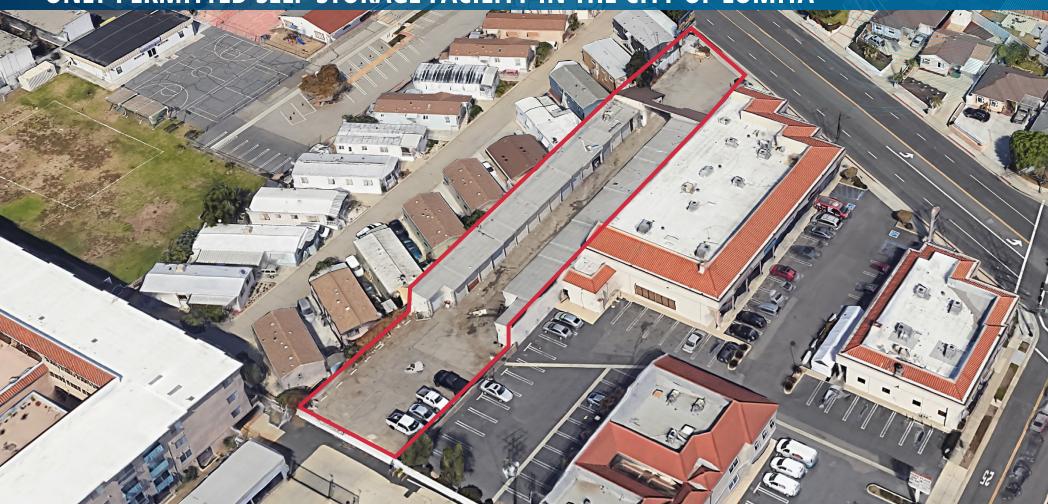
# FOR SALE

**2428 LOMITA BLVD**LOMITA, CA 90717 **20,781 SF LAND** 

ONLY PERMITTED SELF-STORAGE FACILITY IN THE CITY OF LOMITA



100% OCCUPANCY | 6.29% CAP RATE | SIGNIFICANT RENT UPSIDE | REDEVELOPEMENT POTENTIAL





# THE OFFERING—

LAREM Industrial Real Estate Specialist, Inc. as an exclusive broker, is pleased to present the unique opportunity to acquire the only Self-Storage facility permitted in the city of Lomita. 2428 Lomita Boulevard is comprised of two structures totaling 6,867 square feet of 100% occupied Self-Storage units situated on a 20,781 square foot land parcel zoned LOCG, Mixed-Use Overlay/Commercial General. The property is located between Crenshaw Boulevard and Pennsylvania Avenue on Lomita Boulevard. Current tenants are paying below market rents and have short term leases in place.

#### **CURRENT RENT ROLL**

| Tenants | <b>Monthly Rent</b> | Annual Rent  |
|---------|---------------------|--------------|
| 38      | \$11,000.00         | \$132,000.00 |

### PRO FORMA RENT ROLL

| Tenants | <b>Monthly Rent</b> | Annual Rent  |
|---------|---------------------|--------------|
| 38      | \$14,700.00         | \$176,400.00 |

## **INCOME PERFORMA**

| Current               |              | Pro Forma    |
|-----------------------|--------------|--------------|
| Annual Rent           | \$132,000.00 | \$176,400.00 |
| Taxes                 | \$10,918.38  | \$17,000.00  |
| Insurance             | \$8,500      | \$8,500      |
| Utilities             | \$1,673.46   | \$1,673.46   |
| Landscaping           | \$1,200.00   | \$0.00       |
| Management            | \$6,000.00   | \$6,000.00   |
| <b>Total Expenses</b> | \$28,291.84  | \$33,173.46  |
| NOI                   | \$103,708.16 | \$143,226.54 |
| Cap Rate              | 6.29%        | 8.68%        |

### **FEATURES**

















#### **DEMOGRAPHICS**





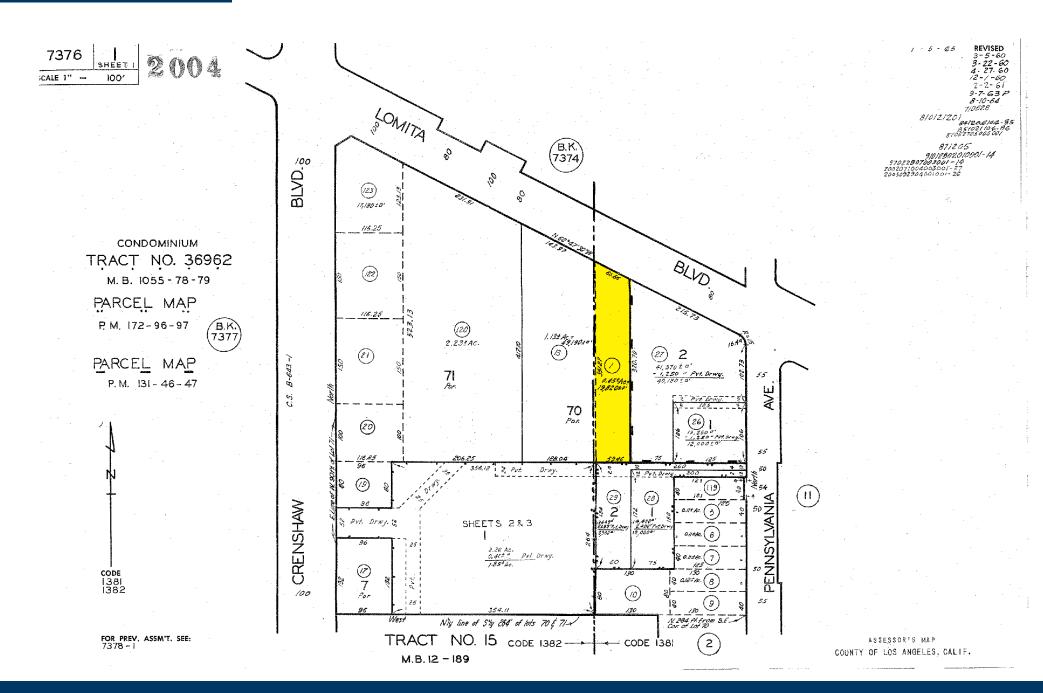




100% OCCUPANCY 6.29% CAP RATE | SIGNIFICANT RENT UPSIDE | REDEVELOPEMENT POTENTIAL



# PARCEL MAP







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