



EXCLUSIVE

# OFFERING MEMORANDUM

***NON-RENT CONTROL TROPHY ASSET!***



## 440 E. SEPULVEDA

CARSON | CALIFORNIA

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# EXECUTIVE SUMMARY

**LYONS STAHL AND PACIFIC PEAK INVESTMENT REAL ESTATE GROUP INC** is pleased to present the exclusive opportunity to acquire 440 E. Sepulveda in Carson, CA. Built in 2016, this NON RENT CONTROLLED multi-family asset is an 11-unit complex that is well designed and modernly constructed. All the units come with in-unit washer/dryer, private parking spaces and garages, private storage, HVAC units, etc etc. The average size of the mainly 2 bedroom units is approx. 820 Sq Ft., include wooden floors, carpeted bedrooms, dual-pane windows, GE appliances fully equipped with quartz countertops. Located in the heart of Carson, CA, a city that is a hub for diverse industries including Logistics, Warehousing & Manufacturing, including Oil and Refining. Additionally, the property is in excellent proximity to shopping, entertainment districts and restaurants.

If you're an investor that's tired of the government dictating what your building can acquire for rent, then this is the property for you! With a rent increase allowed in January of 2025, buyer will have option of increasing rent by up to 9%. With a moderate increase of only 4%, there is a 32% upside in rents. The units are individually sub-metered for water and sewer. All the tenants pay for all the utilities including trash. AS CLOSE TO NNN FOR APARTMENT BLDG AS THERE IS.





INVESTMENT OVERVIEW

**SUMMARY**



440 E SEPULVEDA BLVD CARSON, CA 90745



BUILDING SQUARE FOOTAGE: 9,010 SQFT



LOT SIZE: 18,595.00 SQFT



ASKING PRICE: \$5,500,000.00





## INVESTMENT HIGHLIGHTS

- Modern 2016 Construction
- Prime Carson Location
- 11 Spacious Units
- Significant Upside Potential in Rents
- Strong Unit Mix (2 bed/1 bath, 2 bed/2 bath, 3 bed/2 bath)
- Excellent Property Condition
- Stable Cash Flow with Value-Add Opportunity



# 440 E SEPULVEDA BOULEVARD, CARSON, CA 90745

## PROPERTY OVERVIEW

Property Details	Value	Property Metrics	Value
Address	440 E Sepulveda Blvd	APN	7406-013-024
Location	Carson, CA 90745	Zoning	CAMU-SB
Building RSF	9,010	Year Built	2016
Lot Size SF	18,731	Purchase Price	\$5,500,000
Price per Unit	\$500,000	CAP Rate	3.74% / 4.95%
Number of Units	11	GRM	17.76 / 14.39

## FINANCIAL STRUCTURE

Financing Details	Value	Operating Metrics	Current	Pro Forma
Down Payment (55%)	\$3,025,000	Scheduled Gross Income	\$309,600	\$382,200
Loan Amount (45%)	\$2,475,000	Less: Vacancy (3%)	\$9,288	\$11,466
Interest Rate	5.725%	Gross Operating Income	\$300,312	\$370,734
Annual Payment	\$172,850	Less: Operating Expenses	\$94,712	\$98,729
Amortization	30 Years	Net Operating Income	\$205,600	\$272,005
Debt Coverage Ratio	1.19	Pre-Tax Cash Flow	\$32,750	\$99,155

RENT ROLL + UNIT MIX

#	Unit Type	Sq. Ft.	Current Rent	Current Income	Pro Forma Income
111	2 Bd/1 Bt	765	\$2,250	\$2,250	\$2,800
112	2 Bd/1 Bt	735	\$2,350	\$2,350	\$2,800
121	2 Bd/1 Bt	765	\$2,200	\$2,200	\$2,800
122	2 Bd/1 Bt	735	\$2,350	\$2,350	\$2,800
211	2 Bd/1 Bt	765	\$2,150	\$2,150	\$2,800
212	2 Bd/1 Bt	735	\$2,350	\$2,350	\$2,800
221	2 Bd/1 Bt	765	\$2,200	\$2,200	\$2,800
222	2 Bd/1 Bt	735	\$2,250	\$2,250	\$2,800
321	3 Bd/2 Bt	1,088	\$2,800	\$2,800	\$3,550
322	2 Bd/2 Bt	876	\$2,350	\$2,350	\$2,950
421	2 Bd/2 Bt	876	\$2,550	\$2,550	\$2,950
<b>Income:</b>				\$25,800	\$31,850

INVESTMENT RETURNS

Return Metrics	Current	Pro Forma	Additional Metrics	Current	Pro Forma
Net Operating Income	\$205,600	\$272,005	Total Return Before Taxes	\$64,736	\$131,142
Pre-Tax Cash Flow	\$32,750	\$99,155	Cash on Cash Return	1.08%	3.28%
Principal Reduction	\$31,987	\$31,987	Price Per RSF	\$610.43	-



# FLOOR PLANS



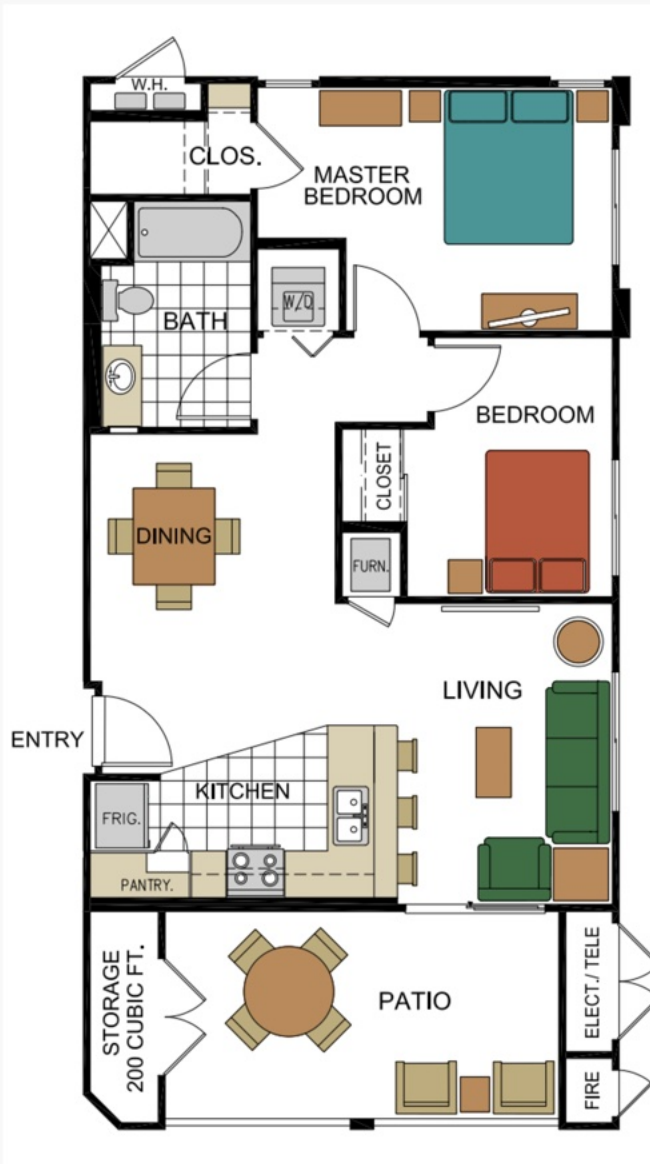
FOUR 735 SF, 2BR/1BA UNITS

TWO 876 SF, 2BR/2 BA UNITS





# FLOOR PLANS



FOUR 765 SF, 2BR/1BA UNITS

ONE 1088 SF, 3BR/2BA UNITS



CARSON, CA

## LOCATION OVERVIEW

Carson, California, is a diverse city of approximately 95,000 residents located in Los Angeles County's South Bay region, just 13 miles south of downtown LA. The city is home to several notable landmarks, including the Dignity Health Sports Park (formerly StubHub Center), which hosts the LA Galaxy soccer team and various sporting events. Carson also features California State University, Dominguez Hills campus, the International Printing Museum, and the historic Goodyear Blimp Airship base. The city's economy is bolstered by significant industrial presence, including the Phillips 66 refinery and numerous logistics operations, benefiting from its proximity to the Ports of Los Angeles and Long Beach. Residents enjoy various recreational opportunities at the Carson Community Center, Victoria Golf Course, and numerous parks, while the city hosts cultural events like the annual Filipino Independence Day celebration. The city's strategic location provides convenient access to major freeways (405, 110, 91), LAX airport, and Metro bus lines, while the SouthBay Pavilion serves as a major shopping destination for the community.



## QUICK FACTS

*Has one of the largest Filipino-American communities in the United States*

*Home to one of the largest oil refineries on the West Coast*

*Home to one of the largest hydrogen fueling stations in California*

*Significant employment center for the South Bay region*

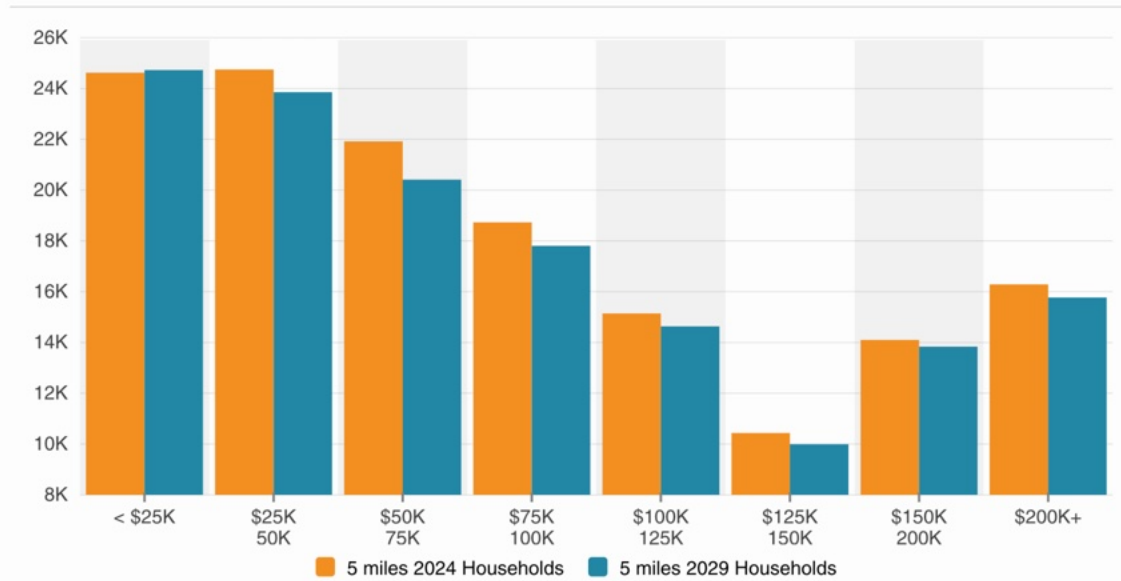
*Notable companies: Epson, Waste Mgmt, Valero Energy, See's Candies*



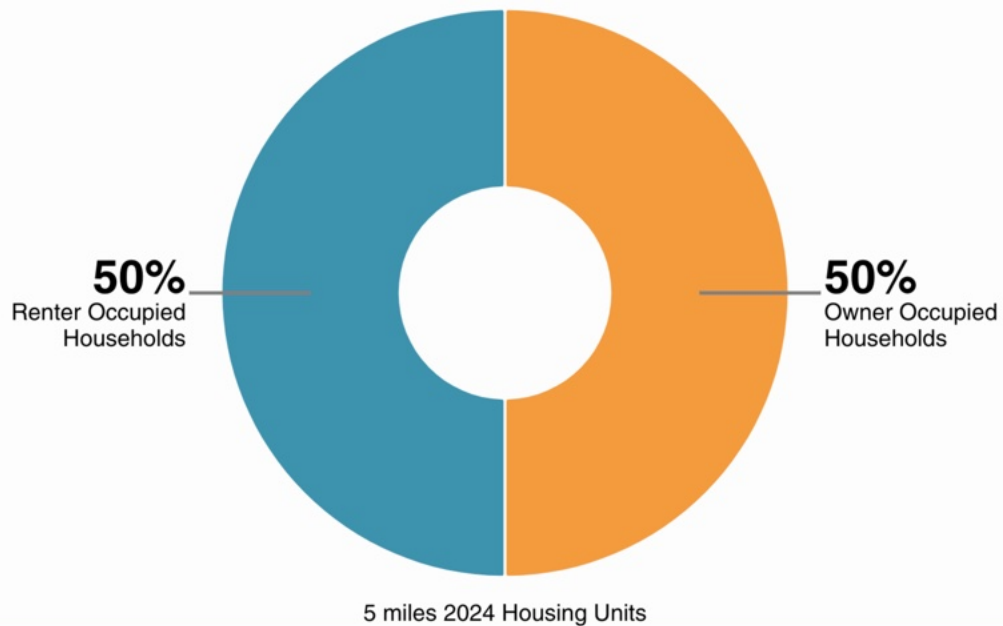


# CARSON DEMOGRAPHICS

## CARSON HOUSEHOLD INCOME

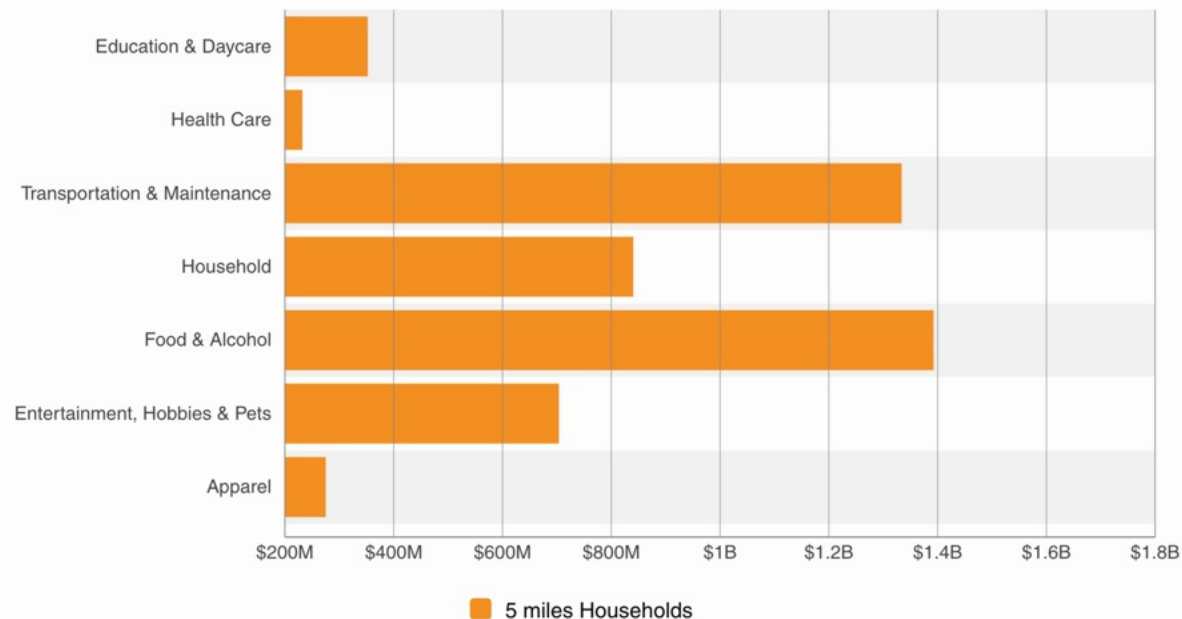


## CARSON HOUSING OCCUPANCY

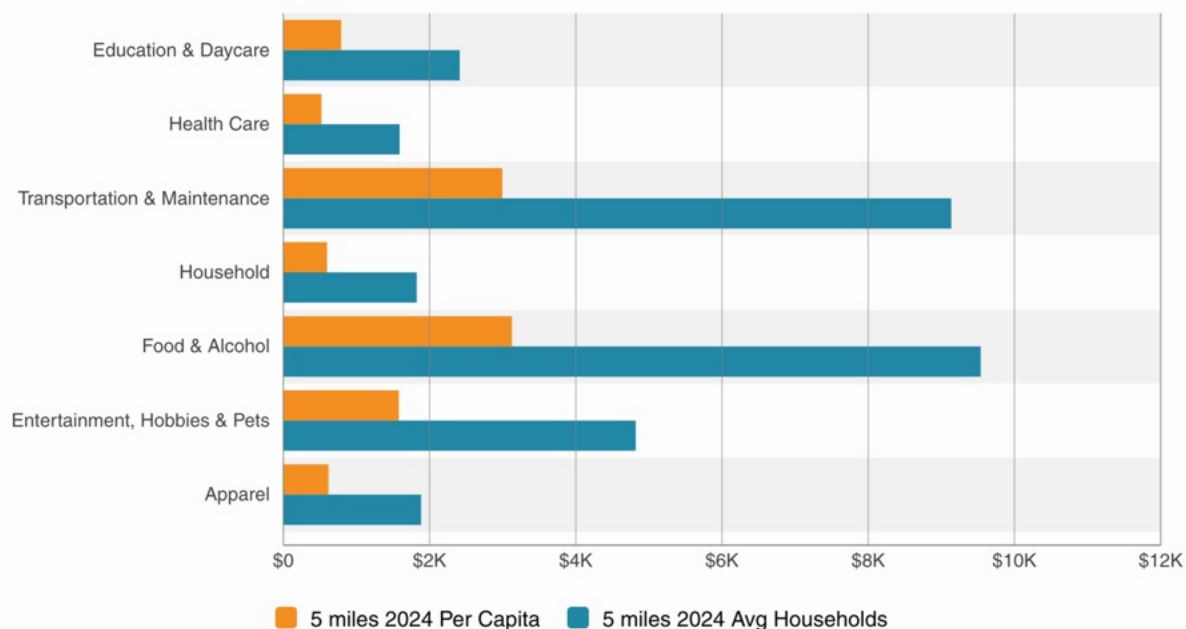


# CARSON FINANCIAL DEMOGRAPHICS

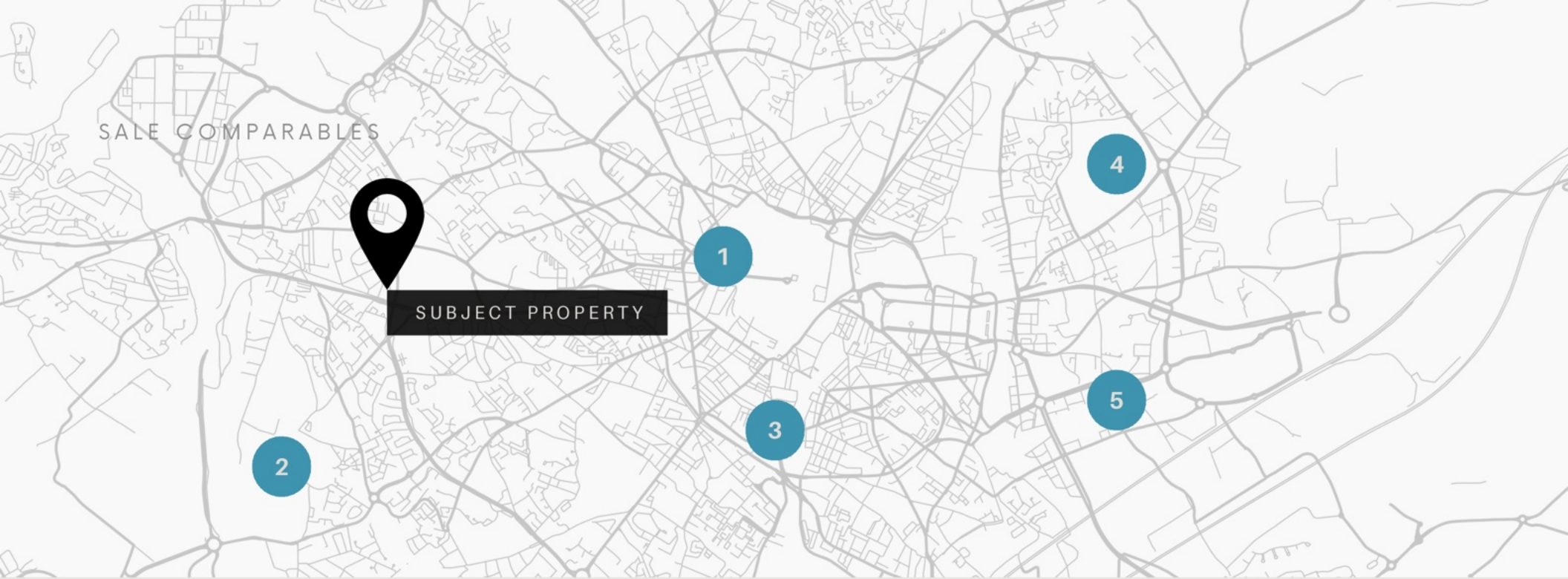
## CARSON CONSUMER SPENDING



## CARSON PER CAPITA & AVG HOUSEHOLD SPENDING







	PROPERTY ADDRESS	SQ. FT.	SALE PRICE	\$/SQ. FT.
1	21721 Moneta Ave Carson, California 90745	13,668 Sqft	\$5,256,500.00	\$384.58
2	5869-5875 S San Pedro St Los Angeles, California 90003	9,972 Sqft	\$4,800,000.00	\$481.35
3	339 S Oxford Ave Los Angeles, California 90020	9,148 Sqft	\$8,050,000.00	\$879.97
4	5455 Inglewood Blvd Culver City, California 90230	7,353 Sqft	\$7,888,000.00	\$1 072.76
5	1111 Echo Park Ave Los Angeles, California 90026	8,712 Sqft	\$6,250,000.00	\$717.40
	<b>AVERAGES</b>	9,771 Sqft	\$6,448,900.00	\$615.83

# 6-YEAR CASH FLOW ANALYSIS (1/3)

## INCOME ANALYSIS AND FINANCIAL PROJECTIONS

### REVENUE

Item	Ratio	Y1	Y2	Y3	Y4	Y5	Y6
Base Rent		315,600	336,114	357,961	381,229	406,009	432,399
Other Income	0.0%	0	0	0	0	0	0
<b>PGI</b>		<b>315,600</b>	<b>336,114</b>	<b>357,961</b>	<b>381,229</b>	<b>406,009</b>	<b>432,399</b>

### ADJUSTMENTS

Item	Ratio	Y1	Y2	Y3	Y4	Y5	Y6
Rent Abatement	0.0%	0	0	0	0	0	0
Vacancy	3.3%	(9,468)	(11,344)	(12,081)	(12,866)	(13,703)	(14,593)
<b>EGR</b>	<b>96.7%</b>	<b>306,132</b>	<b>324,770</b>	<b>345,880</b>	<b>368,362</b>	<b>392,306</b>	<b>417,806</b>



# 6-YEAR CASH FLOW STATEMENT (2/3)

## INCOME ANALYSIS AND FINANCIAL PROJECTIONS

### OPERATING EXPENSES

Item	Ratio	Y1	Y2	Y3	Y4	Y5	Y6
Utilities		7,500	(7,575)	(7,651)	(7,727)	(7,805)	(7,883)
R&M		2,900	(2,929)	(2,958)	(2,988)	(3,018)	(3,048)
Management		(12,245)	(12,991)	(13,835)	(14,734)	(15,692)	(16,712)
Insurance		5,857	(5,916)	(5,975)	(6,034)	(6,095)	(6,156)
Taxes		60,170	(60,772)	(61,379)	(61,993)	(62,613)	(63,239)
<b>OpEx</b>	<b>25.8%</b>	<b>(88,672)</b>	<b>(90,182)</b>	<b>(91,798)</b>	<b>(93,477)</b>	<b>(95,222)</b>	<b>(97,038)</b>

# 6-YEAR CASH FLOW STATEMENT (3/3)

## INCOME ANALYSIS AND FINANCIAL PROJECTIONS

### NET OPERATING INCOME - NOI

Item	Ratio	Y1	Y2	Y3	Y4	Y5	Y6
<b>NOI</b>	<b>74.2%</b>	<b>217,460</b>	<b>234,588</b>	<b>254,082</b>	<b>274,885</b>	<b>297,084</b>	<b>320,768</b>

### CAP EX

Item	Ratio	Y1	Y2	Y3	Y4	Y5	Y6
Releasing		0	(520)	(523)	(525)	(528)	(531)
Misc		(3,300)	(3,300)	(3,300)	(3,300)	(3,300)	(3,300)
<b>Total</b>	<b>1.0%</b>	<b>(3,300)</b>	<b>(3,820)</b>	<b>(3,823)</b>	<b>(3,825)</b>	<b>(3,828)</b>	<b>(3,831)</b>

### CASH FLOW

Item	Ratio	Y1	Y2	Y3	Y4	Y5	Y6
<b>CFO</b>	<b>98.6%</b>	<b>214,160</b>	<b>230,768</b>	<b>250,259</b>	<b>271,060</b>	<b>293,256</b>	<b>316,938</b>





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