



OFFERING MEMORANDUM

16722 S DALTON AVE

GARDENA, CA 90247

5 UNITS

MICHAEL PADILLA

310.420.2541

Michael.Padilla@lyonstahl.com

DRE #01993341

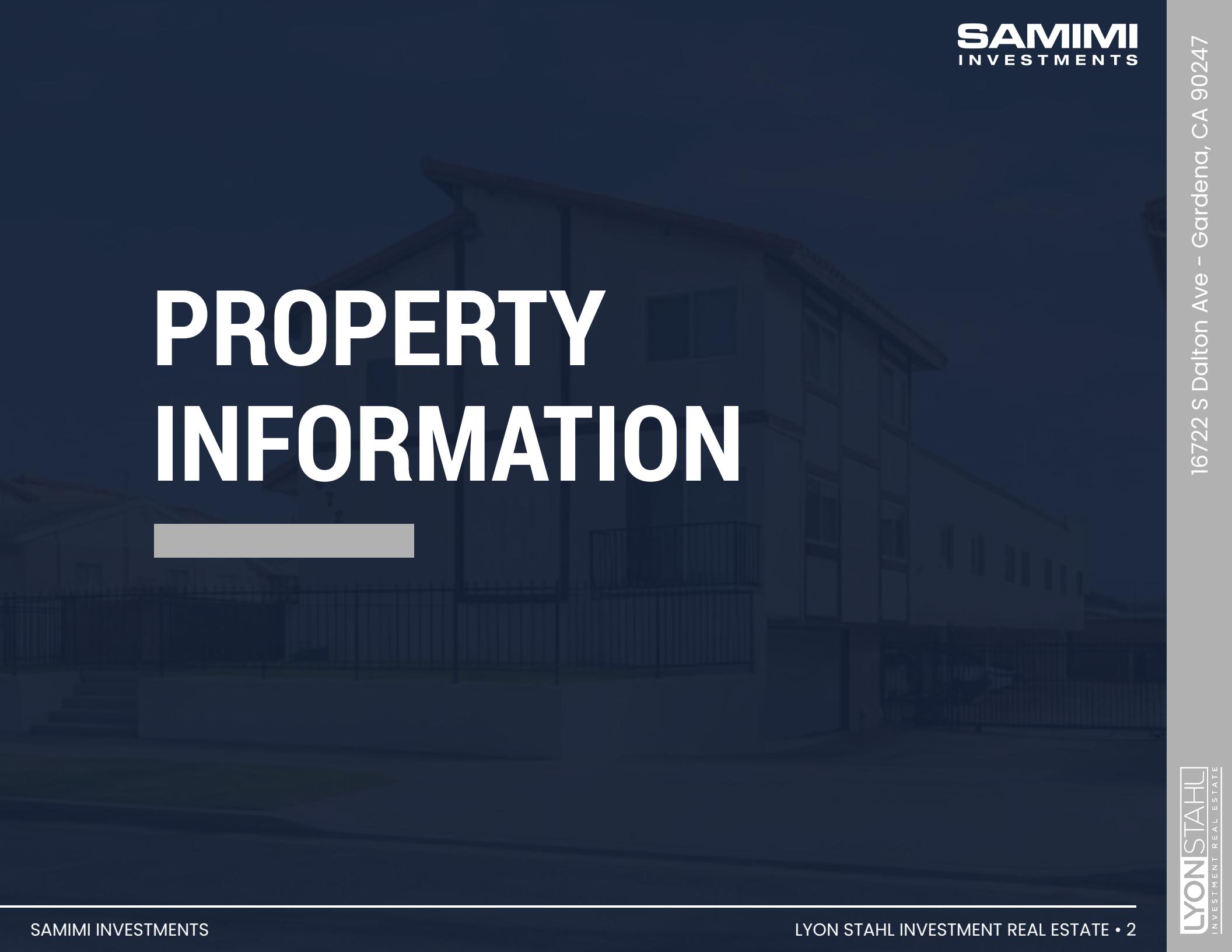
CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

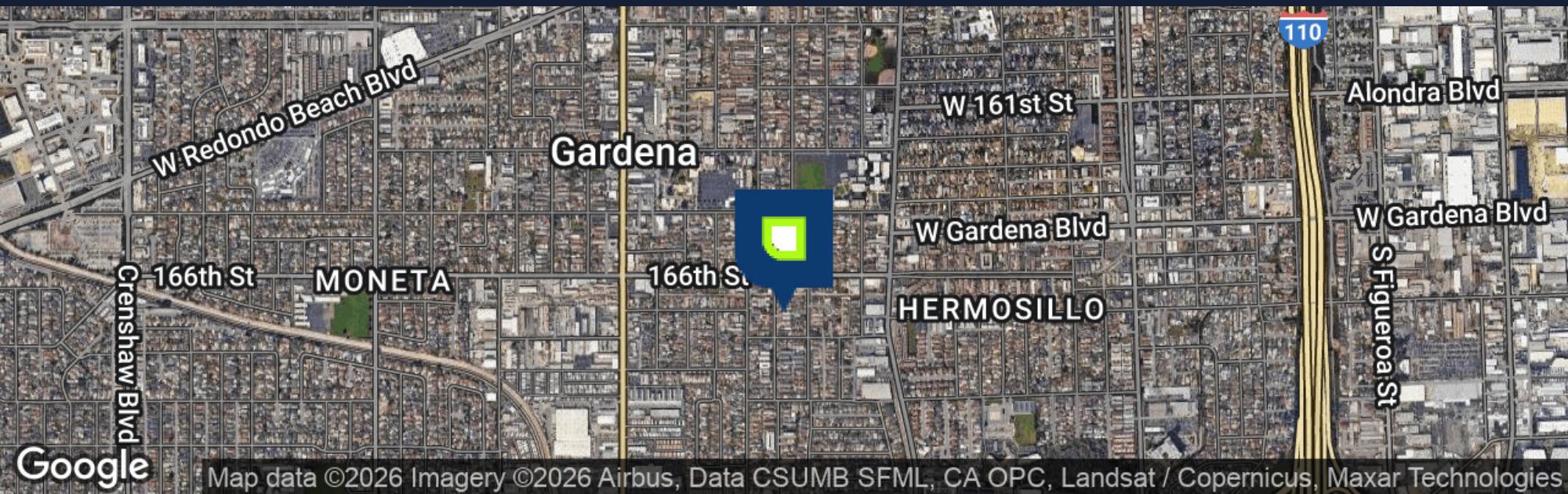
DRE #02035763

PROPERTY INFORMATION



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. Most rents are near market, with an estimated 16% rental upside. An attractive opportunity for investors seeking both stability and growth. 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.

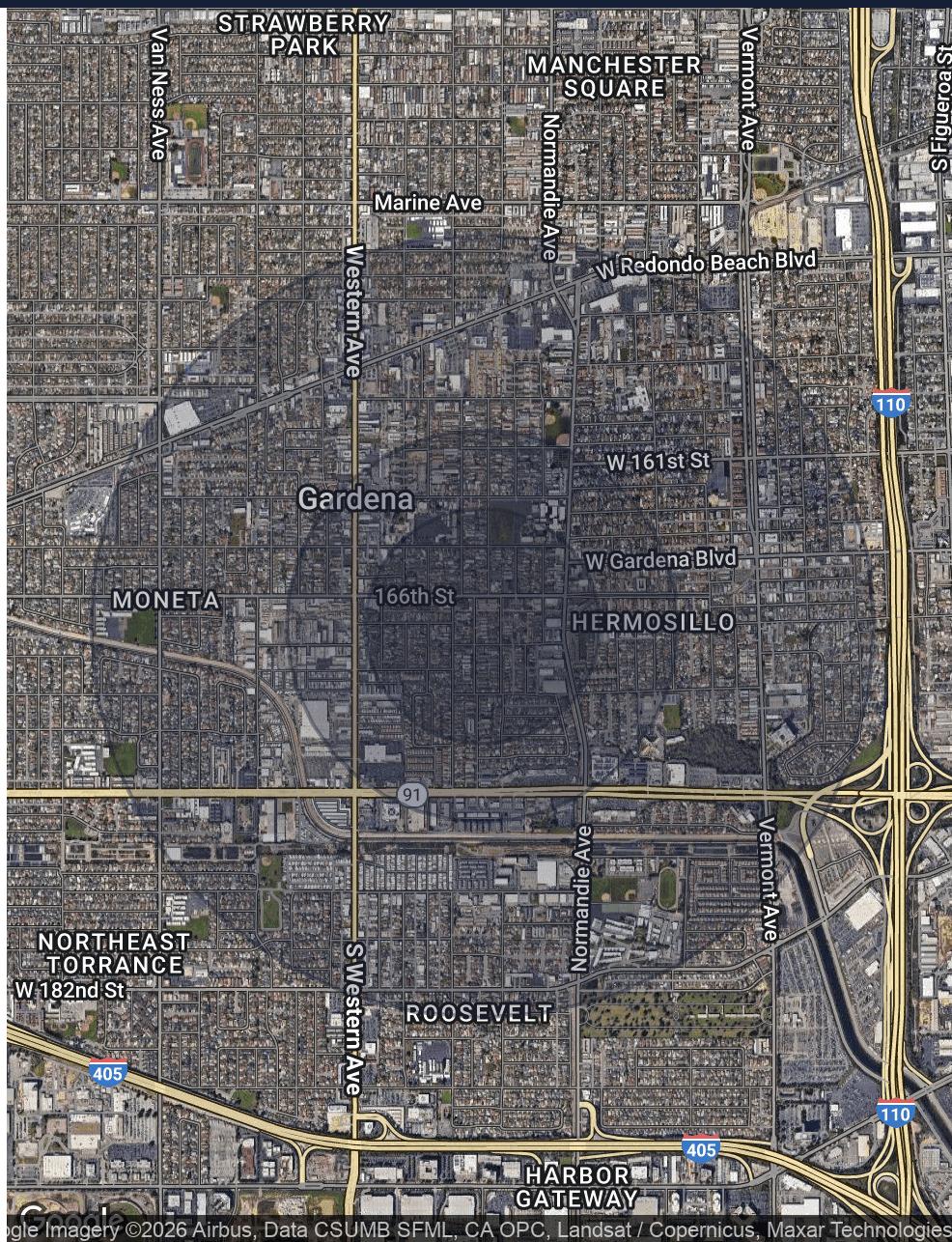
PROPERTY INFORMATION

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

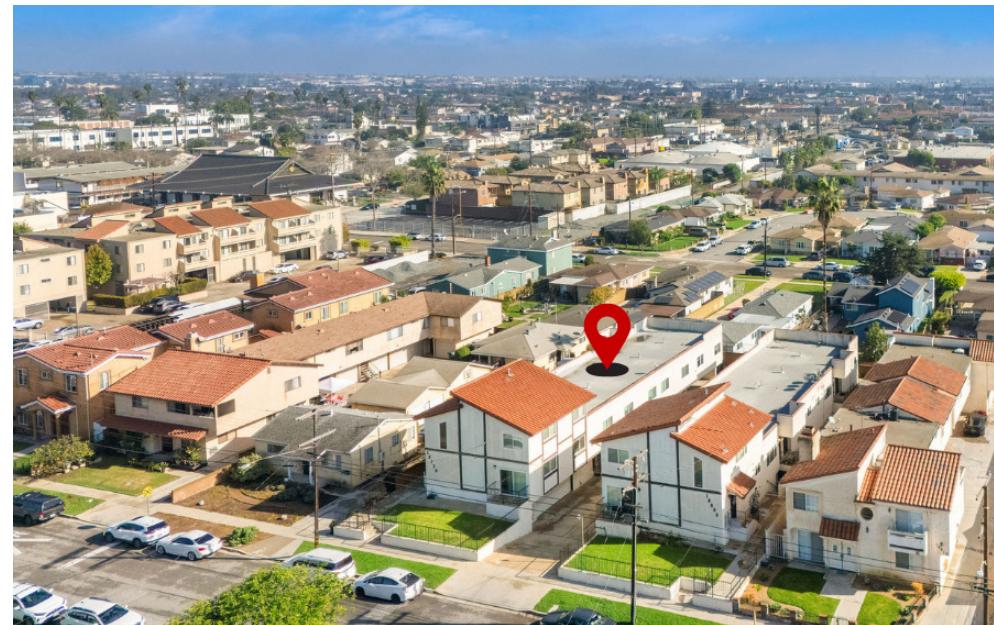
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,470	3,620	11,022
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$87,394	\$89,398	\$100,250
Average House Value	\$1,023,412	\$896,614	\$866,111

* Demographic data derived from 2020 ACS - US Census



PROPERTY INFORMATION
PROPERTY PHOTOS

SAMIMI
INVESTMENTS



PROPERTY INFORMATION
PROPERTY PHOTOS

SAMIMI
INVESTMENTS



FINANCIAL OVERVIEW



INVESTMENT OVERVIEW

Price	\$1,999,999
Price per Unit	\$399,999
GRM	11.40
CAP Rate	4.63%
Cash-on-Cash Return (yr 1)	4.05%
Total Return (yr 1)	\$27,263
Debt Coverage Ratio	1.19

OPERATING DATA

Gross Scheduled Income	\$140,520
Other Income	-
Total Scheduled Income	\$140,520
Vacancy Cost	\$4,215
Gross Income	\$136,304
Operating Expenses	\$43,616
Net Operating Income	\$92,688
Pre-Tax Cash Flow	\$16,910

FINANCING DATA

Down Payment	\$900,000
Loan Amount	\$1,099,999
Debt Service	\$75,778
Debt Service Monthly	\$6,314
Principal Reduction (yr 1)	\$14,548

FINANCIAL OVERVIEW
INCOME & EXPENSES

EXPENSES SUMMARY

New Taxes (New Estimated):	\$24,000
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
OPERATING EXPENSES	\$43,616

FINANCIAL OVERVIEW

RENT ROLL

SAMIMI
INVESTMENTS

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	\$2,350	\$2,600
TOTALS			\$11,710	\$13,550

16722 S Dalton Ave - Gardena, CA 90247

FINANCIAL OVERVIEW

SET-UP SHEET

16722 S Dalton Ave, Gardena 90247																																																																																																																																																													
List Price: \$1,999,999 Down Payment: 45.0% \$900,000 Number of units: 5 Price per Unit: \$400,000 Current GRM: 14.23 Pro Forma GRM: 12.30 Current Cap Rate: 4.63% Pro Forma Cap Rate: 5.70% Year Built: 1988 Approximate Lot Size: 7,502 Approximate Building SF: 4,494 Price per Building SF Lot SF: \$445.04 \$266.60				 																																																																																																																																																									
Zoning: GAR3 APN: 6106-024-017				Proposed Financing Principal and Interest LTV: 55.0% First Loan Amount: \$1,099,999 Amort: 30 Terms: 5.60% Fixed: 3 Payment: \$6,315 DCR: 1.22																																																																																																																																																									
Annualized Operating Data				Current Rents Pro Forma Rents																																																																																																																																																									
Scheduled Gross Income: \$ 140,520 Vacancy Rate Reserve: \$ 4,216 3% ¹ \$ 4,878 3% ¹ Gross Operating Income: \$ 136,304 Expenses: \$ 43,616 31% ¹ \$ 43,676 27% ¹ Net Operating Income: \$ 92,688 Debt Service: \$ 75,778 Pre Tax Cash Flows: \$ 16,910 1.88% ² \$ 38,268 4.25% ² Principal Reduction: \$ 14,548 Total Return Before Taxes: \$ 31,458 3.50% ² \$ 52,816 5.87% ²																																																																																																																																																													
¹ As a percent of Scheduled Gross Income				² As a percent of Down Payment																																																																																																																																																									
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<table border="1"> <thead> <tr> <th rowspan="2"># of Units</th> <th rowspan="2">Bdrms/Baths</th> <th rowspan="2">Notes</th> <th rowspan="2">+/- Sq. Ft</th> <th colspan="2">Current Income</th> <th colspan="2">Pro Forma Income</th> <th colspan="3">Annualized Expenses:</th> </tr> <tr> <th>Monthly Rent/Average</th> <th>Total Monthly Income</th> <th>Monthly Rent/Unit</th> <th>Total Income</th> <th>*Estimated</th> <th>Current</th> <th>Pro Forma</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3+2</td> <td></td> <td></td> <td>\$ 2,800.00</td> <td>\$ 2,800.00</td> <td>\$ 3,150.00</td> <td>\$ 3,150.00</td> <td>New Taxes (% Purchase Price):</td> <td>1.20%</td> <td>\$ 24,000</td> <td>\$ 24,000</td> </tr> <tr> <td>1</td> <td>2+1</td> <td></td> <td></td> <td>\$ 1,910.00</td> <td>\$ 1,910.00</td> <td>\$ 2,600.00</td> <td>\$ 2,600.00</td> <td>Repairs & Maintenance (\$/Unit):</td> <td>\$ 600</td> <td>\$ 3,000</td> <td>\$ 3,000</td> </tr> <tr> <td>1</td> <td>2+1</td> <td></td> <td></td> <td>\$ 2,400.00</td> <td>\$ 2,400.00</td> <td>\$ 2,600.00</td> <td>\$ 2,600.00</td> <td>Insurance (\$/SF):</td> <td>\$ 1.15</td> <td>\$ 5,168</td> <td>\$ 5,168</td> </tr> <tr> <td>1</td> <td>2+1</td> <td></td> <td></td> <td>\$ 2,250.00</td> <td>\$ 2,250.00</td> <td>\$ 2,600.00</td> <td>\$ 2,600.00</td> <td>Electric (Actual):</td> <td></td> <td>\$ 804</td> <td>\$ 804</td> </tr> <tr> <td>1</td> <td>2+1</td> <td></td> <td></td> <td>\$ 2,350.00</td> <td>\$ 2,350.00</td> <td>\$ 2,600.00</td> <td>\$ 2,600.00</td> <td>Trash (Actual):</td> <td></td> <td>\$ 2,424</td> <td>\$ 2,424</td> </tr> <tr> <td colspan="4"> Total Scheduled Rent: \$11,710.00 </td><td colspan="2"> \$13,550.00 </td><td colspan="3"> </td><td colspan="3"> Landscaping (Actual): Gas (Actual): Water (Actual): </td></tr> <tr> <td colspan="4"> Laundry: \$0.00 </td><td colspan="2"> \$0.00 </td><td colspan="3"> </td><td colspan="3"> \$ 900 \$ 1,440 \$ 5,880 </td></tr> <tr> <td colspan="4"> Parking: \$0.00 </td><td colspan="2"> \$0.00 </td><td colspan="3"> </td><td colspan="3"> \$ 900 \$ 1,500 \$ 5,880 </td></tr> <tr> <td colspan="4"> Monthly Scheduled Gross Income: \$11,710.00 </td><td colspan="2"> \$13,550.00 </td><td colspan="3"> </td><td colspan="3"> Total Expenses: \$43,616 Expenses as % of SGI: 31.04% Per Net Sq. Ft: \$9.71 Per Unit: \$8,723 </td></tr> <tr> <td colspan="4"> Annualized Scheduled Gross Income: \$140,520.00 </td><td colspan="2"> \$162,600.00 </td><td colspan="3"> </td><td colspan="3"> 26.86% \$9.72 \$8,735 </td></tr> <tr> <td colspan="4"> Utilities Paid by Tenant: Gas & Electric </td><td colspan="2"> Rental Upside: 16% </td><td colspan="3"> </td><td colspan="3"> </td></tr> </tbody> </table>								# of Units	Bdrms/Baths	Notes	+/- Sq. Ft	Current Income		Pro Forma Income		Annualized Expenses:			Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income	*Estimated	Current	Pro Forma	1	3+2			\$ 2,800.00	\$ 2,800.00	\$ 3,150.00	\$ 3,150.00	New Taxes (% Purchase Price):	1.20%	\$ 24,000	\$ 24,000	1	2+1			\$ 1,910.00	\$ 1,910.00	\$ 2,600.00	\$ 2,600.00	Repairs & Maintenance (\$/Unit):	\$ 600	\$ 3,000	\$ 3,000	1	2+1			\$ 2,400.00	\$ 2,400.00	\$ 2,600.00	\$ 2,600.00	Insurance (\$/SF):	\$ 1.15	\$ 5,168	\$ 5,168	1	2+1			\$ 2,250.00	\$ 2,250.00	\$ 2,600.00	\$ 2,600.00	Electric (Actual):		\$ 804	\$ 804	1	2+1			\$ 2,350.00	\$ 2,350.00	\$ 2,600.00	\$ 2,600.00	Trash (Actual):		\$ 2,424	\$ 2,424	Total Scheduled Rent: \$11,710.00				\$13,550.00					Landscaping (Actual): Gas (Actual): Water (Actual):			Laundry: \$0.00				\$0.00					\$ 900 \$ 1,440 \$ 5,880			Parking: \$0.00				\$0.00					\$ 900 \$ 1,500 \$ 5,880			Monthly Scheduled Gross Income: \$11,710.00				\$13,550.00					Total Expenses: \$43,616 Expenses as % of SGI: 31.04% Per Net Sq. Ft: \$9.71 Per Unit: \$8,723			Annualized Scheduled Gross Income: \$140,520.00				\$162,600.00					26.86% \$9.72 \$8,735			Utilities Paid by Tenant: Gas & Electric				Rental Upside: 16%							
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SALES COMPARABLES



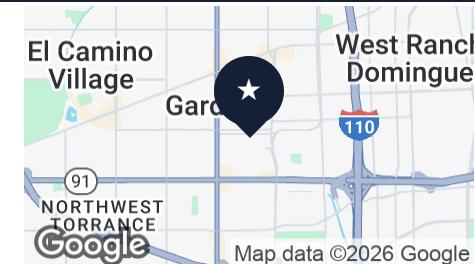
SALES COMPARABLES SALE COMPS



16722 S DALTON AVE
Gardena, CA 90247

Subject Property

Price: \$1,999,999 No. Units: 5
Cap Rate: 4.63% Price/Unit: \$400,000



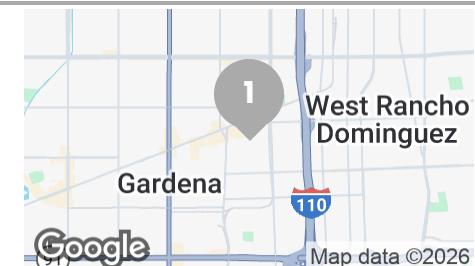
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Map data ©2026 Google



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



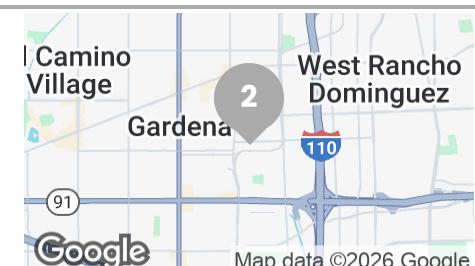
6
Map data ©2026 Google



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



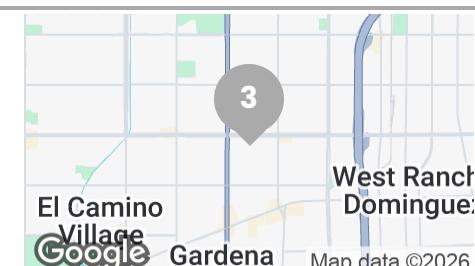
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Map data ©2026 Google



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



10
Map data ©2026 Google

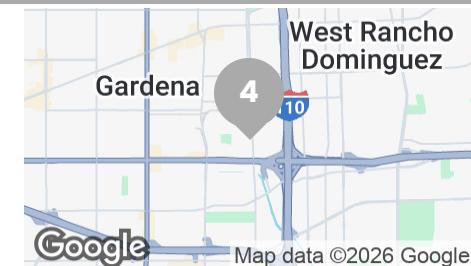
SALES COMPARABLES SALE COMPS



4
17027 S VERNONT AVE
Gardena, CA 90247

Sold 4/18/2025

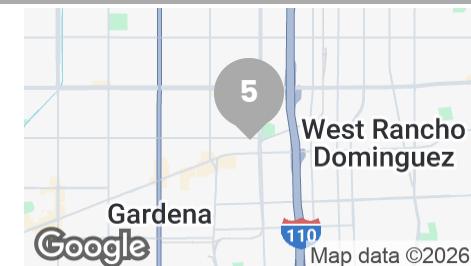
Price: \$3,020,000 No. Units: 8
Cap Rate: 3.86% Price/Unit: \$377,500



5
1046-1048 MARINE AVE
Gardena, CA 90247

Sold 5/2/2024

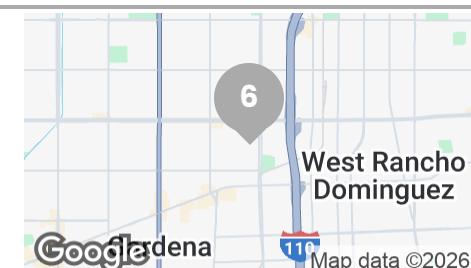
Price: \$3,950,000 No. Units: 12
Cap Rate: 5.16% Price/Unit: \$329,167



6
14620 S BERENDO AVE
Gardena, CA 90247

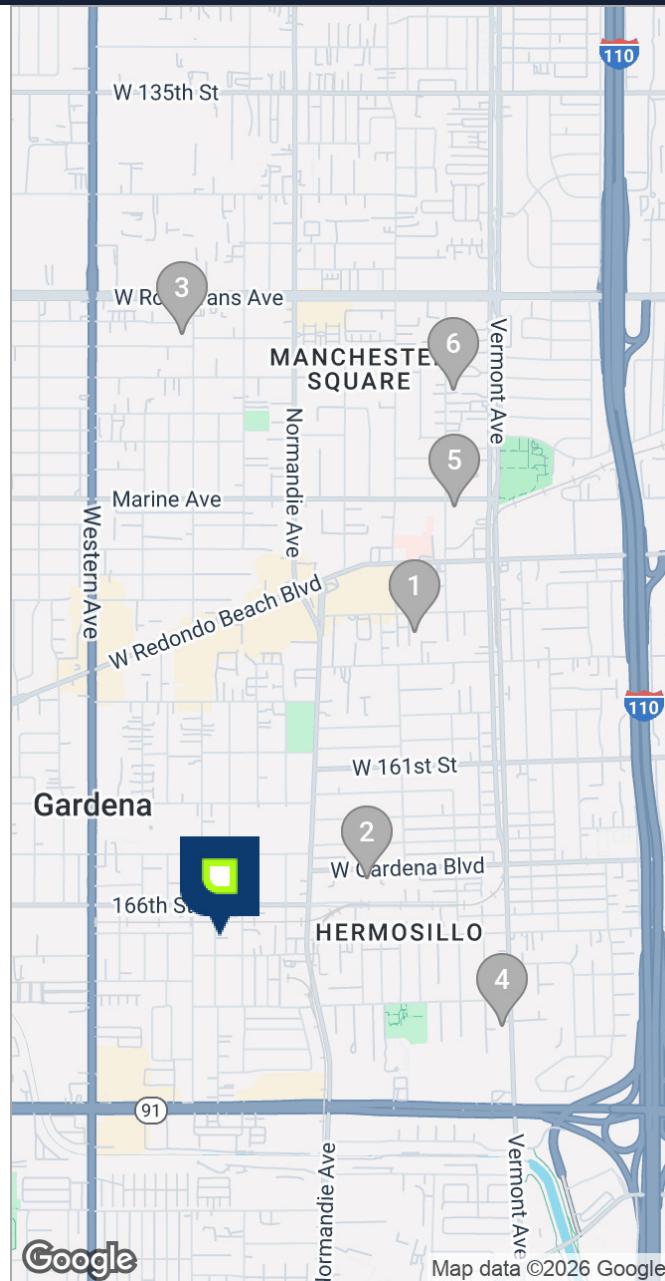
Sold 12/19/2023

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
★	16722 S Dalton Ave Gardena, CA	\$1,999,999	5	4.63%	\$400,000	14.23
1	15534 S Budlong Pl Gardena, CA	\$1,875,000	6	3.81%	\$312,500	15.73
2	1256 W Gardena Blvd Gardena, CA	\$2,265,000	6	5.25%	\$377,500	11.43
3	1615 W 145th St Gardena, CA	\$3,250,000	10	4.26%	\$325,000	14.07
4	17027 S Vermont Ave Gardena, CA	\$3,020,000	8	3.86%	\$377,500	15.55
5	1046-1048 Marine Ave Gardena, CA	\$3,950,000	12	5.16%	\$329,167	12.6
6	14620 S Berendo Ave Gardena, CA	\$1,900,000	5	4.01%	\$380,000	14.98
AVERAGES		\$2,710,000	7	4.39%	\$350,278	14.06



SALES COMPARABLES ANALYSIS

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
AVERAGES										
16722 S Dalton Ave	\$1,999,999	5	1988	4,494	14.23	4.63%	\$445.04	\$400,000	-	(1) 3+2, (4) 2+1



EXCLUSIVELY MARKETED BY

SAMIMI
INVESTMENTS

LYONSTAHL
INVESTMENT REAL ESTATE

MICHAEL PADILLA

310.420.2541

Michael.Padilla@lyonstahl.com

DRE #01993341

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

DRE #02035763