

The OFFERING MEMORANDUM



14623 ROXTON AVE

GARDENA, CA 90249

THE GROUP IS PLEASED TO REPRESENT **14623 ROXTON AVENUE**

THE STRATEGY

THE OPPORTUNITY

THE INVESTMENT

THE PARTNERSHIP

Taylor Avakian

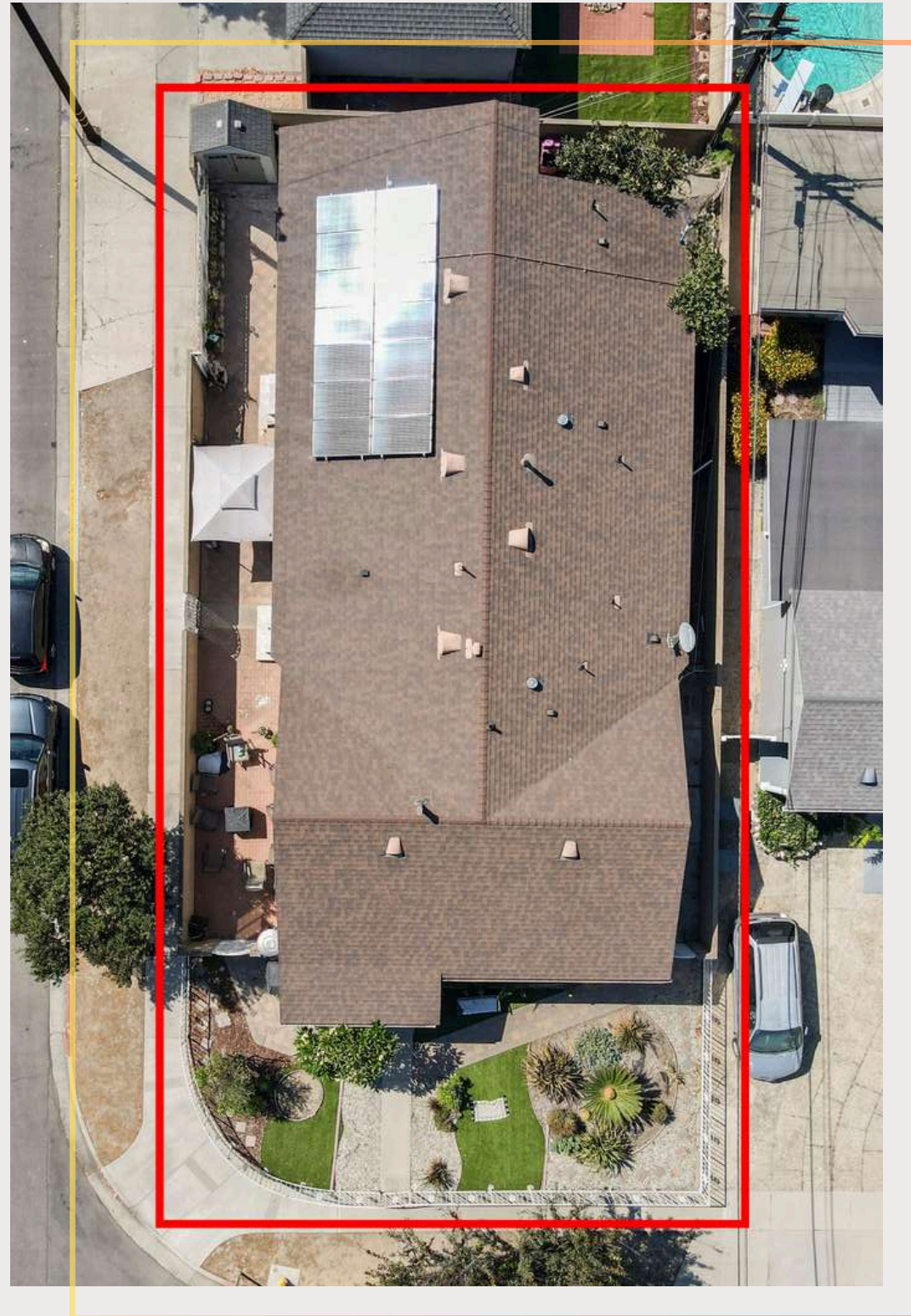




The STRATEGY

VALUE-ADD OPPORTUNITY:
RENTAL UPSIDE & PROVEN ADU
POTENTIAL

14623 ROXTON AVE IS A RARE SOUTH BAY TRIPLEX THAT BLENDS IMMEDIATE RENTAL INCOME WITH A CLEAR PATH FOR VALUE-ADD GROWTH — AN ACCESSIBLE, LOW-BARRIER ENTRY POINT INTO ONE OF LA COUNTY'S STRONGEST RENTAL MARKETS.



ADU POTENTIAL ALREADY
IN PLACE



CASH-FLOW STABILITY



CLEAR VALUE-ADD PATH



CENTRALLY LOCATED
ASSET

SIGNIFICANT RENTAL UPSIDE

The property's front 3-bedroom/1-bath unit currently rents for \$2,360 per month, well below its market potential of \$3,100 — representing more than 30% rental upside. This built-in gap provides investors with a direct and achievable path to increasing cash flow without requiring structural changes. By capturing market rents, owners can immediately improve NOI and elevate the property's overall valuation, creating a clear and quantifiable growth strategy.

LOW PRICE PER UNIT

At just \$333,333 per unit, 14623 Roxton Ave presents one of the most affordable entry points into Los Angeles multifamily ownership. Properties at this price level are increasingly rare in centrally located submarkets like Gardena, where rental demand remains strong due to proximity to major employment hubs and transportation corridors. This cost basis allows investors to step into the LA market at a fraction of the price typically seen in the South Bay or Westside, positioning them for long-term appreciation.

MULTIPLE STREAMS OF RENTAL INCOME

The property consists of three distinct rental units — a front single-family residence, a two-bedroom unit, and a garage studio — providing diverse income streams from one investment. This balanced unit mix caters to a broad tenant base, from families seeking space to individuals preferring efficient layouts, thereby reducing vacancy risk. Investors benefit from stable occupancy while maximizing monthly revenue potential across multiple tenant profiles.

VALUE-ADD ADU STORY

The inclusion of a garage studio and secondary unit functions as a proven ADU model, demonstrating how the lot can be optimized for maximum utility. With these structures already producing income, future investors can further enhance returns by upgrading interiors, modernizing finishes, or repositioning the units to appeal to higher-paying tenants. This flexibility adds another layer of growth potential, blending immediate returns with scalable improvements.

MANAGEABLE EXPENSES

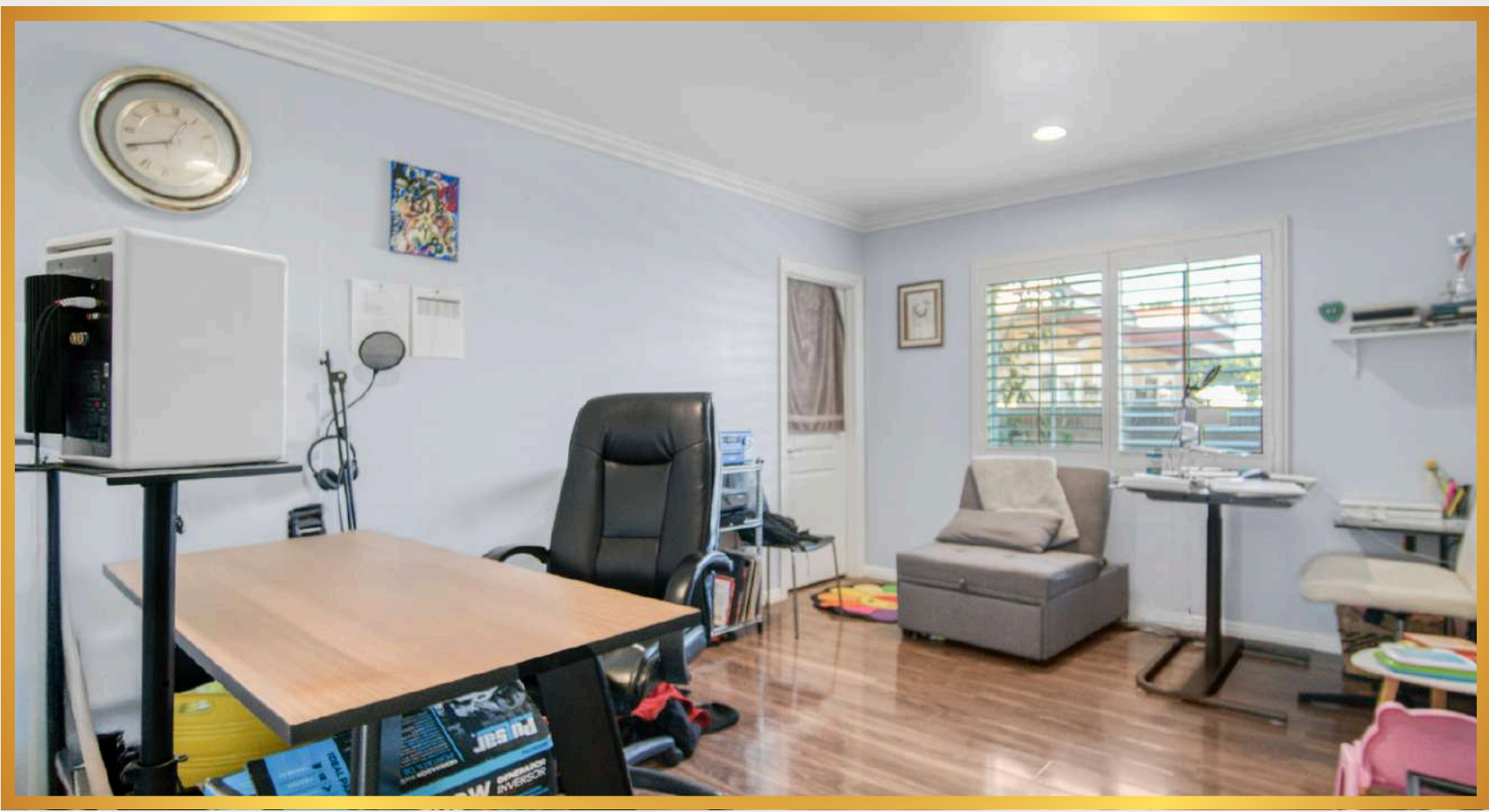
Operating efficiency is another strength of this property. Pro forma financials project expenses at under 30% of Effective Gross Income, a healthy ratio that ensures more revenue flows directly to the bottom line. This efficiency, rare in small multifamily assets, supports higher NOI margins and makes the property especially appealing for investors who prioritize predictable and sustainable cash flow.

FINANCING FLEXIBILITY

With bank financing assumptions projecting a DSCR of 1.20+, investors have a viable path to leverage while maintaining positive cash flow. The manageable debt service structure allows for stable returns in the short term, while rental growth and potential repositioning offer significant upside in the long term. This financing flexibility makes the property accessible for both small-scale investors and those looking to expand their LA multifamily portfolio.









The OPPORTUNITY

PROPERTY HIGHLIGHTS + OVERVIEW

1952
YEAR BUILT

2,600
BLDG SQFT

5,233
LOT SQFT

3

UNITS

GAR1

ZONING

UNIT MIX

(1) - 3+1, (1) - 2+2,
(1) - Studio



14623 Roxton Ave is a three-unit multifamily property in Gardena offering immediate income and measurable rental upside. The property consists of a 3-Bed/1-Bath front house, a 2-Bed/2-Bath middle unit, and a 500 SF garage studio, creating multiple streams of income within one investment. Priced at \$1,000,000 (\$333K per unit), this 1952 construction delivers an accessible entry point into the South Bay rental market.

The front 3-Bed unit presents over **30% rental upside**, offering investors a direct path to increasing NOI and long-term property value. Current rents generate a **5.02% cap rate**, with pro forma projections at **5.82%** once adjustments are made. Expenses remain efficient, with pro forma operating costs under **30% of EGI**, supporting stronger margins than many comparable assets.

The inclusion of a garage studio and the second unit demonstrates the property's **ADU potential already in place**. Investors can further unlock value through interior upgrades or strategic repositioning of the units to capture higher market rents. Financing assumptions project a DSCR of 1.20+, providing leverage while maintaining positive cash flow.

Positioned in Gardena's **90249** zip code, the property offers excellent connectivity with quick access to the 110, 105, and 405 Freeways, and is just 15 minutes from LAX. Tenants benefit from proximity to employment centers in Torrance, El Segundo, and Downtown Los Angeles, as well as Gardena's vibrant restaurant scene known for its Japanese cuisine and neighborhood amenities.

14623 Roxton Ave combines immediate income, proven ADU functionality, and significant rental upside, making it a rare South Bay investment opportunity at an attainable price point.




The INVESTMENT

FINANCIAL OVERVIEW

The VALUE SUMMARY						
Price	PPU	PPSF	Current		Pro Forma	
			Cap Rate	GRM	Cap Rate	GRM
\$1,000,000	\$333,333	\$384.62	5.02%	12.90	5.82%	11.57

The PROPERTY	
Zip Code	90249
APN	4064-008-018
Zoning	GAR1
Rent Control	No
Number of Units	3
Year Built	1952
Building SF	2,600
Lot Size SF	5,233
Unit Mix	(1) - 3+1, (1) - 2+2, (1) - Studio

The UNIT MIX & SCHEDULED INCOME						
Type	Unit Count	Avg SF	Current		Pro Forma	
			Monthly Avg Rent	Total Monthly Rent	Market Rent	Total Monthly Rent
Studio	1	500	\$1,500.00	\$1,500.00	\$1,500	\$1,500
2+2	1	1052	\$2,600.00	\$2,600.00	\$2,600	\$2,600
3+1	1	1091	\$2,360.00	\$2,360.00	\$3,100	\$3,100
Total	3	2643	\$6,460.00	\$6,460.00		\$7,200.00
Annual Total				\$77,520.00		\$86,400.00

<div>  The ANNUALIZED OPERATING SUMMARY </div>						
			Current		Pro Forma	
Income						
Scheduled Gross Rent				\$77,520		\$86,400
Vacancy Reserve	5%			-\$3,876		-\$4,320
Net Rental Income				\$73,644		\$82,080
Parking Income	\$0.00	Total		\$0		\$0
Laundry Income	\$0.00	Total		\$0		\$0
Scep	\$0.00	Total		\$0		\$0
Pet Fee's	\$0.00	Total		\$0		\$0
RUB's Income	\$0.00	Total		\$0		\$0
Other Income	\$0.00	Total		\$0		\$0
Effective Gross Income (EGI)				\$73,644		\$82,080

<div> <div>The</div> <div>ANNUALIZED OPERATING SUMMARY</div> </div>						
Expenses	Estimates		Per Unit		Per Unit	
Real Estate Taxes *	1.25%	% of Purchase Price	\$4,166.67	\$12,500	\$4,166.67	\$12,500
Insurance	\$1,000	Per Unit	\$1,000.00	\$3,000	\$1,000.00	\$3,000
Management Fee's	5.00%	X GOI	\$1,292.00	\$3,876	\$1,440.00	\$4,320
Administrative	\$200	Per Unit	\$200.00	\$600	\$200.00	\$600
Repairs & Maintenance	\$500	Per Unit	\$500.00	\$1,500	\$500.00	\$1,500
<i>Utilities</i>						
<i>Electric</i>	\$100	Per Unit	\$100.00	\$300	\$100.00	\$300
<i>Gas</i>	\$50	Per Unit	\$50.00	\$150	\$50.00	\$150
<i>Sewer/Water</i>	\$150	Per Unit	\$150.00	\$450	\$150.00	\$450
<i>Trash</i>	\$50	Per Unit	\$50.00	\$150	\$50.00	\$150
Contract Services	\$150	Per Unit	\$150.00	\$450	\$150.00	\$450
Turnover	\$50	Per Unit	\$50.00	\$150	\$50.00	\$150
Reserves	\$100	Per Unit	\$100.00	\$300	\$100.00	\$300
Total Expenses				\$23,426.00		\$23,870.00
<i>Per Unit</i>				\$7,808.67		\$7,956.67
<i>Per SF</i>				\$9.01		\$9.18
<i>% of EGI</i>				31.81%		29.08%
<i>* RE Tax adjusted</i>						
Net Operating Income				\$50,218.00		\$58,210.00

	<i>The</i> PROPOSED FINANCING
Loan Amount	\$582,000.00
Down Payment	\$418,000.00
Interest Rate	6.00%
Maturity Date	5
Amortization Period	30
Interest Only (Years)	0
Annual Debt Service (Amortizing)	\$41,872.61
Monthly Payment	\$3,489.38
DCR	1.20

				<i>The</i> RENT ROLL				
Unit #	Unit Type	Estimated SF	Current Rent	Current Rent PSF	Market Rent	Market Rent PSF	Status	Upside %
Front	3+1	1091	\$2,360.00	\$2.16	\$ 3,100.00	\$ 2.84	Occupied	31.36%
Middle	2+2	1052	\$2,600.00	\$2.47	\$ 2,600.00	\$ 2.47	Occupied	0.00%
Garage	Studio	500	\$1,500.00	\$3.00	\$ 1,500.00	\$ 3.00	Occupied	0.00%
Totals		2,643	\$6,460.00	\$7.63	\$7,200.00	\$8.31		
Averages		881	\$2,153.33	\$2.54	\$2,400.00	\$2.77		10.45%



The PARTNERSHIP

A PROFITABLE
COLLABORATION



IS DEDICATED TO HELPING MULTIFAMILY OWNERS AND INVESTORS NAVIGATE THE DYNAMIC GREATER LOS ANGELES REAL ESTATE LANDSCAPE. FROM EVER-CHANGING REGULATIONS TO EVOLVING TENANT DEMANDS, WE RECOGNIZE THE CHALLENGES THAT CAN HINDER YOUR SUCCESS IN THIS COMPETITIVE MARKET. AS YOUR TRUSTED PARTNER, WE OFFER PERSONALIZED SOLUTIONS AND STRATEGIC INSIGHTS TO ENHANCE YOUR INVESTMENT RETURNS WHILE MINIMIZING RISKS.

OUR DEEP KNOWLEDGE OF THE MARKET, PROFOUND EXPERTISE IN THE INDUSTRY, AND UNWAVERING COMMITMENT TO CLIENT SATISFACTION HAS HELPED US CLOSE OVER \$300M IN DEALS OVER THE LAST 6 YEARS. THESE VALUES PROVIDE THE GROUNDWORK FOR FUTURE SUCCESS AND SUSTAINED PROSPERITY IN YOUR MULTIFAMILY INVESTMENTS.

LET US HELP YOU UNLOCK THE FULL POTENTIAL OF YOUR PORTFOLIO AND ACHIEVE YOUR LONG-TERM FINANCIAL OBJECTIVES.

A stylized, handwritten signature in dark blue ink that reads 'Taylor Avakian'. The signature is fluid and elegant, with a large initial 'T' and 'A'.

Taylor Avakian

The RECORD

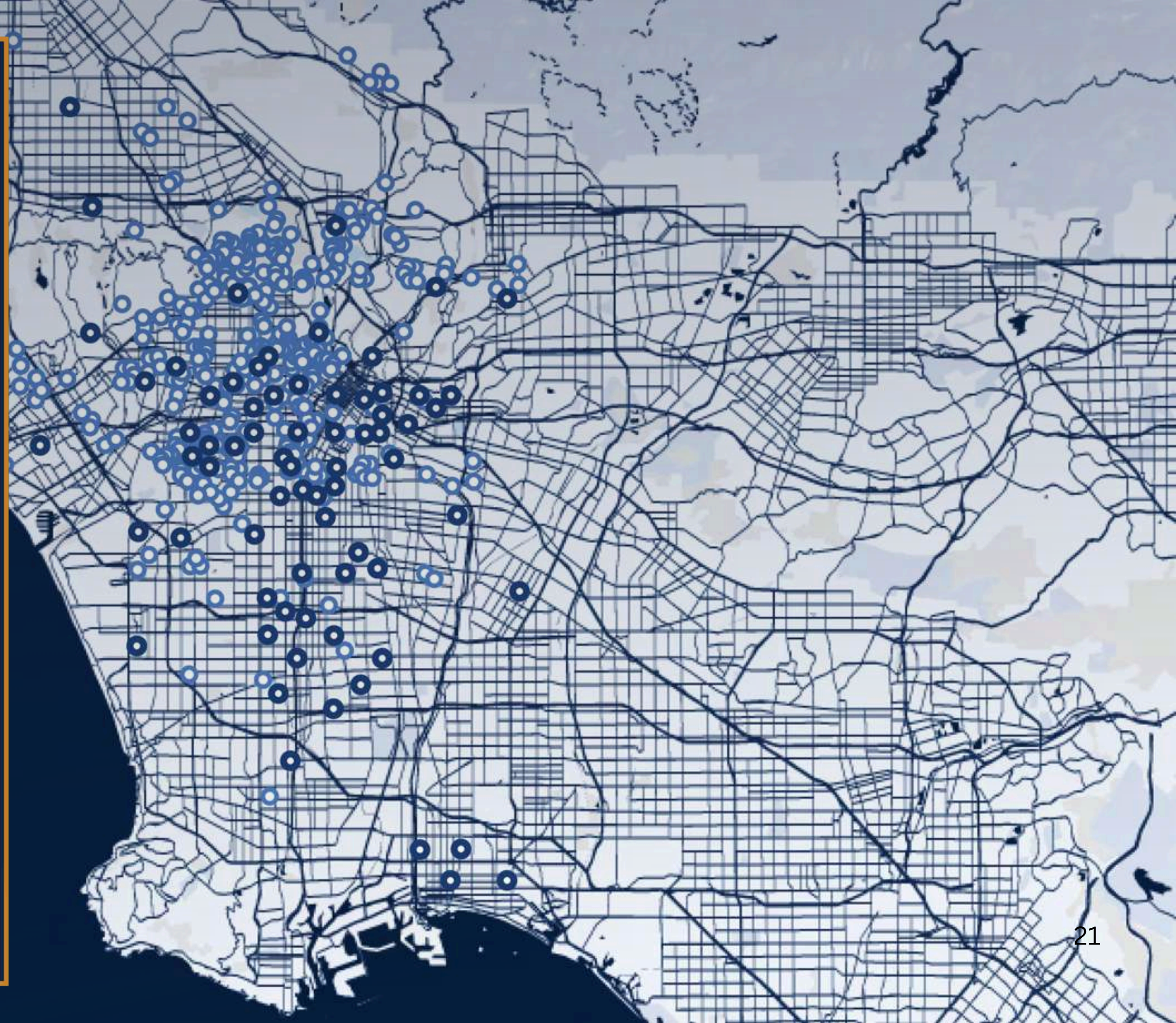
1040
APARTMENTS
VALUATED

\$300M

PROPERTY VALUE
SOLD

96%

LIST/SALES
RATIO



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By acknowledging your receipt of this Offering Memorandum for the Property, you agree: 1. The Offering Memorandum and its contents are confidential; 2. You will hold it and treat it in the strictest of confidence; and 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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Owner and Lyon Stahl and The Group CRE expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Lyon Stahl and The Group CRE or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Exclusive listing by



TAYLOR AVAKIAN

Founder

916.996.4421

taylor@thegroupcre.com

License: 02060040