating Expenses | \$0 | \$0 | \$0 | \$0 | \$0 |
| Operating Expense Ratio | N/A | N/A | N/A | N/A | N/A |
| Net Operating Income | \$0 | \$0 | \$0 | \$0 | \$0 |

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CASH IN CASH OUT

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| Description Year Ending | Year 1 01/2025 | Year 2 01/2026 | Year 3 01/2027 | Year 4 01/2028 | Year 5 01/2029 |
|------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Income | | | | | |
| Rental Income | \$0 | \$0 | \$0 | \$0 | \$0 |
| Gross Scheduled Income | \$0 | \$0 | \$0 | \$0 | \$0 |
| Gross Operating Income | \$0 | \$0 | \$0 | \$0 | \$0 |
| Expenses | | | | | |
| Total Operating Expenses | \$0 | \$0 | \$0 | \$0 | \$0 |
| Operating Expense Ratio | N/A | N/A | N/A | N/A | N/A |
| Net Operating Income | \$0 | \$0 | \$0 | \$0 | \$0 |
| Debt Service | | | | | |
| Loan Interest | \$0 | \$0 | \$0 | \$0 | \$0 |
| Principal Payments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Before-Tax Cash Flow | \$0 | \$0 | \$0 | \$0 | \$0 |
| Projected Property Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Resale Expenses | \$0 | \$0 | \$0 | \$0 | \$0 |
| Proceeds Before Debt Payoff | \$0 | \$0 | \$0 | \$0 | \$0 |
| Loan Principal Balance | \$0 | \$0 | \$0 | \$0 | \$0 |
| Net Proceeds From Sale | \$0 | \$0 | \$0 | \$0 | \$0 |
| Before Tax IRR | N/A | N/A | N/A | N/A | N/A |

*Cash Flow IRR based upon net cash flow and principal payments

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ANNUAL PROPERTY OPERATING DATA PER SF

8132 GARDEN GROVE BOULEVARD



| Description Year Ending | Year 1 01/2025 | Year 2 01/2026 | Year 3 01/2027 | Year 4 01/2028 | Year 5 01/2029 |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Income | | | | | |
| Rental Income | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Miscellaneous Income | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Gross Scheduled Income | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Gross Operating Income | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Expenses | | | | | |
| Total Operating Expenses | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Net Operating Income | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

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ANALYSIS

5

| | |
|----------------------------------|----|
| CASH FLOW ANALYSIS | 24 |
| PROPERTY RESALE ANALYSIS | 25 |
| INTERNAL RATE OF RETURN ANALYSIS | 26 |
| FINANCIAL INDICATORS | 27 |
| INVESTMENT RETURN ANALYSIS | 28 |
| PROPERTY EQUITY ANALYSIS | 29 |

CASH FLOW ANALYSIS

8132 GARDEN GROVE BOULEVARD



| Before-Tax Cash Flow Year Ending | Year 1 01/2025 | Year 2 01/2026 | Year 3 01/2027 | Year 4 01/2028 | Year 5 01/2029 |
|-------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Before-Tax Cash Flow | | | | | |
| Gross Scheduled Income | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Operating Expenses | \$0 | \$0 | \$0 | \$0 | \$0 |
| Net Operating Income | \$0 | \$0 | \$0 | \$0 | \$0 |
| Loan Payment | \$0 | \$0 | \$0 | \$0 | \$0 |
| Before-Tax Cash Flow | \$0 | \$0 | \$0 | \$0 | \$0 |
| Cash-On-Cash Return | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

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PROPERTY RESALE ANALYSIS

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| Description Year Ending | Year 1 01/2025 | Year 2 01/2026 | Year 3 01/2027 | Year 4 01/2028 | Year 5 01/2029 |
|-------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Resale Proceeds | | | | | |
| Projected Property Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Resale Expenses | \$0 | \$0 | \$0 | \$0 | \$0 |
| Proceeds Before Debt Payoff | \$0 | \$0 | \$0 | \$0 | \$0 |
| Tax Basis | | | | | |
| Basis at Acquisition | \$5,100,000 | \$5,100,000 | \$5,100,000 | \$5,100,000 | \$5,100,000 |
| Depreciation | (\$125,307) | (\$256,071) | (\$386,835) | (\$517,599) | (\$642,906) |
| Adjusted Tax Basis | \$4,974,693 | \$4,843,929 | \$4,713,165 | \$4,582,401 | \$4,457,094 |
| Tax From Sale | | | | | |
| Resale Tax Gain (Loss) | (\$4,974,693) | (\$4,843,929) | (\$4,713,165) | (\$4,582,401) | (\$4,457,094) |
| Resale Tax Benefit (Cost) | \$0 | \$0 | \$0 | \$0 | \$0 |
| After-Tax Cashflow From Sale | | | | | |
| Loan Principal Balance | \$0 | \$0 | \$0 | \$0 | \$0 |
| Net Resale Proceeds | \$0 | \$0 | \$0 | \$0 | \$0 |

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INTERNAL RATE OF RETURN ANALYSIS

8132 GARDEN GROVE BOULEVARD



Before Tax IRR

Cash Flows

| | |
|--------------------|---------------|
| Initial Investment | (\$5,100,000) |
| 01/2025 | \$0 |
| 01/2026 | \$0 |
| 01/2027 | \$0 |
| 01/2028 | \$0 |
| 01/2029* | \$0 |

IRR = N/A

After Tax IRR

Cash Flows

| | |
|--------------------|---------------|
| Initial Investment | (\$5,100,000) |
| 01/2025 | \$0 |
| 01/2026 | \$0 |
| 01/2027 | \$0 |
| 01/2028 | \$0 |
| 01/2029* | \$0 |

IRR = N/A

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FINANCIAL INDICATORS

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| Description Year Ending | Year 1 01/2025 | Year 2 01/2026 | Year 3 01/2027 | Year 4 01/2028 | Year 5 01/2029 |
|-----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Key Ratios and Multipliers | | | | | |
| Capitalization Rate | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Gross Rent Multiplier | N/A | N/A | N/A | N/A | N/A |
| Net Income Multiplier | N/A | N/A | N/A | N/A | N/A |
| Operating Expense Ratio | N/A | N/A | N/A | N/A | N/A |
| Amounts per SF | | | | | |
| Gross Income | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Expenses | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Loan Metrics | | | | | |
| Loan To Value Ratio | N/A | N/A | N/A | N/A | N/A |
| Debt Coverage Ratio | N/A | N/A | N/A | N/A | N/A |
| Cash-On-Cash Measures | | | | | |
| Before-Tax | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| After-Tax | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

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INVESTMENT RETURN ANALYSIS

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|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Cash Flow - To Date | \$0 | \$0 | \$0 | \$0 | \$0 |
| Net Resale Proceeds | \$0 | \$0 | \$0 | \$0 | \$0 |
| Invested Capital | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) |
| Net Return on Investment | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) |
| Before Tax Calculations | | | | | |
| PV (NOI + reversion) | \$0 | \$0 | \$0 | \$0 | \$0 |
| After Tax Calculations | | | | | |
| IRR | N/A | N/A | N/A | N/A | N/A |
| Modified IRR | -100.00% | -100.00% | -100.00% | -100.00% | -100.00% |
| NPV | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) | (\$5,100,000) |

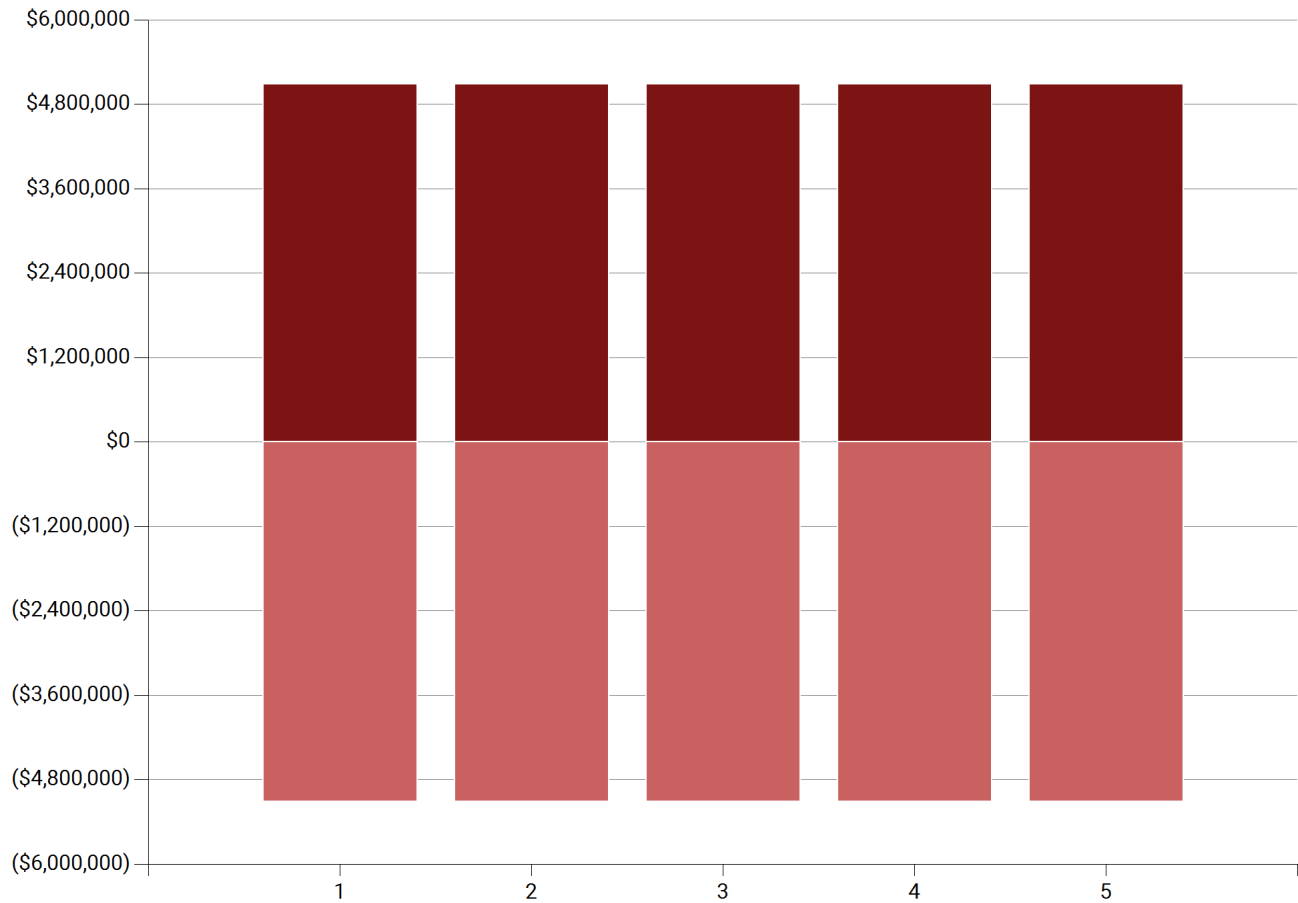
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01281205, California

PROPERTY EQUITY ANALYSIS

8132 GARDEN GROVE BOULEVARD



| Year | Initial Equity | Equity (loan reduction) | Equity (appreciation) |
|------|----------------|-------------------------|-----------------------|
| 1 | \$5,100,000 | \$0 | (\$5,100,000) |
| 2 | \$5,100,000 | \$0 | (\$5,100,000) |
| 3 | \$5,100,000 | \$0 | (\$5,100,000) |
| 4 | \$5,100,000 | \$0 | (\$5,100,000) |
| 5 | \$5,100,000 | \$0 | (\$5,100,000) |

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746

 REAL ESTATE BY
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