

**LYON STAHL**  
INVESTMENT REAL ESTATE

**SAMIMI**  
INVESTMENTS



OFFERING MEMORANDUM

**16722 S DALTON AVE**

GARDENA, CA 90247 5 UNITS

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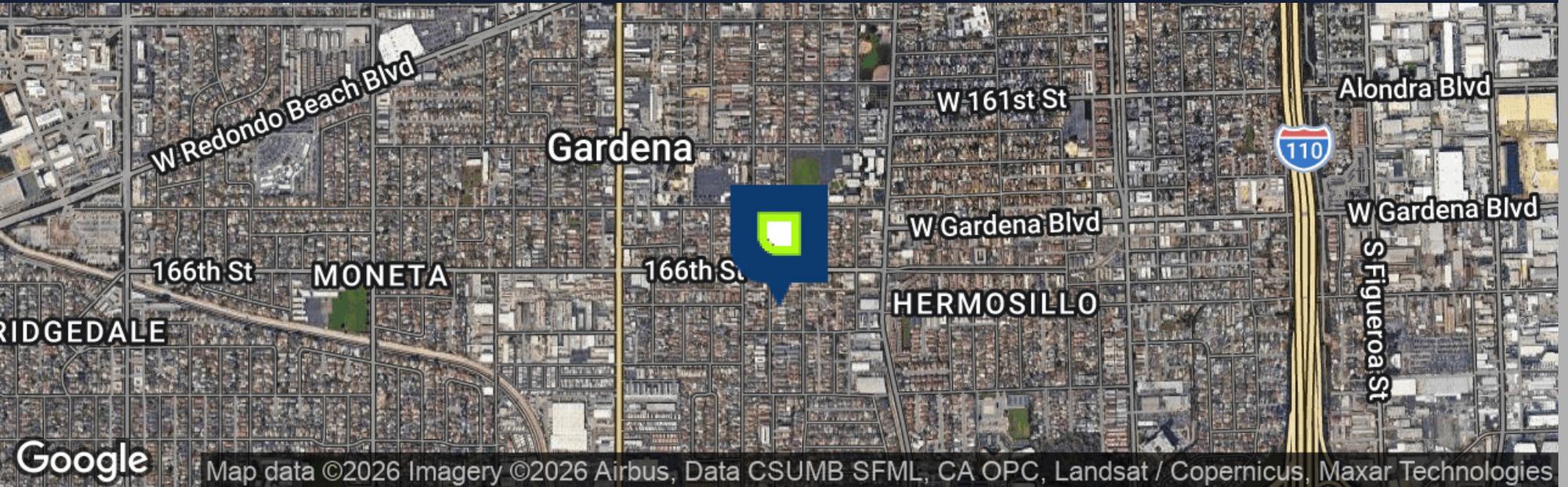
# PROPERTY INFORMATION

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16722 S Dalton Ave - Gardena, CA 90247

# PROPERTY INFORMATION

## THE PROPERTY



### PROPERTY DESCRIPTION

16722 S Dalton Ave is a 5-unit apartment building located in Gardena, 90247. The property was built in 1988 & comprised of (1) 3Bed+2Bath & (9) 2Bed+1Bath units. The total size of the buildings is 4,494 SF and the lot size is 7,502 SF.

### CUSTOM TABLE HEADLINE

#### PROPERTY OVERVIEW

Number of Units	5
Year Built	1988
Building Size	4,494 SF
Lot Size	7,502 SF
APN	6106-024-017

# THE OFFERING



**Built in 1988**, this well maintained **5-unit multifamily investment** offers immediate income with built-in upside. The property features an excellent unit mix consisting of (4) 2bed/1bath units & (1) 3bed/2bath Townhome unit, catering to the strong tenant demand in the area. One 2bed unit delivered VACANT at COE. Most rents are near market, with an estimated 14% rental upside after vacancy leased.

Efficiently operated with very low expenses, making it an ideal passive investment that does not require professional management. Parking is a major advantage, offering **10 total spaces**: one 2-car garage and 8 tuck-under spaces. This asset is a compelling opportunity to acquire a newer-built, low maintenance multifamily property with immediate income.

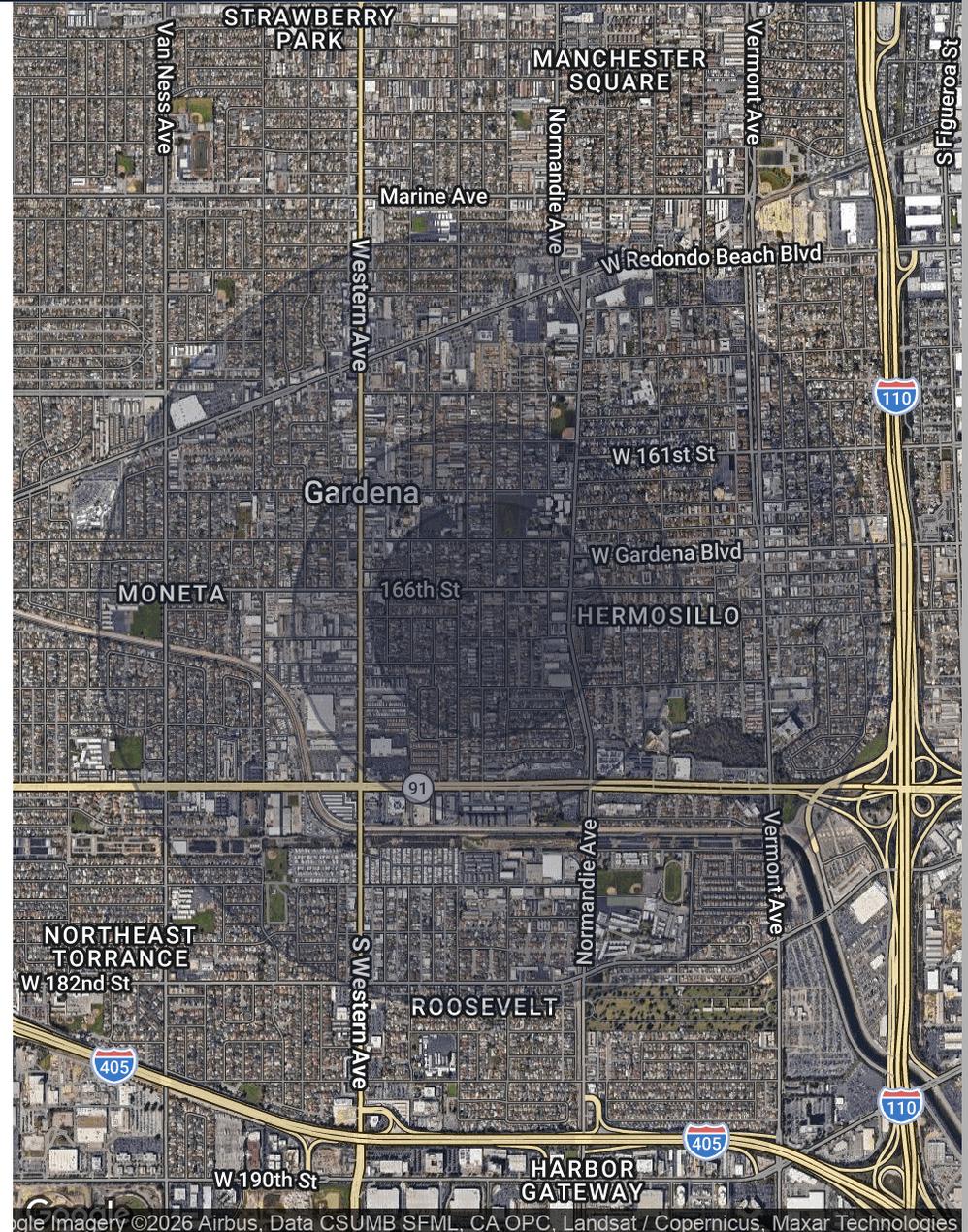
# PROPERTY INFORMATION DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,850	9,556	29,872
Average Age	42	43	44
Average Age (Male)	41	42	42
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,470	3,620	11,022
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$87,394	\$89,398	\$100,250
Average House Value	\$1,023,412	\$896,614	\$866,111

\* Demographic data derived from 2020 ACS - US Census

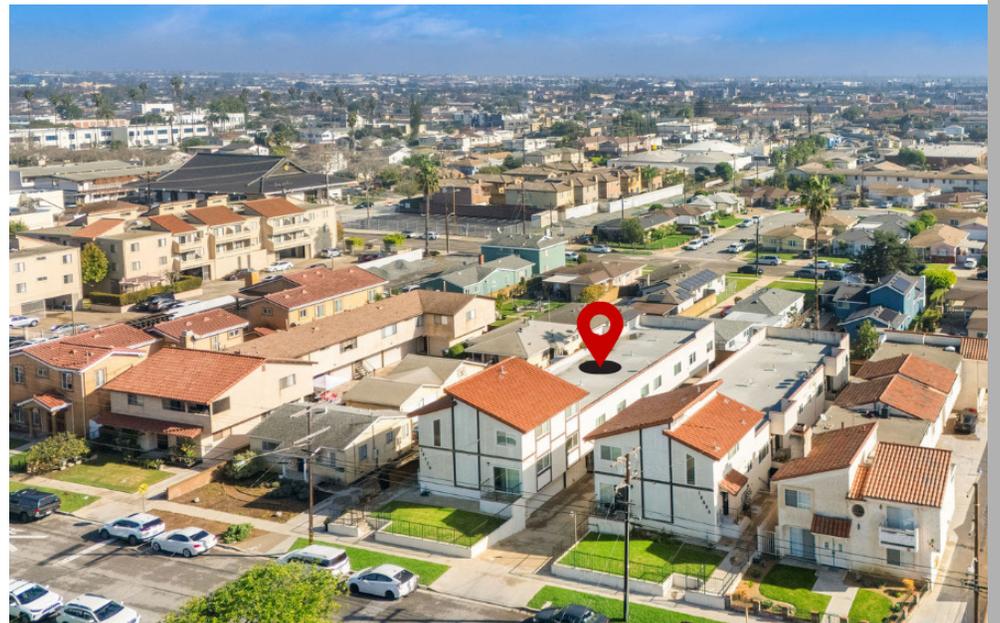


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PROPERTY INFORMATION  
**PROPERTY PHOTOS**

**SAMIMI**  
INVESTMENTS

16722 S Dalton Ave - Gardena, CA 90247



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# FINANCIAL OVERVIEW

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# FINANCIAL OVERVIEW

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

Price	\$1,990,000
Price per Unit	\$398,000
GRM	13.87
CAP Rate	4.81%
Cash-on-Cash Return (yr 1)	2.01%
Total Return (yr 1)	\$32,057
Debt Coverage Ratio	1.24

## OPERATING DATA

Gross Scheduled Income	\$143,520
Other Income	-
Total Scheduled Income	\$143,520
Vacancy Cost	\$4,306
Gross Income	\$139,214
Operating Expenses	\$43,496
Net Operating Income	\$95,718
Pre-Tax Cash Flow	\$18,235

## FINANCING DATA

Down Payment	\$895,500
Loan Amount	\$1,094,500
Debt Service	\$77,483
Debt Service Monthly	\$6,457
Principal Reduction (yr 1)	\$13,821

FINANCIAL OVERVIEW  
**INCOME & EXPENSES**

**EXPENSES SUMMARY**

New Taxes (New Estimated):	\$23,880
Maintenance:	\$3,000
Insurance (\$1.15/SF)	\$5,168
Gas (Actuals):	\$1,440
Electric (Actuals):	\$804
Water (Actuals):	\$5,880
Trash (Actuals):	\$2,424
Landscaping (Actuals):	\$900
<b>OPERATING EXPENSES</b>	<b>\$43,496</b>

FINANCIAL OVERVIEW  
**RENT ROLL**

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1	3	2	\$2,800	\$3,150
2	2	1	\$1,910	\$2,600
3	2	1	\$2,400	\$2,600
4	2	1	\$2,250	\$2,600
5	2	1	\$2,500	\$2,600
<b>TOTALS</b>			<b>\$11,860</b>	<b>\$13,550</b>

# FINANCIAL OVERVIEW SET-UP SHEET

<b>List Price:</b>		\$1,990,000											
<b>Down Payment:</b>	45.0%	\$895,500											
<b>Number of units:</b>		5											
<b>Price per Unit:</b>		\$398,000											
<b>Current GRM:</b>		13.87											
<b>Pro Forma GRM:</b>		12.15											
<b>Current Cap Rate:</b>		4.81%											
<b>Pro Forma Cap Rate:</b>		5.80%											
<b>Year Built:</b>		1988											
<b>Approximate Lot Size:</b>		7,502											
<b>Approximate Building SF:</b>		4,494											
<b>Price per Building SF   Lot SF:</b>		\$442.81	\$265.26	<b>Zoning:</b>	GAR3	<b>APN:</b>	6106-024-017						
<b>Annualized Operating Data</b>				<b>Current Rents</b>		<b>Pro Forma Rents</b>							
<b>Scheduled Gross Income:</b>		\$	143,520	\$	163,800								
<b>Vacancy Rate Reserve:</b>		\$	4,306	3% <sup>1</sup>	\$	4,914	3% <sup>1</sup>						
<b>Gross Operating Income:</b>		\$	139,214		\$	158,886							
<b>Expenses:</b>		\$	43,496	30% <sup>1</sup>	\$	43,556	27% <sup>1</sup>						
<b>Net Operating Income:</b>		\$	95,718		\$	115,330							
<b>Debt Service:</b>		\$	77,483		\$	77,483							
<b>Pre Tax Cash Flows:</b>		\$	18,235	2.04% <sup>2</sup>	\$	37,847	4.23% <sup>2</sup>						
<b>Principal Reduction:</b>		\$	13,821		\$	13,821							
<b>Total Return Before Taxes:</b>		\$	32,057	3.58% <sup>2</sup>	\$	51,668	5.77% <sup>2</sup>						
				<sup>1</sup> As a percent of Scheduled Gross Income		<sup>2</sup> As a percent of Down Payment							
<b>Scheduled Income:</b>				<b>Annualized Expenses:</b>									
				<b>Current Income</b>		<b>Pro Forma Income</b>		<b>*Estimated</b>		<b>Current</b>	<b>Pro Forma</b>		
<b># of Units</b>	<b>Bdrms/ Baths</b>	<b>Notes</b>	<b>+/- Sq. Ft</b>	<b>Monthly Rent/Average</b>	<b>Total Monthly Income</b>	<b>Monthly Rent/Unit</b>	<b>Total Income</b>	<b>New Taxes (% Purchase Price):</b>	1.20%	\$	23,880	\$	23,880
1	3+2			\$ 2,800	\$ 2,800	\$ 3,150	\$ 3,150	<b>Repairs &amp; Maintenance (\$/Unit):</b>	\$600	\$	3,000	\$	3,000
1	2+1			\$ 1,910	\$ 1,910	\$ 2,600	\$ 2,600	<b>Insurance (\$/SF):</b>	\$1.15	\$	5,168	\$	5,168
1	2+1			\$ 2,400	\$ 2,400	\$ 2,600	\$ 2,600	<b>Electric (Actual):</b>		\$	804	\$	804
1	2+1			\$ 2,250	\$ 2,250	\$ 2,600	\$ 2,600	<b>Trash (Actual):</b>		\$	2,424	\$	2,424
1	2+1	VACANT		\$ 2,500	\$ 2,500	\$ 2,600	\$ 2,600	<b>Landscaping (Actual):</b>		\$	900	\$	900
								<b>Gas (Actual):</b>		\$	1,440	\$	1,500
								<b>Water (Actual):</b>		\$	5,880	\$	5,880
<b>Total Scheduled Rent:</b>				\$11,860		\$13,550		<b>Total Expenses:</b>			\$43,496	\$43,556	
<b>Laundry:</b>				\$100		\$100		<b>Expenses as % of SGI</b>			30.31%	26.59%	
<b>Parking:</b>				\$0		\$0		<b>Per Net Sq. Ft:</b>			\$9.68	\$9.69	
<b>Monthly Scheduled Gross Income:</b>				\$11,960		\$13,650		<b>Per Unit:</b>			\$8,699	\$8,711	
<b>Annualized Scheduled Gross Income:</b>				\$143,520		\$163,800							
<b>Utilities Paid by Tenant:</b>				Gas & Electric		<b>Rental Upside:</b>							
						14%							

# SALES COMPARABLES

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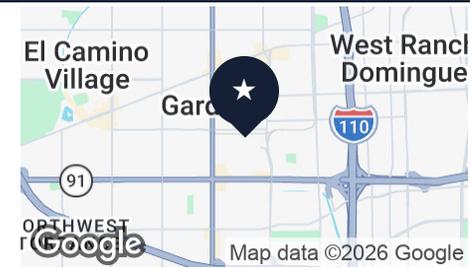
# SALES COMPARABLES SALE COMPS



**16722 S DALTON AVE**  
Gardena, CA 90247

Subject Property

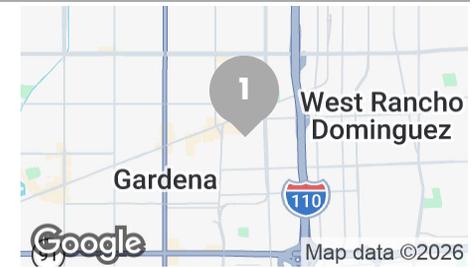
Price: \$1,990,000 No. Units: 5  
Cap Rate: 4.81% Price/Unit: \$398,000



**15534 S BUDLONG PL**  
Gardena, CA 90247

Sold 12/4/2025

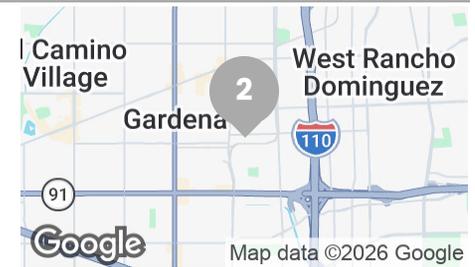
Price: \$1,875,000 No. Units: 6  
Cap Rate: 3.81% Price/Unit: \$312,500



**1256 W GARDENA BLVD**  
Gardena, CA 90247

Sold 9/25/2025

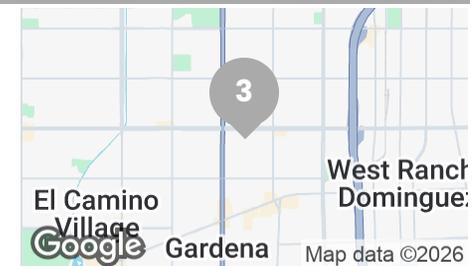
Price: \$2,265,000 No. Units: 6  
Cap Rate: 5.25% Price/Unit: \$377,500



**1615 W 145TH ST**  
Gardena, CA 90247

Sold 9/19/2025

Price: \$3,250,000 No. Units: 10  
Cap Rate: 4.26% Price/Unit: \$325,000



# SALES COMPARABLES

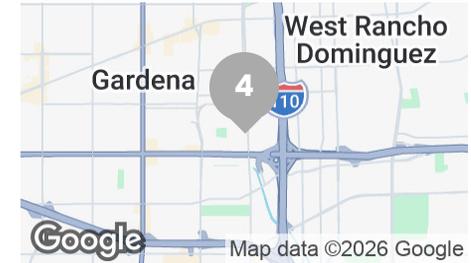
## SALE COMPS



**17027 S VERMONT AVE**  
Gardena, CA 90247

Sold 4/18/2025

Price: \$3,020,000 No. Units: 8  
Cap Rate: 3.86% Price/Unit: \$377,500



**1046-1048 MARINE AVE**  
Gardena, CA 90247

Sold 5/2/2024

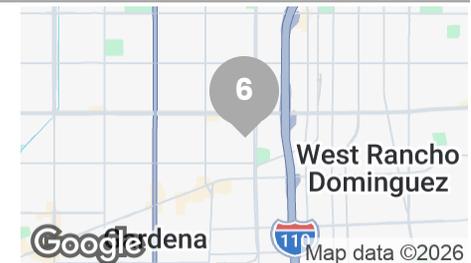
Price: \$3,950,000 No. Units: 12  
Cap Rate: 5.16% Price/Unit: \$329,167



**14620 S BERENDO AVE**  
Gardena, CA 90247

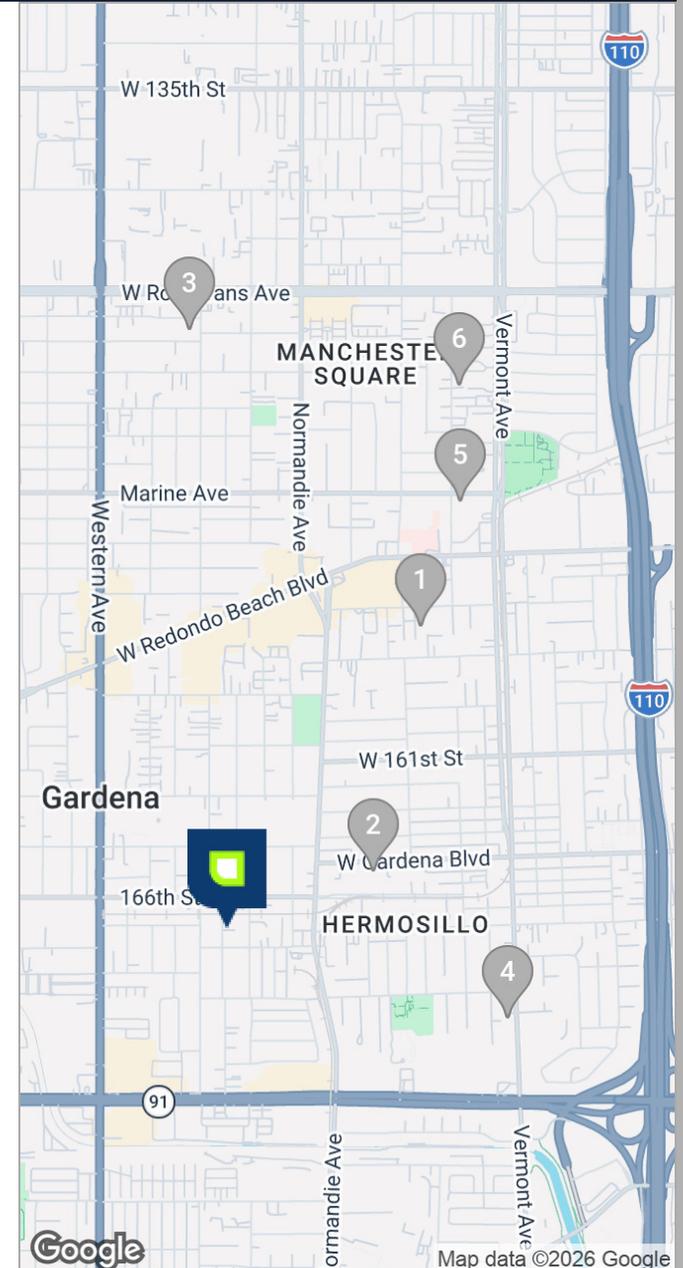
Sold 12/19/2023

Price: \$1,900,000 No. Units: 5  
Cap Rate: 4.01% Price/Unit: \$380,000



# SALES COMPARABLES MAP & SUMMARY

	NAME/ADDRESS	PRICE	NO. UNITS	CAP RATE	PRICE/UNIT	GRM
★	<b>16722 S Dalton Ave</b> Gardena, CA	\$1,990,000	5	4.81%	\$398,000	13.87
1	<b>15534 S Budlong Pl</b> Gardena, CA	\$1,875,000	6	3.81%	\$312,500	15.73
2	<b>1256 W Gardena Blvd</b> Gardena, CA	\$2,265,000	6	5.25%	\$377,500	11.43
3	<b>1615 W 145th St</b> Gardena, CA	\$3,250,000	10	4.26%	\$325,000	14.07
4	<b>17027 S Vermont Ave</b> Gardena, CA	\$3,020,000	8	3.86%	\$377,500	15.55
5	<b>1046-1048 Marine Ave</b> Gardena, CA	\$3,950,000	12	5.16%	\$329,167	12.6
6	<b>14620 S Berendo Ave</b> Gardena, CA	\$1,900,000	5	4.01%	\$380,000	14.98
	<b>AVERAGES</b>	<b>\$2,710,000</b>	<b>7</b>	<b>4.39%</b>	<b>\$350,278</b>	<b>14.06</b>



16722 S Dalton Ave - Gardena, CA 90247

# SALES COMPARABLES ANALYSIS

<i>Closed</i>										
ADDRESS	PRICE	UNITS	YR.BUILT	RSF	GRM	CAP	\$/SF	\$/UNIT	COE	UNIT MIX
15534 S Budlong Pl	\$1,875,000	6	1960	5,053	15.73	3.81%	\$371.07	\$312,500	12/4/25	(2) 2+2, (4) 1+1
1256 W Gardena Blvd	\$2,265,000	6	1964	6,888	11.43	5.25%	\$328.83	\$377,500	9/25/25	(6) 2+2
1615 W 145th St	\$3,250,000	10	1961	10,101	14.07	4.26%	\$321.75	\$325,000	9/19/25	(3) 1+1, (5) 2+2, (1) 3+2, (1) 3+3
17027 S Vermont Ave	\$3,020,000	8	1990	8,330	15.55	3.86%	\$362.55	\$377,500	04/18/25	(2) 3+3, (4) 2+1, (2) 2+2
1046-1048 Marine Ave	\$3,950,000	12	1986	10,584	12.60	4.76%	\$373.20	\$329,167	5/2/24	(12) 2+2
14620 S Berendo Ave	\$1,900,000	5	1990	7,314	14.98	4.01%	\$259.78	\$380,000	12/19/23	(4) 2+1, (1) 3+2
<i>AVERAGES</i>					<b>14.06</b>	<b>4.33%</b>	<b>\$336.20</b>	<b>\$350,278</b>		
<b>16722 S Dalton Ave</b>	<b>\$1,990,000</b>	<b>5</b>	<b>1988</b>	<b>4,494</b>	<b>13.87</b>	<b>4.81%</b>	<b>\$442.81</b>	<b>\$398,000</b>	<b>-</b>	<b>(1) 3+2, (4) 2+1</b>

EXCLUSIVELY MARKETED BY



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