

LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS

2640

OFFERING MEMORANDUM

2640 DALTON AVE

LOS ANGELES, CA 90018 5 UNITS \$1,250,000

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PROPERTY INFORMATION



THE OFFERING



2640 Dalton Ave is a five-unit apartment building ideally positioned in the heart of rapidly developing West Adams. Currently operating at a **5.55% CAP Rate** and **11.24 GRM**, this property offers investors strong day-one cash flow with immediate stability. The subject property is non RSO rent control- it is only subject to CA AB 1482 which allows 8% increases or 5%+CPI annually. Two(2) units have every major renovation complete, the new owner can simply collect rent and enjoy effortless income. Don't miss this opportunity to secure a turnkey asset in one of Los Angeles' most in-demand and appreciating neighborhoods.

The property features a desirable mix of **(1) 3-Bed/2-Bath, (3) 2-Bed/1.5-Bath townhomes, (1) 1-Bed/1-Bath unit, and potential for a 1+1 ADU** to further boost income potential. Each residence has been meticulously renovated with modern finishes including central A/C, Ring doorbells, new flooring, cabinetry, appliances, fixtures, and updated bathrooms. Tenants enjoy access to eight parking spaces with alley access, private patios for each unit, and on-site laundry facilities.

Situated between Downtown Culver City and Downtown Los Angeles, and within close reach of the city's Metro line, the property offers exceptional connectivity. Easy access to the 10, 405, and 110 freeways ensures convenience for commuters across the city. 2640 Dalton Ave represents an exceptional opportunity to own a low-maintenance, high-performing multifamily asset in one of Los Angeles' fastest-growing corridors.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	2640 Dalton Ave Los Angeles, CA 90018
Total Units	5
Total Building Sqft.	5,621 SF
Total Lot Size	7,100 SF
Year Built	1984
Zoning	LARD1.5
APN	5053-027-031



INVESTMENT HIGHLIGHTS

- Two of five units fully renovated in prime West Adams!
- Currently operating at a **5.55% Cap Rate** and **11.24 GRM!**
- Unit mix of (1) 3Bed+2Bath, (3) 2Bed+1.5Bath townhomes, and (1) 1Bed+1Bath units
- Own in one of the most thriving real estate markets in Los Angeles County!

PROPERTY PHOTOS



2640 Dalton Ave - Los Angeles, CA 90018

PROPERTY PHOTOS
PROPERTY PHOTOS

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2640 Dalton Ave - Los Angeles, CA 90018



PROPERTY PHOTOS
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2640 Dalton Ave - Los Angeles, CA 90018





FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	LEASE END
1	2	1.5	1,100 SF	\$1,501	\$3,450	Townhome
2	2	1.5	1,100 SF	\$2,725	\$3,450	TH/Fully Renovated
3	2	1.5	1,100 SF	\$1,458	\$3,450	Townhome
4	1	1	755 SF	\$1,900	\$2,300	Fully Renovated
5	3	2	1,525 SF	\$1,663	\$3,700	-
-	1	1	-	-	\$2,350	Potential ADU
TOTALS			5,580 SF	\$9,247	\$18,700	

Enter comments here...

FINANCIAL ANALYSIS ANALYSIS

Property Address: 2640 Dalton Ave		Annualized Operating Data		Current Rents		Market Rents	
List Price:	\$1,250,000	Scheduled Gross Income:	\$111,206			\$224,640	
Down Payment:	35.0% \$437,500	Vacancy Rate Reserve:	\$3,336	3%	*1	\$6,739	3% *1
Number of units:	5	Gross Operating Income:	\$107,870			\$217,901	
Cost per Unit:	\$250,000	Expenses:	\$38,547	35%	*1	\$44,218	20% *1
Current GRM:	11.24	Net Operating Income:	\$69,324			\$173,683	
Market GRM:	5.56	Loan Payments:	\$57,519			\$57,519	
Current CAP:	5.55%	Pre Tax Cash Flows:	\$11,804	2.70%	*2	\$116,163	26.55% *2
Market CAP:	13.89%	Principal Reduction:	\$10,260			\$10,260	
Year Built / Age:	1984	Total Return Before Taxes:	\$22,064	5.04%	*2	\$126,424	28.90% *2
Approx. Lot Size:	7,100						
Approx. Gross RSF:	5,621	*1 As a percent of Scheduled Gross Income					
Cost per Net RSF:	\$222.38	*2 As a percent of Down Payment					

Proposed Financing				Scheduled Income						
First Loan Amount:	\$812,500	Amort:	30			Current Income		Market Income		
Terms:	5.85%	Fixed:	5	# of Units	Bdrms/Baths	Notes	Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
Payment:	\$4,793	DCR:	1.21	1	2+1.5	Townhome	\$1,501	\$1,501	\$3,450	\$3,450
				1	2+1.5	Townhome/Full Reno	\$2,725	\$2,725	\$3,450	\$3,450
				1	2+1.5	Townhome	\$1,458	\$1,458	\$3,450	\$3,450
				1	1+1	Fully Renovated	\$1,900	\$1,900	\$2,300	\$2,300
				1	3+2		\$1,663	\$1,663	\$3,700	\$3,700
				1	1+1	Potential ADU			\$2,350	\$2,350
						Total Scheduled Rent:		\$9,247		\$18,700
						Laundry		\$20		\$20
						Garages		\$0		\$0
						Monthly Scheduled Gross Income:		\$9,267		\$18,720
						Annualized Scheduled Gross Income:		\$111,206		\$224,640
						Utilities Paid by Tenant:		Gas & Electric		

Annualized Expenses	
<i>*Estimated</i>	
New Taxes (New Estimated):	\$15,000
Maintenance (\$600/unit):	\$3,000
Insurance (\$1.25/SF):	\$7,026
Utilities (\$1200/unit/year):	\$6,000
Trash (\$200/unit):	\$1,000
Landscaping (\$80/mo):	\$960
Property Management (%SGI):	\$5,560
Total Expenses:	\$38,547
Expenses as %/SGI	34.66%
Per Net Sq. Ft:	\$6.86
Per Unit	\$7,709

SALE COMPARABLES

SALE COMPARABLES

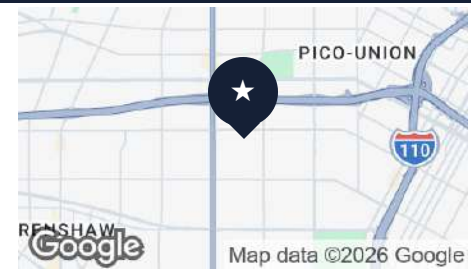
SALE COMPS



2640 DALTON AVE
Los Angeles, CA 90018

Subject Property

Price: \$1,250,000 Bldg Size: 5,621 SF
No. Units: 5 Year Built: 1984



2634 DALTON AVE
Los Angeles, CA 90018

Sold 8/28/2025

Price: \$1,650,000 Bldg Size: 5,621 SF
No. Units: 5 Year Built: 1984



2633 S NORMANDIE AVE
Los Angeles, CA 90007

Sold 11/7/2024

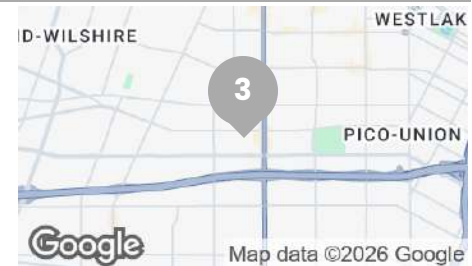
Price: \$11,500,000 Bldg Size: 27,456 SF
No. Units: 25 Year Built: 1983



1630 S GRAMERCY PL
Los Angeles, CA 90019

Sold 10/18/2024

Price: \$2,550,000 Bldg Size: 6,181 SF
No. Units: 7 Year Built: 1986



SALE COMPARABLES

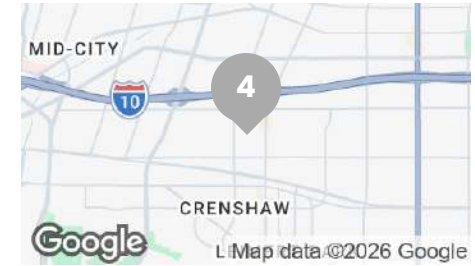
SALE COMPS



4
2922 WELLINGTON RD
Los Angeles, CA 90016

Sold 8/8/2024

Price:	\$1,000,000	Bldg Size:	3,442 SF
No. Units:	5	Year Built:	1986



5
2109 CRENSHAW BLVD
Los Angeles, CA 90016

Sold 6/10/2024

Price:	\$2,260,000	Bldg Size:	9,412 SF
No. Units:	8	Year Built:	1992



SALE COMPARABLES ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
2634 Dalton Ave	\$1,650,000	5	1984	5,621	6,970	10.91	5.96%	\$293.54	\$330,000	8/28/2025	(5) 2+1
2633 S Normandie Ave	\$11,500,000	25	1983	27,456	56,276	N/A	0.00%	\$418.85	\$460,000	11/7/2024	
1630 S Gramercy Pl	\$2,550,000	7	1986	6,181	10,890	11.05	5.43%	\$412.55	\$364,286	10/18/2024	(7) 3+2
2922 Wellington Rd	\$1,000,000	5	1986	3,442	6,298	N/A	0.00%	\$290.53	\$200,000	8/8/2024	(5) 1+1
2109 Crenshaw Blvd	\$2,260,000	8	1992	9,412	7,280	13.87	4.69%	\$240.12	\$282,500	6/10/2024	(8) 2+1
Averages						11.94	5.36%	\$331.12	\$327,357		
2640 Dalton Ave	\$1,250,000	5	1984	5,621	7,100	11.24	5.55%	\$222.38	\$250,000	Subject	(1) 3+2, (3) 2+1.5, (1) 1+1,

LOCATION OVERVIEW



2640 Dalton Ave - Los Angeles, CA 90018

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy



950B

Gross Domestic Product



CULVER CITY

Culver City, a premier Westside enclave in Los Angeles County, blends Hollywood heritage with tech innovation and walkability. Known as the “Heart of Screenland,” it attracts young professionals aged 25-34—88% with bachelor’s degrees—who seek jobs at Sony Pictures Studios, Amazon Studios, Apple’s Culver Crossings, HBO, and TikTok offices. Low 4.8% unemployment and strong sectors like entertainment (10%), tech (21%), and healthcare (12%) keep multifamily vacancy below county averages, ideal for value-add investments with steady cash flow.

Superior connectivity via Metro E Line (to DTLA in 30 minutes), I-10/I-405 to LAX, and walkable hubs like Ivy Station, The Platform, and Helms Bakery District enhance appeal. Attractions include the Museum of Jurassic Technology, Baldwin Hills Scenic Overlook, Sony Pictures Tours, Culver City Park, Veterans Memorial Park, and weekly Farmers Market—driving renter retention and premium rents in a vibrant, family-friendly setting.

The 2028 Olympics will boost Westside infrastructure like Crenshaw/LAX extensions, spurring tourism, hospitality, and values.



LOCATION OVERVIEW

CULVER CITY



IVY STATION

CULVER CITY

Ivy Station serves as a vibrant mixed-use gateway at Venice, Washington, and National Boulevards, directly adjacent to the Metro E Line Culver City Station. This 500,000 sq ft development features offices (Warner Bros. Discovery), residences, a boutique hotel, retail, restaurants, and event spaces around a central grassy area hosting free concerts and markets. It connects historic downtown Culver City to the Arts District, enhancing walkability for residents and Metro riders.



THE CULVER STEPS

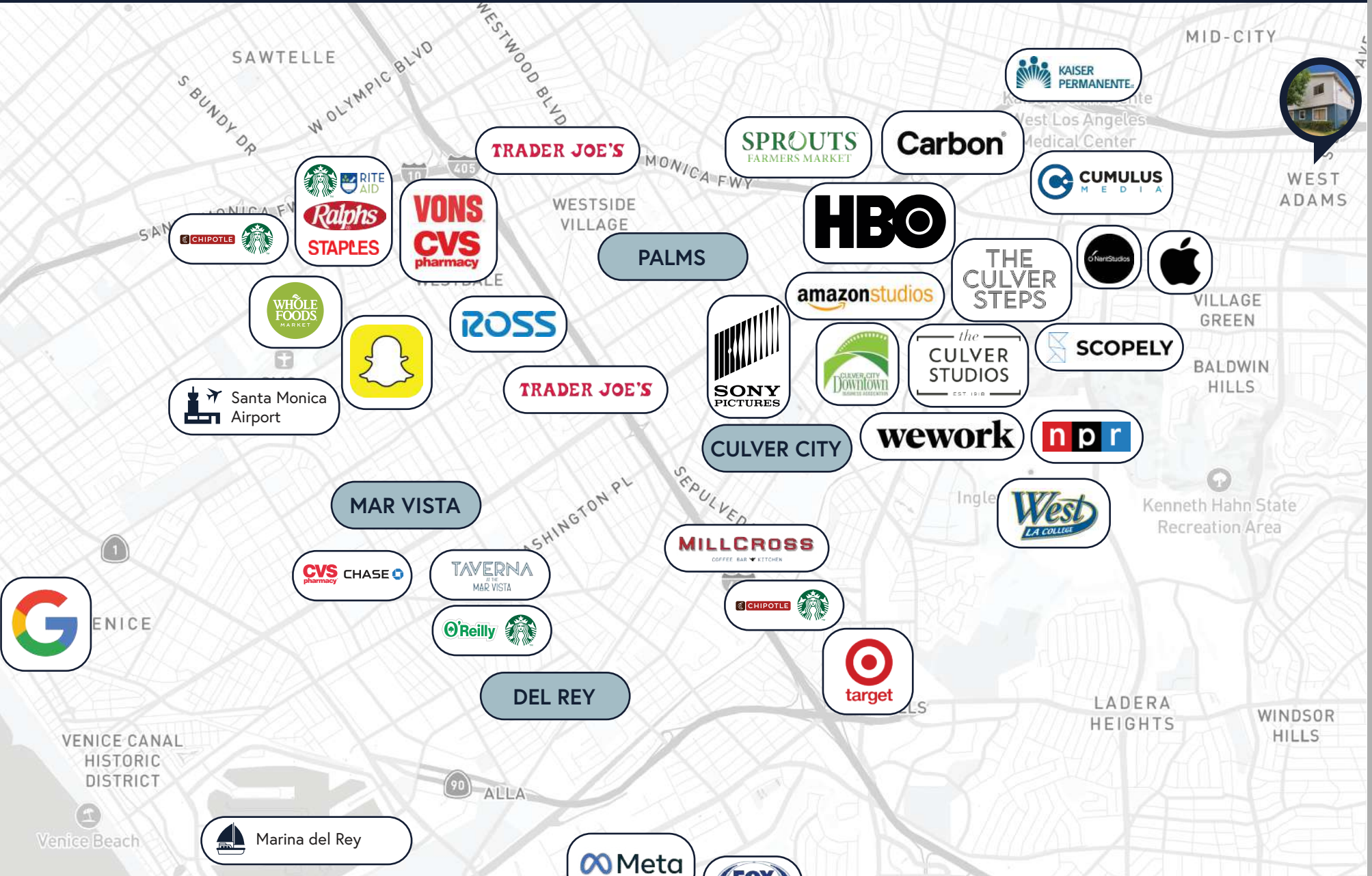


CULVER STEPS

The Culver Steps at 9300 Culver Boulevard anchor downtown with retail (Sephora, Philz, Mendocino Farms), 75,000 sq ft creative offices, and Grand Stair to a 35,000 sq ft Elevated Plaza. Amphitheater stairs host Summer Series events overlooking Town Plaza. Amazon Studios tenants energize sidewalks and draw crowds to Culver City's core.



LOCATION OVERVIEW AMENITIES



2640 Dalton Ave - Los Angeles, CA 90018

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