

LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS



OFFERING MEMORANDUM

935 W 10TH ST

SAN PEDRO, CA 90731 5 UNITS \$1,650,000

★ [Virtual Tour](#) ★

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PROPERTY INFORMATION



THE OFFERING



A Prime Investment Opportunity in San Pedro's Thriving Market

Located in the highly desirable Vista del Oro neighborhood, **935 W 10th St** is a well-maintained, value-rich multifamily property offering both income stability and significant upside potential.

This 6,276 SF building sits on a 6,075 SF lot and is priced attractively at **\$263 per square foot**, currently operating at a **5.57% CAP Rate** and **11.83 GRM**.

Built in 1974 and recently upgraded, the property features renovated interiors that support premium rents and long-term tenant retention. The crown jewel is the expansive **5-bedroom, 3-bathroom owner's unit** occupying the entire top floor. With private entry and high-end finishes throughout, this fully remodeled unit will be delivered vacant — ideal for an owner-user looking to live mortgage-free or for investors seeking maximum rental income.

San Pedro's multi-family sector continues to outpace neighboring markets in both affordability and investor returns. Buyers enjoy stronger yields than those seen in West LA or Long Beach, all while benefiting from a thriving, tight- inventory environment. The area is experiencing robust appreciation, driven by more than \$500 million in waterfront redevelopment, major public/private investment, and new lifestyle amenities coming online by 2026.

With its remodeled units, strong financials, and unbeatable location, **935 W 10th St** presents an exceptional opportunity for buyers seeking reliable cash flow, future upside, and a foothold in one of the most dynamic coastal communities of Southern California.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	935 W 10th St, San Pedro, CA 90731
Total Units	5
Total Building Sqft.	6,276 SF
Total Lot Size	6,075 SF
Year Built	1974
Zoning	LARD2
APN	745-8012-017



INVESTMENT HIGHLIGHTS

- **Modernized** units support premium rents, low maintenance, and include ample parking for each unit
- **New Roof** is being installed as of August 2025 tentative completion September 2025
- Attractive metrics: Offered at \$263/RSF, with a **5.57% Cap Rate and 11.83 GRM**, delivering above-market returns
- Expansive **5-bed/3-bath owner's unit** fully renovated with high-end finishes — delivered vacant or ready for top market rent
- Prime Vista del Oro location — walkable to shops, dining, top-rated schools, and the \$500M waterfront redevelopment
- San Pedro is one of SoCal's fastest-growing submarkets, with rising job and population growth fueling rental demand
- **Commuter-friendly:** Quick access to major freeways, the Port of LA, beaches, and vibrant coastal living.

PROPERTY PHOTOS





PROPERTY PHOTOS

PROPERTY PHOTOS

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935 W 10th St – San Pedro, CA 90731





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,930 sq.ft.
EXCLUDED AREAS : BALCONY 67 sq.ft.
TOTAL : 1,930 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FINANCIAL OVERVIEW

935 W 10th St – San Pedro, CA 90731

FINANCIAL OVERVIEW

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
1	5	3	\$4,500	\$4,500	Vacant
2	2	2	\$2,157	\$2,500	-
3	2	2	\$2,157	\$2,500	-
4	1	1	\$1,575	\$2,000	-
5	-	1	\$1,230	\$1,500	-
TOTALS			\$11,619	\$13,000	

FINANCIAL OVERVIEW

LIST PRICE

Property Address			Annualized Operating Data		Current Rents		Market Rents	
List Price:		\$1,650,000	Scheduled Gross Income:		\$139,428		\$156,000	
Down Payment:	40.0%	\$660,000	Vacancy Rate Reserve:		\$6,971		\$7,800	
Number of units:		5	Gross Operating Income:		\$132,457		\$148,200	
Cost per Unit:		\$330,000	Expenses:		\$40,489		\$40,489	
Current GRM:		11.83	Net Operating Income:		\$91,968		\$107,711	
Market GRM:		10.58	Loan Payments:		\$71,227		\$71,227	
Current CAP:		5.57%	Pre Tax Cash Flows:		\$20,741		\$36,484	
Market CAP:		6.53%	Principal Reduction:		\$12,157		\$12,157	
Year Built / Age:		1974	Total Return Before Taxes:		\$32,898		\$48,641	
Approx. Lot Size:		6,075						
Approx. Gross RSF:		6,276						
Cost per Net RSF:		\$262.91						
			*1 As a percent of Scheduled Gross Income					
			*2 As a percent of Down Payment					

Proposed Financing				Scheduled Income			
First Loan Amount:	\$990,000	Amort:	30	Current Income		Market Income	
Terms:	6.00%	Fixed:	5	# of Units	Bdrms/ Baths	Monthly Rent/Average	Total Monthly Income
Payment:	\$5,936	DCR:	1.29				
				1	5+3	VACANT	
				1	2+2		
				1	2+2		
				1	1+1		
				1	0+1		
				Total Scheduled Rent:		\$11,619	\$13,000
				Laundry		\$0	\$0
				Garages		\$0	\$0
				Monthly Scheduled Gross Income:		\$11,619	\$13,000
				Annualized Scheduled Gross Income:		\$139,428	\$156,000
				Utilities Paid by Tenant:		Gas & Electric	12% Rental Upside

Annualized Expenses	
*Estimated	
New Taxes (New Estimated):	\$20,625
Maintenance (\$650/unit):	\$3,250
Insurance (\$1.5/SF):	\$9,414
Utilities (\$1200/unit/year):	\$6,000
Landscaping (\$100/mo):	\$1,200
Total Expenses:	\$40,489
Expenses as %/SGI	29.04%
Per Net Sq. Ft:	\$6.45
Per Unit	\$8,098

SALE COMPARABLES

935 W 10th St – San Pedro, CA 90731

SALE COMPARABLES

SALE COMPS



935 W 10TH ST
San Pedro, CA 90731

Subject Property

Price:	\$1,650,000	Bldg Size:	6,276 SF
No. Units:	5	Cap Rate:	5.57%
Year Built:	1974	Price/SF:	\$262.91



707 W 30TH ST
San Pedro, CA 90731

Sold 5/31/2024

Price:	\$1,730,000	Bldg Size:	4,906 SF
No. Units:	7	Cap Rate:	5.28%
Year Built:	1966	Price/SF:	\$352.63



827 W 10TH ST
San Pedro, CA 9073

Sold 6/12/2025

Price:	\$1,124,000	Bldg Size:	3,633 SF
No. Units:	5	Cap Rate:	5.04%
Year Built:	1957	Price/SF:	\$309.39



SALE COMPARABLES

SALE COMPS



1030 W 15TH ST
San Pedro, CA 90731

Sold 5/13/2024

Price:	\$1,150,000	Bldg Size:	2,692 SF
No. Units:	5	Cap Rate:	7.08%
Year Built:	1925	Price/SF:	\$427.19



1020 W 13TH ST
San Pedro, CA 90731

Sold 9/27/2024

Price:	\$1,325,000	Bldg Size:	4,870 SF
No. Units:	5	Cap Rate:	6.89%
Year Built:	1969	Price/SF:	\$272.07



1064 W 9TH ST
San Pedro, CA 90731

Sold 4/10/2024

Price:	\$1,350,000	Bldg Size:	4,004 SF
No. Units:	5	Cap Rate:	4.96%
Year Built:	1963	Price/SF:	\$337.16



SALE COMPARABLES

SALE COMPS

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2509 S DENISON AVE
San Pedro, CA 90731

Sold 7/9/2025

Price:	\$2,492,500	Bldg Size:	6,774 SF
No. Units:	14	Cap Rate:	7.31%
Year Built:	1958	Price/SF:	\$367.95



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1381 W 8TH ST
San Pedro, CA 90731

Sold 2/26/2024

Price:	\$1,450,000	Bldg Size:	4,703 SF
No. Units:	5	Cap Rate:	5.48%
Year Built:	1965	Price/SF:	\$308.31



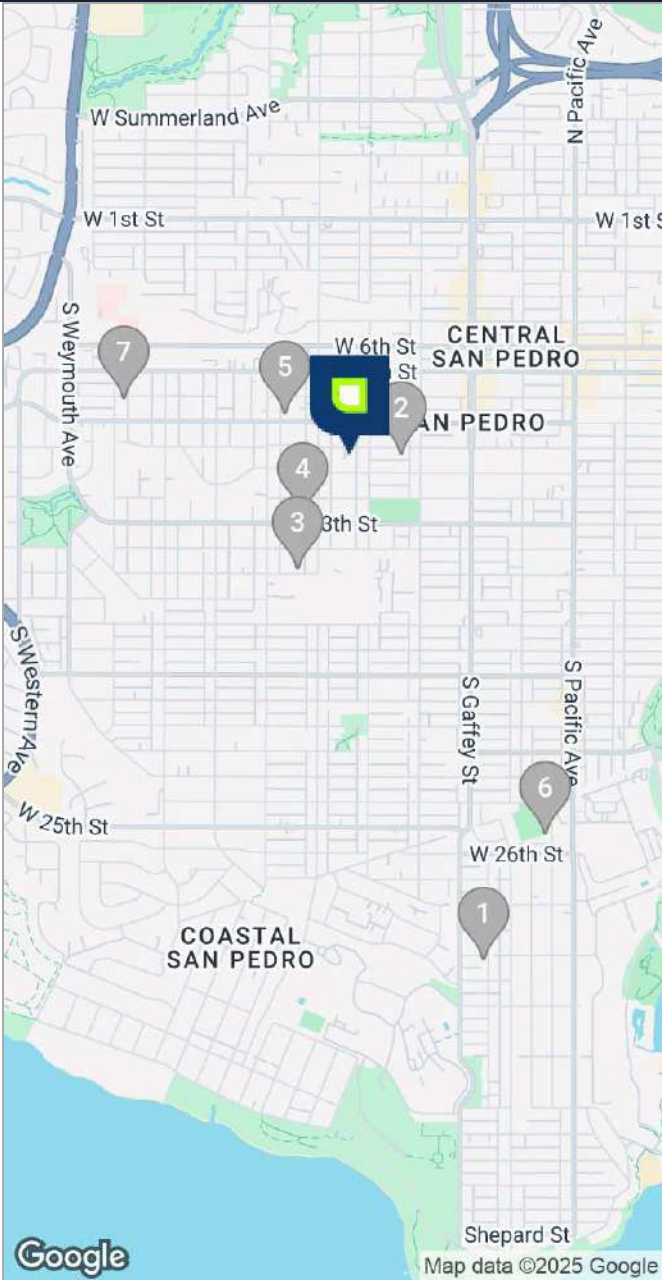
SALE COMPARABLES ANALYSIS

Address	Price	Units	Yr. Built	RSF	CLOSED			Price/Sq.Ft	Price/Unit	COE	Unit Mix
					GRM	CAP					
707 W 30th St	\$1,730,000	7	1966	4,906	13.27	5.28%		\$352.63	\$247,143	5/31/2024	4(2+1), 1(2+2), 1(1+1), 1(0+1)
827 W 10th St	\$1,124,000	5	1957	3,633	13.89	5.04%		\$309.39	\$224,800	6/12/2025	2(2+1), 3(1+1)
1030 W 15th St	\$1,150,000	5	1925	2,692	9.89	7.08%		\$427.19	\$230,000	5/13/2024	5(1+1)
1020 W 13th St	\$1,325,000	5	1969	4,870	10.17	6.89%		\$272.07	\$265,000	9/27/2024	5(2+1)
1064 W 9th St	\$1,350,000	5	1963	4,004	14.12	4.96%		\$337.16	\$270,000	4/10/2024	1(3+2), 2(2+1), 2(1+1)
2509 S Denison Ave	\$2,492,500	14	1958	6,774	9.57	7.31%		\$367.95	\$178,036	7/9/2025	12(1+1), 2(0+1)
1381 W 8th St	\$1,450,000	5	1965	4,703	12.78	5.48%		\$308.31	\$290,000	2/26/2024	1(4+3), 2(2+1), 2(1+1)
Average					11.96	6.00%		\$339.24	\$ 243,568		
935 W 10th St	\$1,650,000	5	1974	6276	11.83	5.92%		\$262.91	\$330,000		1(5+3), 2(2+2), 1(1+1), 1(0+1)

SALE COMPARABLES

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/SF
★	935 W 10th St San Pedro, CA	\$1,650,000	6,276 SF	5	5.57%	\$262.91
1	707 W 30th St San Pedro, CA	\$1,730,000	4,906 SF	7	5.28%	\$352.63
2	827 W 10th St San Pedro, CA	\$1,124,000	3,633 SF	5	5.04%	\$309.39
3	1030 W 15th St San Pedro, CA	\$1,150,000	2,692 SF	5	7.08%	\$427.19
4	1020 W 13th St San Pedro, CA	\$1,325,000	4,870 SF	5	6.89%	\$272.07
5	1064 W 9th St San Pedro, CA	\$1,350,000	4,004 SF	5	4.96%	\$337.16
6	2509 S Denison Ave San Pedro, CA	\$2,492,500	6,774 SF	14	7.31%	\$367.95
7	1381 W 8th St San Pedro, CA	\$1,450,000	4,703 SF	5	5.48%	\$308.31
AVERAGES		\$1,517,357	4,512 SF	6	6.01%	\$339.24



LOCATION OVERVIEW

935 W 10th St – San Pedro, CA 90731

LOS ANGELES

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles. Comprised of 88 vibrant and diverse cities and home to approximately 19 million residents, Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. Los Angeles's well educated labor pool, many universities, wonderful climate, and world class infrastructure will enable Greater Los Angeles to continue to be a world leader in economic and cultural significance.



Dozens of projects are continuing to transform the ever-growing city of Los Angeles. 9,400 units of housing are on the way to be completed before the remainder of the year, beating the numbers for the prior two years, with nearly 28,000 units expected to be finished by the end of 2021.

Major projects that will be completed within the next couple of years include the new Los Angeles NFL Stadium that will play home to the Chargers and Rams. The stadium is costing upwards of \$2.5 billion. The Los Angeles Clippers are looking to form a new, \$1 billion home home in South Inglewood, bringing even more development to one of the hottest LA sub-markets. Construction has begun on Frank Gehry's mixed-use complex on Bunker Hill, the \$1billion residential, hotel, and shopping complex.

With a number of Fortune 500 companies headquarters, increased local media production by entertainment industry and a continuing expansion of import flows, the region's economic position will always increase. The Greater Los Angeles will continue to be a world leader in economic and cultural significance.



The promenade will run parallel to the Port of Los Angeles' main channel for one mile, connecting to the new town square at 6th Street and Harbor Boulevard. The 30-foot-wide pedestrian walkway will amount to four acres of new public open space, incorporating features such as seating, landscaping, wayfinding signage, lighting, and restrooms.



Longtime plans replace the shuttered San Pedro Courthouse with multifamily housing and retail have taken a key step toward reality. The Pasadena-based developer's proposal for the courthouse property calls for the construction of a new eight-story complex containing studio, one-, two-, and three-bedroom above 25,500 square feet of ground-floor commercial space and a 559-car garage.

SAN PEDRO HOUSING COMPLEX



Plans submitted to the U.S. Department of Housing and Urban Development unveiled a phased plan to redevelop and expand the 1940s Rancho San Pedro public housing complex. The full project would include up to 1,390 multifamily residential units, as well as 85,000 square feet of space for services and amenities, and 45,000 square feet of retail and restaurant space.

EXCLUSIVELY MARKETING BY

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