

APARTMENT COMPLEX & OFFICE
918 SOUTH CABRILLO AVENUE, SAN PEDRO, CA 90731

PRIDE OF OWNERSHIP - EXCELLENT CASH FLOW



LYONSTAHLL
INVESTMENT REAL ESTATE

OLGA WRIGHT

Senior Investment Advisor

(310) 606-2076

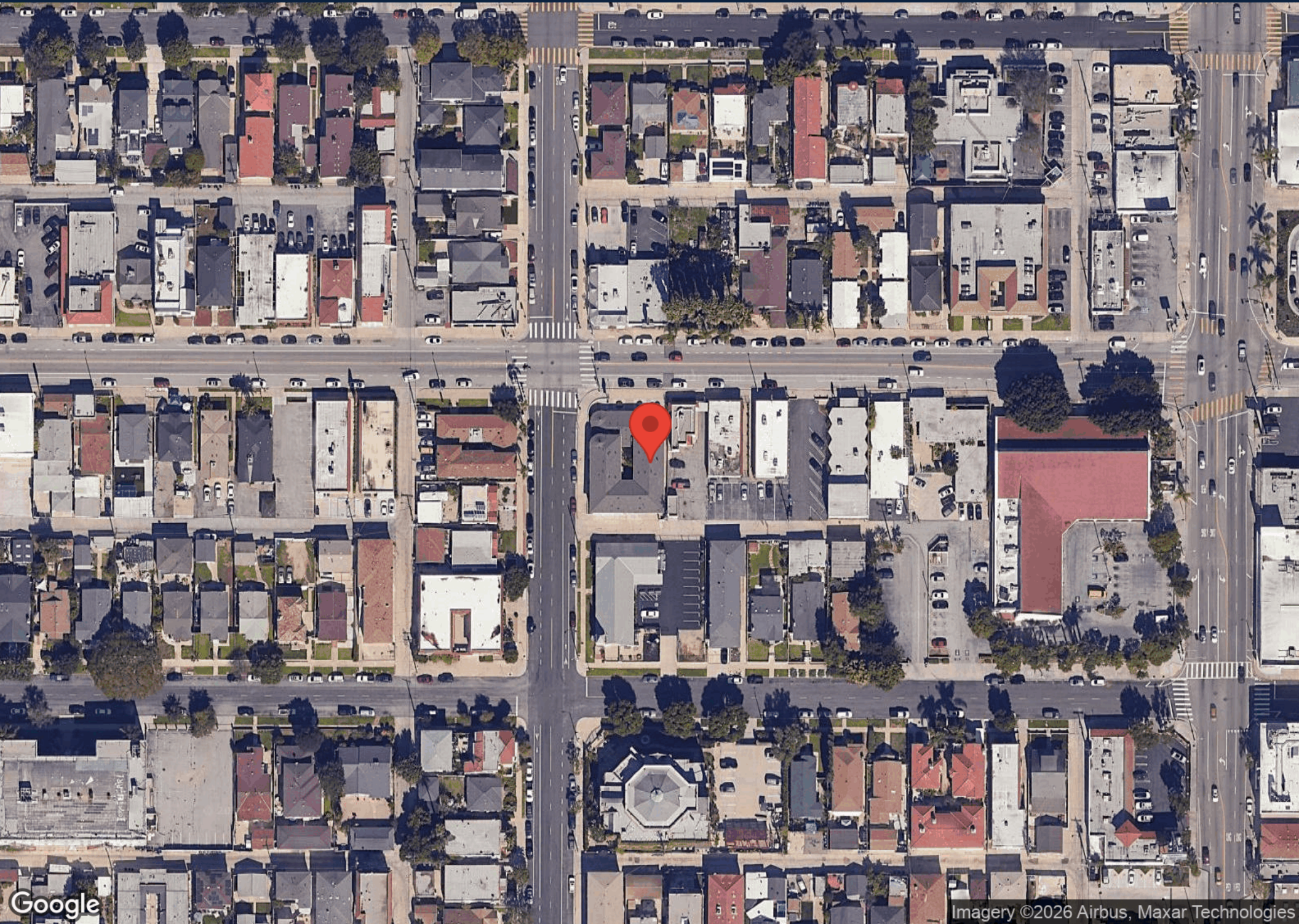
olga@lyonstahl.com

DRE #01315042

AERIAL MAP

918 S Cabrillo Ave PRIME LOCATION

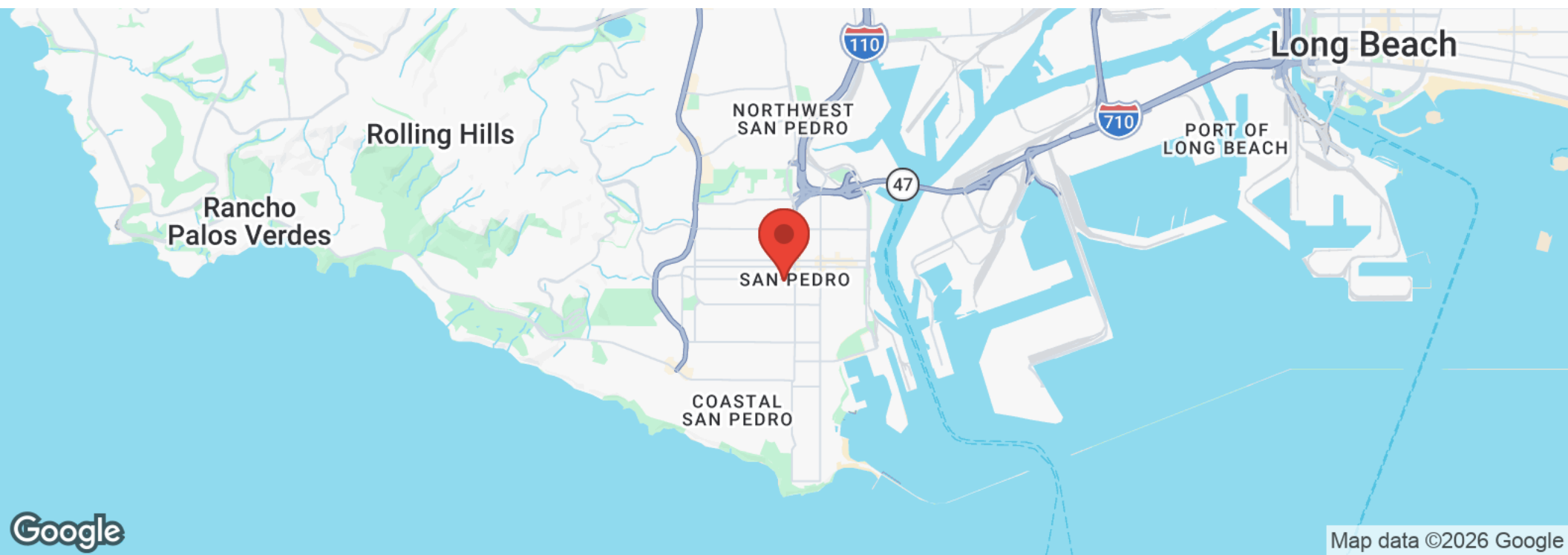
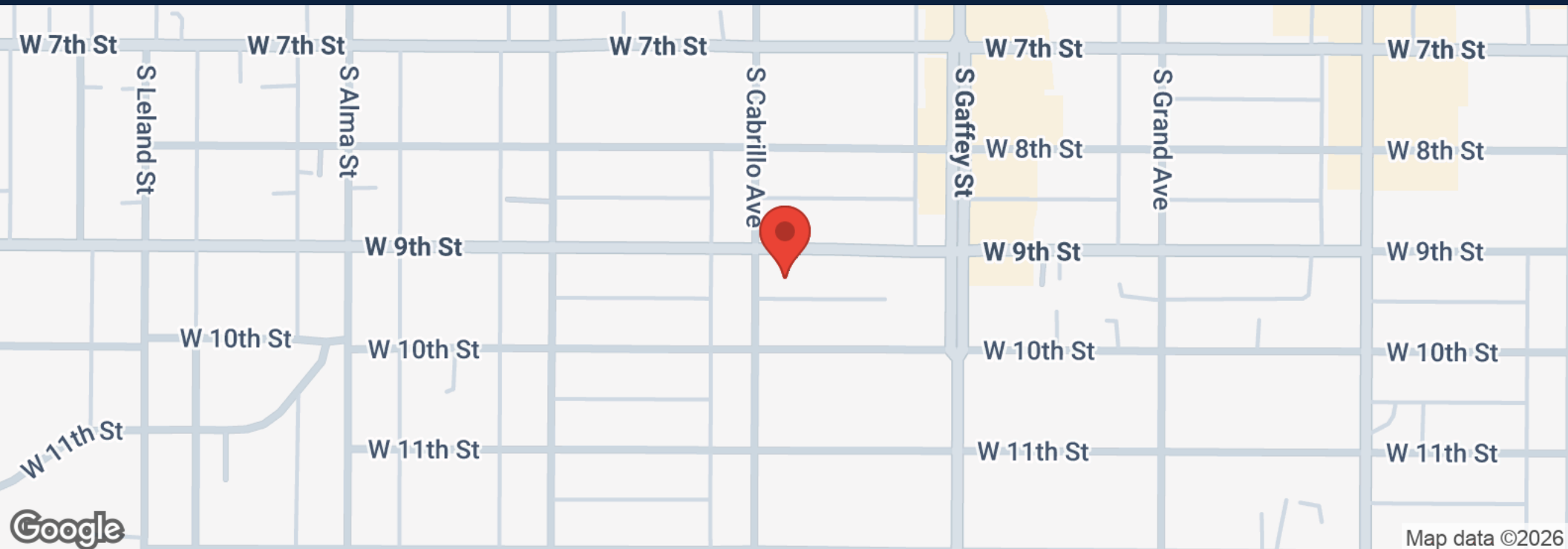
918 South Cabrillo Avenue | San Pedro, CA 90731



LOCATION MAPS

918 S Cabrillo Ave PRIME LOCATION

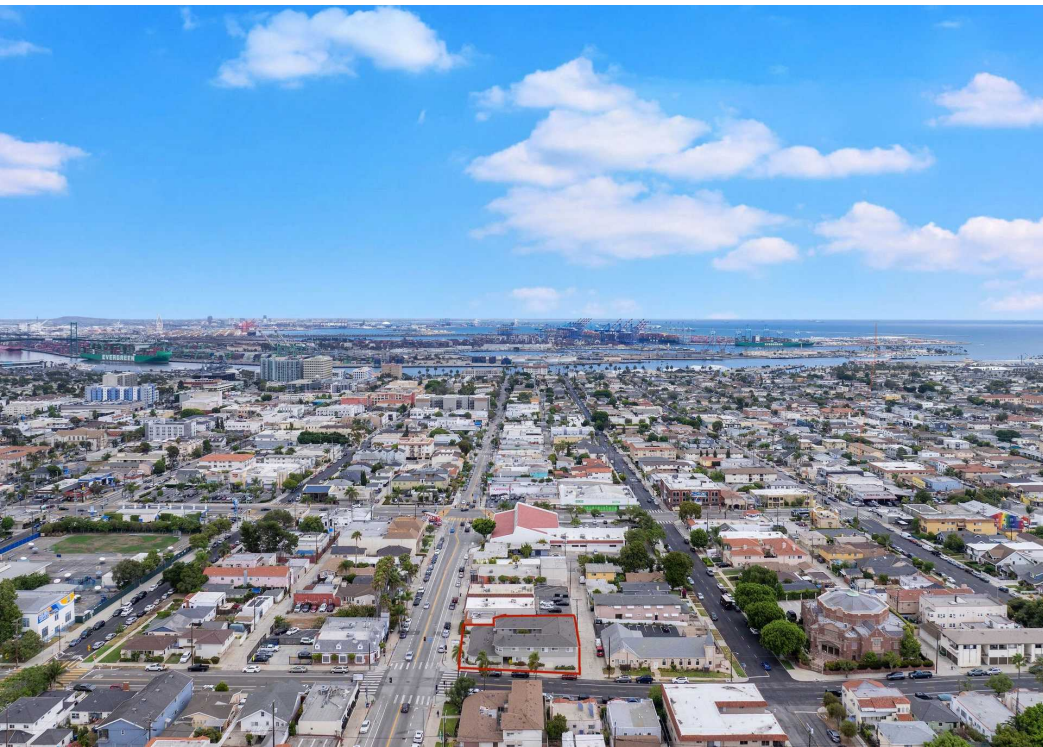
918 South Cabrillo Avenue | San Pedro, CA 90731



PROPERTY PHOTOS

918 S Cabrillo Ave PRIME LOCATION

918 South Cabrillo Avenue | San Pedro, CA 90731



PROPERTY DESCRIPTION

918 S Cabrillo Ave PRIME LOCATION

918 South Cabrillo Avenue | San Pedro, CA 90731



PROPERTY HIGHLIGHTS

- Extensive Capital Improvements including new roof, garage doors, main drain, rain gutters, exterior paint, renovated units
- Soft Story Retrofit has been completed
- Excellent unit mix of 1 and 2 Bedroom Units, plus a commercial tenant (occupying 4 spaces)
- Includes 7 Private Garages and Additional Parking
- Property is qualified for favorable multifamily loan
- Long term commercial tenant exercised 5-year option through April 2030 with built-in annual rent increases.
- True Pride of Ownership property in a PRIME location

PRO FORMA SUMMARY

918 S Cabrillo Ave PRIME LOCATION

918 South Cabrillo Avenue | San Pedro, CA 90731



Investment Summary

Price	\$2,488,000
Year Built	1964
Units	12
Price/Unit	\$207,333
RSF	7,598
Price/RSF	\$327.45
Lot Size	8,354 sf
Floors	2
APN	7454-009-001
Cap Rate	5.87%
Market Cap Rate	9.39%
GRM	11.11
Market GRM	7.75

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
1 Bed 1 Bath	6	\$1,700	\$10,200	\$2,250	\$13,500
2 Bed 1 Bath	2	\$1,420	\$2,840	\$2,850	\$5,700
Commercial	4	\$1,361	\$5,445	\$1,845	\$7,380
Totals	12		\$18,485		\$26,580

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$221,820	\$318,960
- Less: Vacancy	(\$6,655)	(\$15,948)
+ Misc. Income	\$2,040	\$2,040
Effective Gross Income	\$217,205	\$305,052
- Less: Expenses	(\$71,062)	(\$71,403)
Net Operating Income	\$146,143	\$233,649

Annualized Expenses

Description	Actual	Market
Total Expenses	\$71,062	\$71,403
Expenses Per RSF	\$9.35	\$9.40
Expenses Per Unit	\$5,922	\$5,950

RENT ROLL

918 S Cabrillo Ave PRIME LOCATION

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RENT ROLL, INCOME AND EXPENSES

Date: Jan 26, 2026

918 S. Cabrillo Ave & 787, 789, 795 & 797 9th St.

San Pedro, CA 90731

Residential 5,158 sq. ft., Commercial 2,460 Sq. ft.

Apt's	Unit Mix	Rent	Start Date	Last Increase	Square Feet
1	1 Bedroom / 1 Bath	\$1,674	5/1/2021	2/1/2026	
2	1 Bedroom / 1 Bath	\$1,717	2/16/2023	2/1/2026	
3	1 Bedroom / 1 Bath	\$1,730	10/1/2020	2/1/2026	
4	1 Bedroom / 1 Bath	\$1,720	3/15/2024	2/1/2026	
5	2 Bedrooms / 1 Bath	\$1,619		2/1/2026	
6	2 Bedrooms / 1 Bath	\$1,222		2/1/2026	
7	1 Bedroom / 1 Bath	\$1,563	2/1/2022	2/1/2026	
8	1 Bedroom / 1 Bath	\$1,798	9/1/2020	2/1/2026	
Total		\$13,043			
Comm.		Rent	Next Increase	Start of Lease	Square Feet
787	Ponrteymoor Chiropract	\$1,860	4/1/26	4/1/13	838
789	Ponrteymoor Chiropract	\$1,112	4/1/26	4/1/13	503
795	Ponrteymoor Chiropract	\$1,002	4/1/26	4/1/15	453
797	Ponrteymoor Chiropract	\$1,471	4/1/26	4/1/20	665
Total		\$5,445			2,460
Garage "C" 787		\$49			
Laundry		\$170			

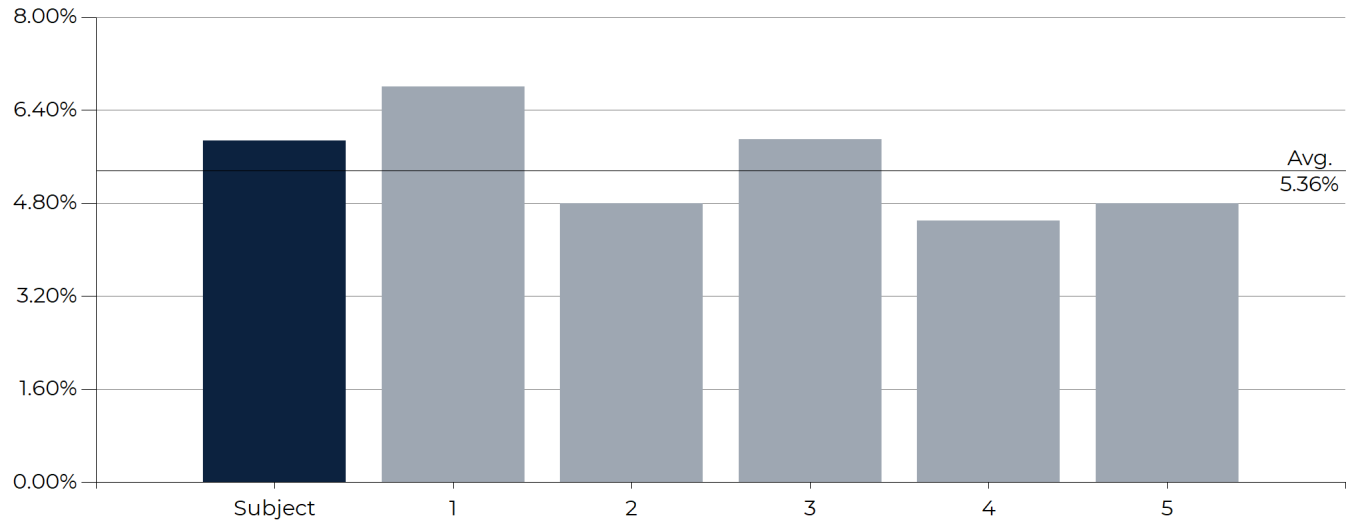
Commercial Tenant's \$5,445/mo rent includes the 4/1/2026 rent increase

SALE COMPARABLES

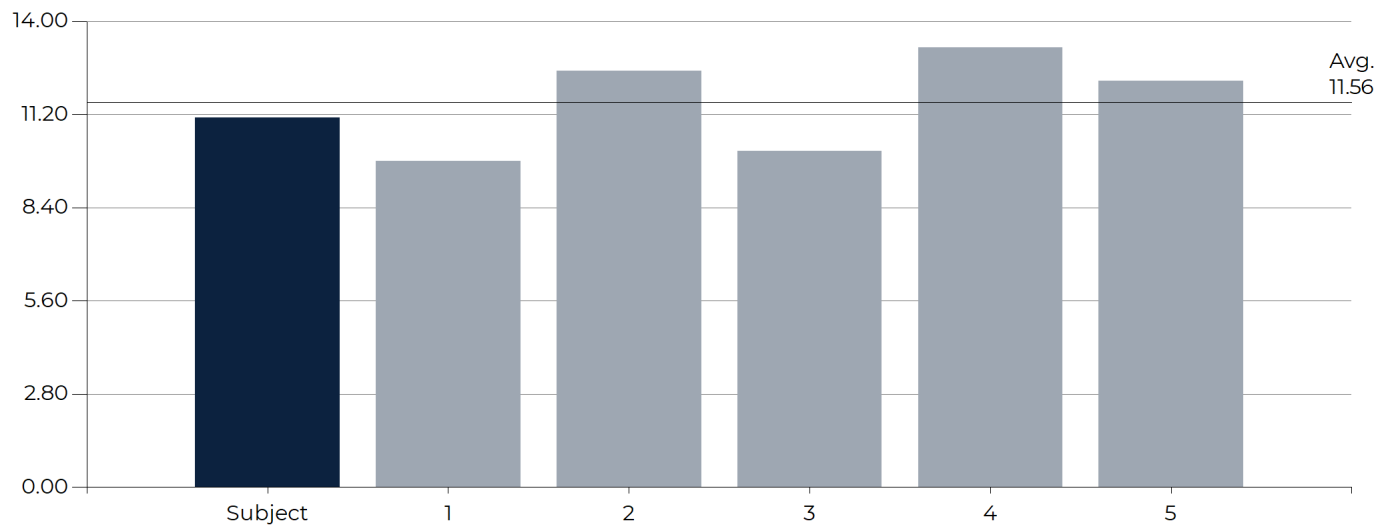
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Cap Rate



Gross Rent Multiplier

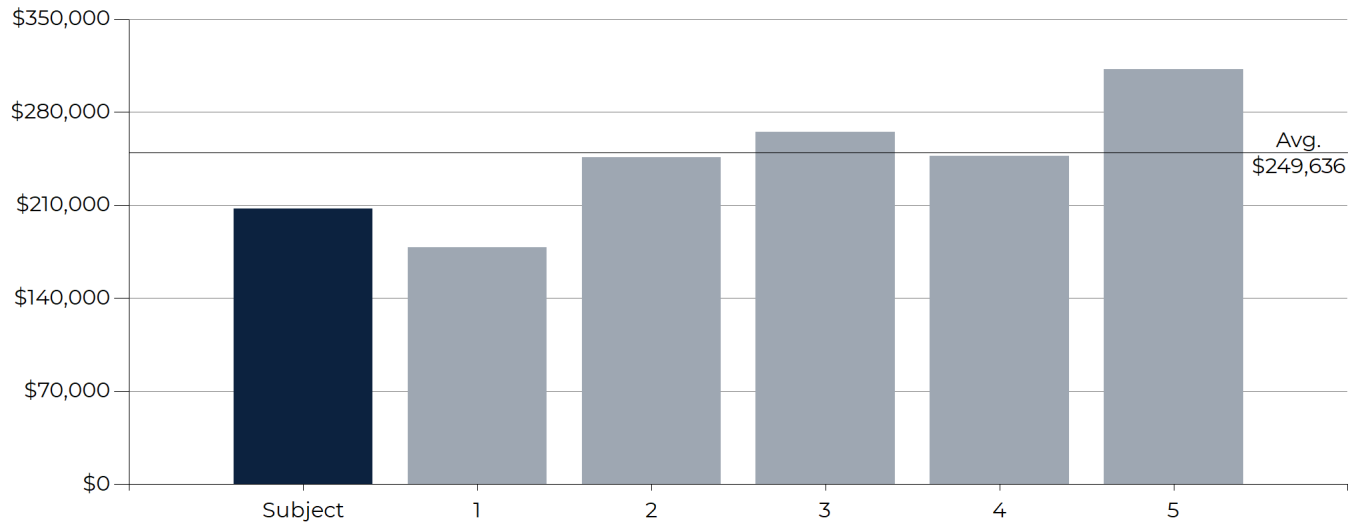


SALE COMPARABLES

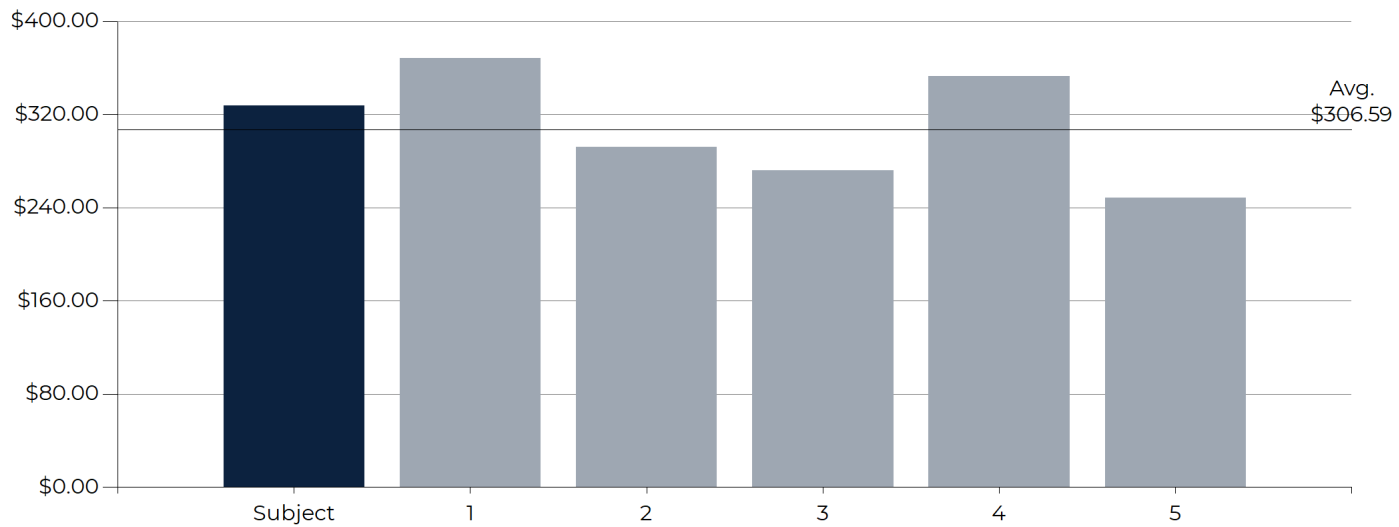
918 S Cabrillo Ave PRIME LOCATION

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Price per Unit



Price per SF



SALE COMPARABLES

918 S Cabrillo Ave PRIME LOCATION

918 South Cabrillo Avenue | San Pedro, CA 90731

SP



918 S Cabrillo Ave PRIME LOCATION
918 South Cabrillo Avenue, San Pedro, CA 90731

Sale Price	\$2,488,000	Cap Rate	5.87%
Units	12	GRM	11.11
Price/Unit	\$207,333	Year Built	1964
Price/SF	\$327.45		
Lot Size	8,354		

01



2509 S Denison Ave
2509 South Denison Avenue, San Pedro, CA 90731

Sale Price	\$2,492,500	GRM	9.79
Units	14	Sale Date	7/9/2025
Price/Unit	\$178,036		
Price/SF	\$367.95		
Cap Rate	6.8%		

02



623 West 22nd Street, San Pedro, CA 90731

Sale Price	\$1,230,000	Cap Rate	4.8%
Units	5	GRM	12.5
Price/Unit	\$246,000	Year Built	1962
Price/SF	\$291.75	Sale Date	10/8/2024
Lot Size	4,986		

03



1020 West 13th Street, San Pedro, CA 90731

Sale Price	\$1,325,000	GRM	10.1
Units	5	Year Built	1969
Price/Unit	\$265,000	Sale Date	9/27/2024
Price/SF	\$272.07		
Cap Rate	5.9%		

04



707 West 30th Street, San Pedro, CA 90731

Sale Price	\$1,730,000	Cap Rate	4.5%
Units	7	GRM	13.2
Price/Unit	\$247,143	Year Built	1966
Price/SF	\$352.63	Sale Date	5/31/2024
Lot Size	6,789		

05



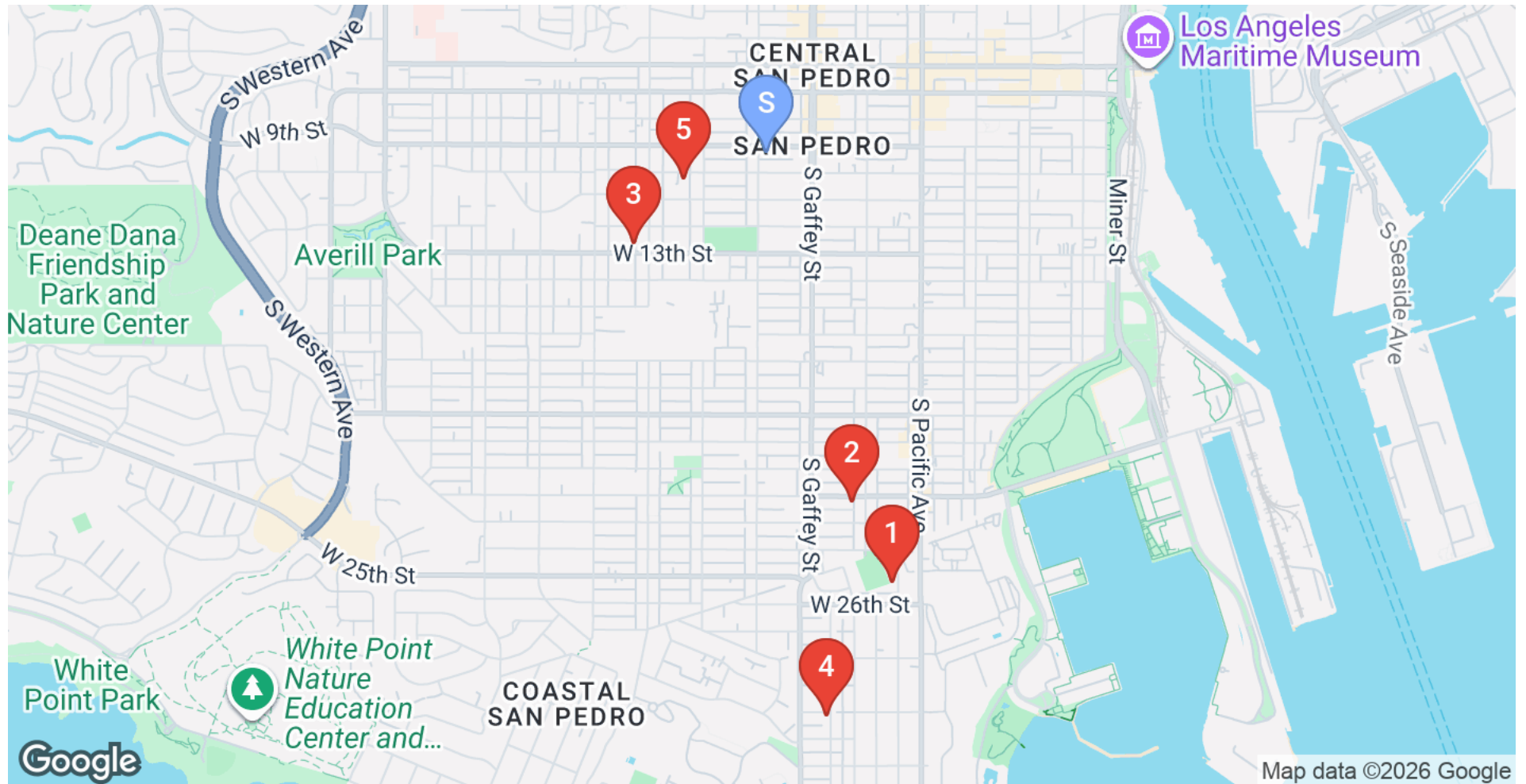
935 West 10th Street, San Pedro, CA 90731

Asking Price	\$1,560,000	Cap Rate	4.8%
Units	5	GRM	12.2
Price/Unit	\$312,000	Year Built	1974
Price/SF	\$248.57	Sale Date	In Escrow
Lot Size	6,075		

SALE COMPARABLES

918 S Cabrillo Ave PRIME LOCATION

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S 918 South Cabrillo Avenue
San Pedro, CA, 90731
\$2,488,000

1 2509 South Denison Avenue
San Pedro, CA, 90731
\$2,492,500

2 623 West 22nd Street
San Pedro, CA, 90731
\$1,230,000

3 1020 West 13th Street
San Pedro, CA, 90731
\$1,325,000

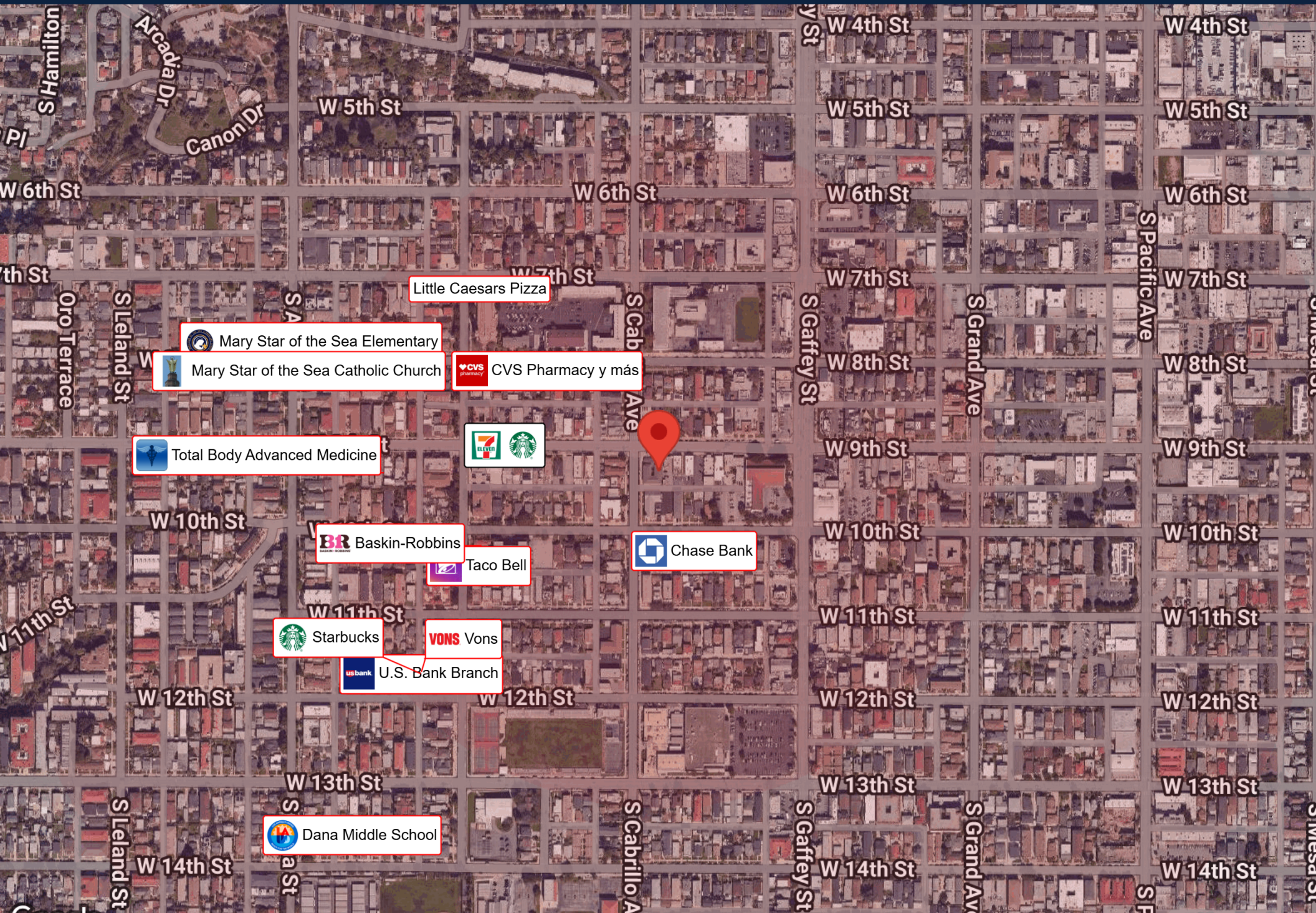
4 707 West 30th Street
San Pedro, CA, 90731
\$1,730,000

5 935 West 10th Street
San Pedro, CA, 90731
\$1,560,000

BUSINESS MAP

918 S Cabrillo Ave PRIME LOCATION

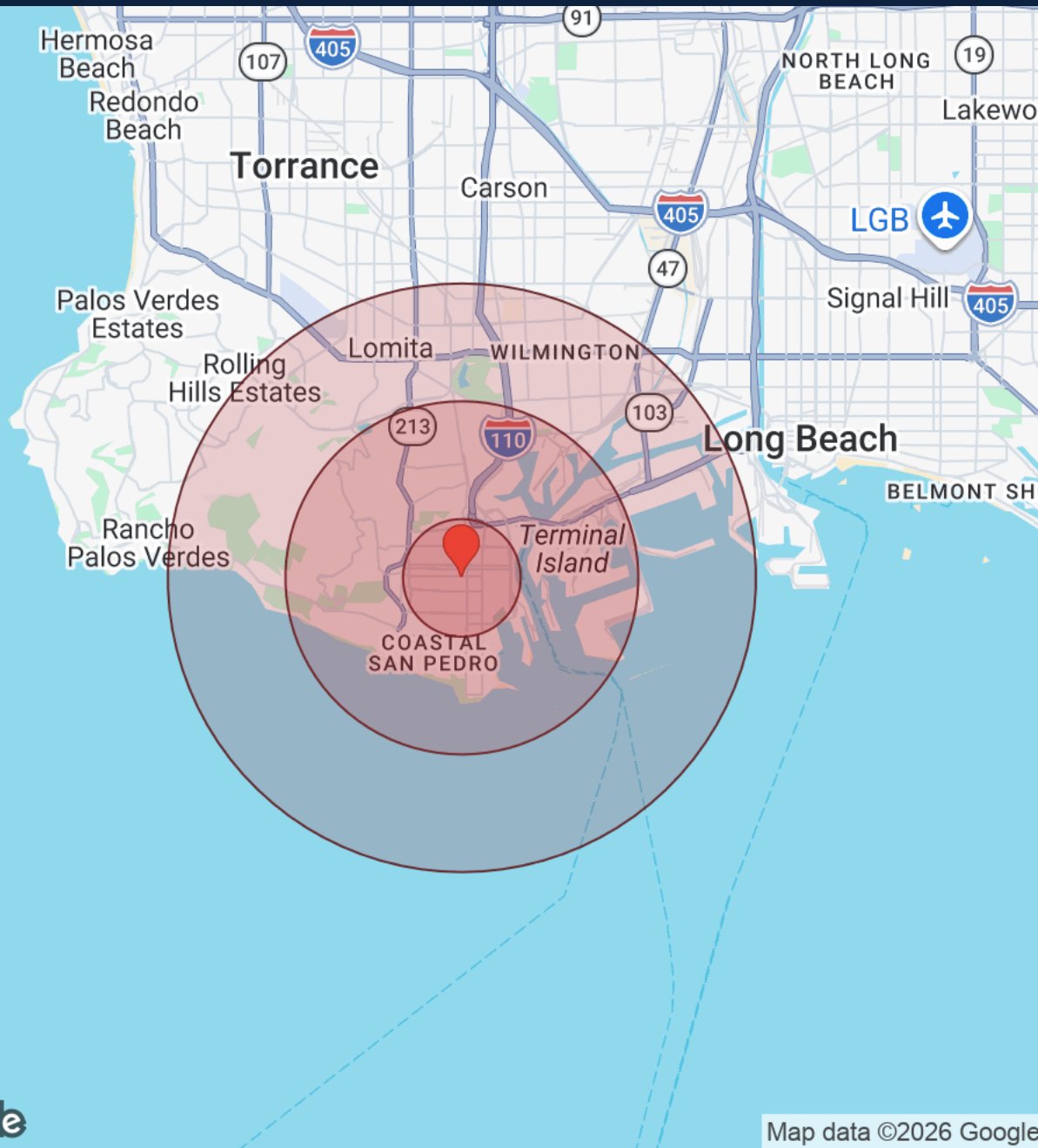
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DEMOGRAPHICS

918 S Cabrillo Ave PRIME LOCATION

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Population	1 Mile	3 Miles	5 Miles
Male	23,425	50,403	102,122
Female	23,958	50,602	103,529
Total Population	47,383	101,005	205,651

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	11,012	32,604	53,942
Black	4,511	8,020	14,519
Am In/AK Nat	71	182	308
Hawaiian	204	323	761
Hispanic	26,231	45,755	104,717
Asian	4,118	11,090	25,891
Multiracial	1,095	2,667	4,915
Other	137	374	596

Housing	1 Mile	3 Miles	5 Miles
Total Units	19,595	41,622	79,667
Occupied	18,036	38,293	73,547
Owner Occupied	5,162	17,856	35,497
Renter Occupied	12,874	20,437	38,050
Vacant	1,560	3,329	6,120

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	8,438	16,833	35,029
Ages 15 - 24	6,001	11,439	25,120
Ages 25 - 54	19,922	39,924	81,700
Ages 55 - 64	5,997	13,765	27,374
Ages 65+	7,025	19,043	36,427

Income	1 Mile	3 Miles	5 Miles
Median	\$72,503	\$95,273	\$91,855
Under \$15k	1,690	3,083	5,678
\$15k - \$25k	1,584	2,483	4,624
\$25k - \$35k	1,493	2,479	5,096
\$35k - \$50k	1,688	2,739	5,891
\$50k - \$75k	2,828	5,025	9,790
\$75k - \$100k	1,951	4,116	8,449
\$100k - \$150k	2,744	6,324	11,974
\$150k - \$200k	1,702	3,833	7,624
Over \$200k	2,356	8,211	14,423

Legend: ● 1 Mile ● 3 Miles ● 5 Miles



Map data ©2026 Google

OLGA WRIGHT
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DISCLAIMER

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