



221 SHELDON ST.

EL SEGUNDO, CA 90245





## EXCLUSIVELY LISTED BY:



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**LYON STAHL**  
COMMERCIAL REAL ESTATE



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# THE PROPERTY

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221 SHELDON ST.  
EL SEGUNDO, CA 90245



# PROPERTY OVERVIEW

221 Sheldon St. | El Segundo, CA

## Charming 8-Unit Investment in a Premier Coastal Community

Welcome to 221 Sheldon St, a well-maintained 8-unit apartment building located in the heart of El Segundo, one of Los Angeles' most desirable and tightly held rental markets. This pride-of-ownership property immediately stands out with its beautifully maintained landscaping, inviting curb appeal, and warm, residential feel that sets it apart from typical multifamily assets. Tucked on a quiet residential street yet just moments from everything that makes El Segundo special, the property offers tenants the perfect balance of neighborhood charm and everyday convenience. Residents enjoy close proximity to downtown El Segundo's shops, restaurants, and cafés, top-rated schools, major employment hubs, and easy access to the beach and freeways.

The building's welcoming atmosphere and strong location contribute to consistent tenant demand and long-term rental stability. For investors, this is an opportunity to acquire a solid, well-located coastal multifamily asset with lasting appeal and upside potential in an area known for high barriers to entry and enduring desirability.

### Property Highlights

- Offered at 4.26% CAP and 15.75 GRM
- Excellent curb appeal with lush, well-kept landscaping
- Quiet residential setting with a strong neighborhood feel
- Walkable access to downtown El Segundo dining, retail, and amenities
- Close to major employers, beaches, and convenient freeway access
- Ideal blend of stability, charm, and long-term investment potential





# PROPERTY HIGHLIGHTS

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 8 Units

 91 WALKSCORE

 (5) 2 BD | 1 BA  
(2) 2 BD | 1.5 BA  
(1) 2 BD | 2 BA

 IMMEDIATE CASH FLOW

 MINUTES FROM LAX

 STRONG LOCAL JOB GROWTH

 MINUTES FROM BEACH

 STRONG SCHOOL DISTRICT







# THE FINANCIALS

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221

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**221 SHELDON ST.**  
EL SEGUNDO, CA 90245



# RENT ROLL

CURRENT

MARKET

# OF UNITS	BDRMS/BATHS	MONTHLY RENT/AVERAGE	TOTAL MONTHLY INCOME	MONTHLY RENT/UNIT	TOTAL INCOME
1	2/1	\$ 2,600.00	\$ 2,600.00	\$ 2,950	\$ 2,950
1	2/1	\$ 2,395.00	\$ 2,395.00	\$ 2,950	\$ 2,950
1	2/1	\$ 2,900.00	\$ 2,900.00	\$ 2,950	\$ 2,950
1	2/1	\$ 2,895.00	\$ 2,895.00	\$ 2,950	\$ 2,950
1	2/1	\$ 2,795.00	\$ 2,795.00	\$ 2,950	\$ 2,950
1	2/1.5	\$ 3,450.00	\$ 3,450.00	\$ 3,500	\$ 3,500
1	2/1.5	\$ 3,375.00	\$ 3,375.00	\$ 3,500	\$ 3,500
1	2/2 vacant	\$ 3,300.00	\$ 3,300.00	\$ 3,500	\$ 3,500
Total Scheduled Rent:			\$23,710		\$25,250
Laundry			\$100		\$150
Garages			\$0		\$0
Monthly Scheduled Gross Income:			\$23,810		\$25,400
Annualized Scheduled Gross Income:			\$285,720		\$304,800

Utilities Paid by Tenant:

Gas & Electric



# FINANCIAL SUMMARY

<b>Price:</b>	<b>\$4,500,000</b>	<b>SF Lot Size:</b>	7,153 SF
<b>Address:</b>	221 Sheldon St.	<b>Current CAP Rate:</b>	4.26%
<b>City, State,Zip:</b>	El Segundo , CA 90245	<b>Market CAP Rate:</b>	4.67%
<b>County:</b>	Los Angeles	<b>Current GRM:</b>	15.75
<b>Year Built:</b>	1969	<b>Market GRM:</b>	14.76
<b>Number of Units:</b>	8	<b>Cost per Net RSF:</b>	\$704.23
<b>Building Size:</b>	6,390 SF	<b>Price / Unit:</b>	\$562,500



# FINANCIAL SUMMARY

SCHEDULED INCOME SUMMARY	CURRENT	MARKET
Monthly Scheduled Gross Income:	\$23,810	\$25,400
Annualized Scheduled Gross Income:	\$285,720	\$304,800

ANNUALIZED EXPENSES	CURRENT	MARKET
New Taxes (1.109152%)	\$ 49,911.84	\$ 49,911.84
Insurance (\$1.20/SF)	\$ 7,668.00	\$ 7,668.00
Utilities (\$850/unit)	\$ 6,800.00	\$ 6,800.00
Maintenance (3%)	\$ 8,571.60	\$ 9,144.00
Landscaping (\$100/m)	\$ 1,200.00	\$ 1,200.00
Management (4%)	\$ 11,428.80	\$ 12,192.00
<b>Total Expenses:</b>	<b>\$85,580</b>	<b>\$86,916</b>
<b>Expenses as %/SGI</b>	<b>29.95%</b>	<b>28.52%</b>
<b>Per Net Sq. Ft:</b>	<b>\$11.96</b>	<b>\$12.15</b>
<b>Per Unit:</b>	<b>\$10,698</b>	<b>\$10,864</b>

ANNUALIZED OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$ 285,720	\$ 304,800
Vacancy Rate Reserve: 3% 1	\$ 8,572 3% 1	\$ 9,144
Gross Operating Income:	\$ 277,148	\$ 295,656
Expenses: 30% 1	\$ 85,580 29% 1	\$ 86,916
<b>Net Operating Income:</b>	<b>\$ 191,568</b>	<b>\$ 208,740</b>

1: As a percentage of scheduled gross income

# THE COMPARABLES

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221 SHELDON ST.  
EL SEGUNDO, CA 90245



**OFFERED AT \$4,500,000**

**\* 221 Sheldon St.  
El Segundo 90245**

8 units  
\$562,500/unit  
6,390 sqft  
7,153 sqft lot  
\$704.23/sqft  
Built in 1969



**SOLD: \$2,935,000**

**1 118 Virginia St.  
El Segundo 90245**

5 units  
\$599,000/unit  
5,280 sqft  
7,153 sqft lot  
\$555.87/sqft  
Built in 1959



**SOLD: \$5,662,500**

**2 425 Sierra St  
El Segundo 90245**

11 units  
\$540,909/unit  
12,444 sqft  
11,452 sqft lot  
\$455.04/sqft  
Built in 1984



**SOLD: \$2,400,000**

**3 1740 E Sycamore Ave.  
El Segundo 90245**

6 units  
\$400,000/unit  
1 sqft  
9,533 sqft lot  
No \$/Sqft data  
Built in 1956



**SOLD: \$2,230,000**

**4 128 Virginia St.  
El Segundo 90245**

6 units  
\$371,667/unit  
3,280 sqft  
5,725 sqft lot  
\$679.88/sqft  
Built in 1955



**SOLD: \$5,450,000**

**5 1625 E Maple Ave.  
El Segundo 90245**

12 units  
\$462,500/unit  
13,458 sqft  
11,427 sqft lot  
\$404.96/sqft  
Built in 1969



**118 Virginia St.**  
**El Segundo 90245**  
**SOLD: \$2,935,000**

5 units                      \$599,000/unit  
5,280 sqft                  7,153 sqft lot  
\$555.87/sqft              Built in 1959

LAX VOR



**425 Sierra St**  
**El Segundo 90245**  
**SOLD: \$5,662,500**

11 units                      \$540,909/unit  
12,444 sqft                  11,452 sqft lot  
\$455.04/sqft              Built in 1984



**1740 E Sycamore Ave.**  
**El Segundo 90245**  
**SOLD: \$2,400,000**

6 units                      400,000/unit  
1 sqft                          9,533 sqft lot  
No \$/Sqft data              Built in 1956



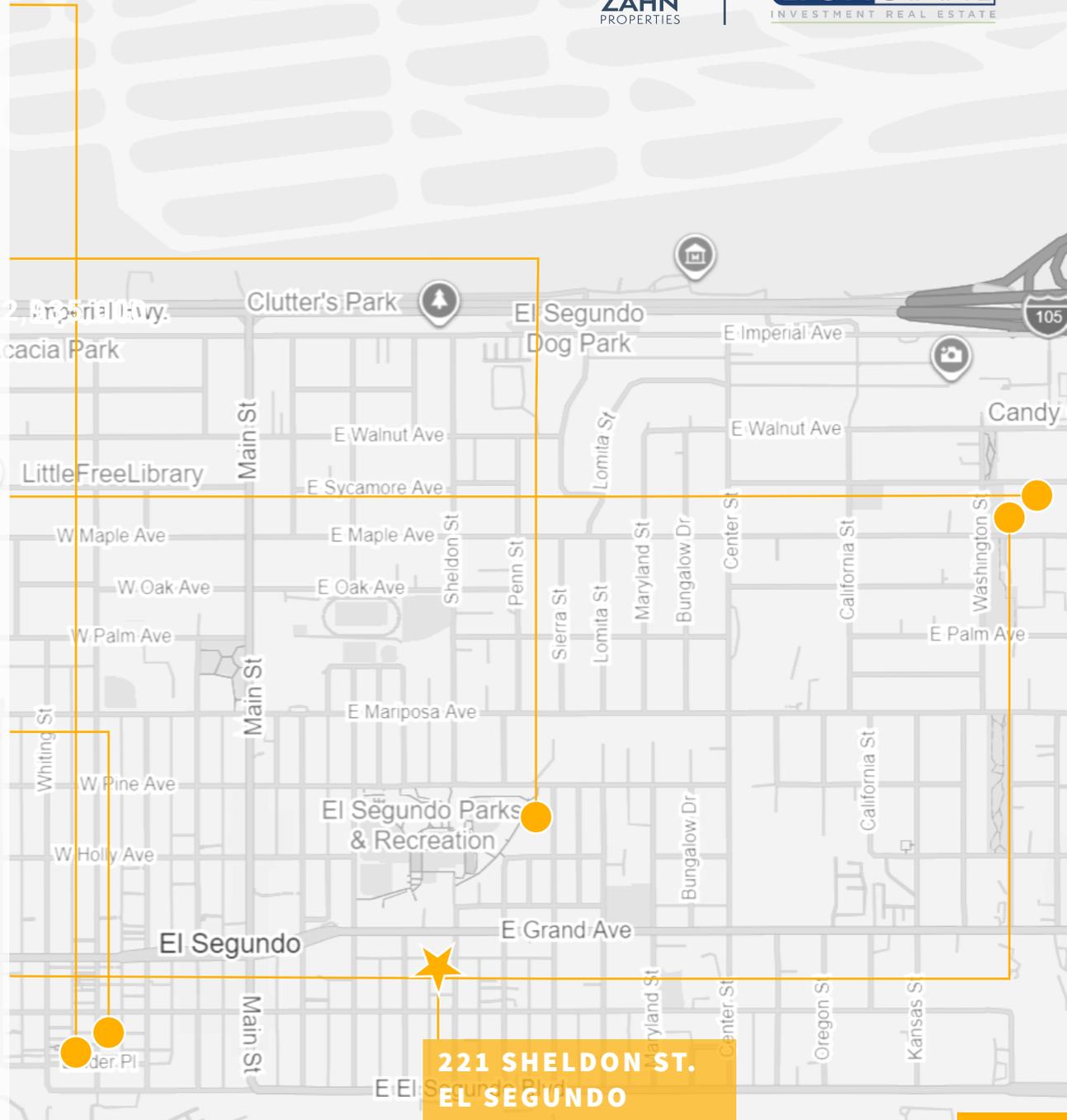
**128 Virginia St.**  
**El Segundo 90245**  
**SOLD: \$2,230,000**

6 units                      \$371,667/unit  
3,280 sqft                  5,725 sqft lot  
\$679.88/sqft              Built in 1955



**1625 E Maple Ave.**  
**El Segundo 90245**  
**SOLD: \$5,450,000**

12 units                      \$462,500/unit  
13,458 sqft                  11,427 sqft lot  
\$404.96/sqft              Built in 1969



**221 SHELDON ST.**  
**EL SEGUNDO**

# THE LOCATION

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