

GARDENA MULTI-FAMILY PURCHASE OPPORTUNITY

Pro Forma \$101,633 Net Annual Income – 5.09% Cap Rate

5-Unit Apartment Building – No Rent Control



Offering Memorandum



Price Reduced!

16720 S DALTON AVENUE, GARDENA, CA 90247

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Property Details

Building Area: 4,494± SF

Land Area: 7,500± SF

Stories: 2

Total Units: 5

Year Built: 1988

Construction: Frame & Stucco

Parking: 10 Total Spaces

Zoning: GAR3

Assessor's Parcel Number: 6106-024-017

Property Highlights

- 100% leased 5-unit apartment building
- No rent control — Newer built (1988)
- One 3-bedroom/3-bath unit; four 2-bedroom/1-bath units
- \$101,633 pro forma net annual income | 5.09% pro forma cap rate (projected July 2025 income/expense statement)
- **All five non-rent control units may be increased by 8.9% per year, effective 8/1/2024 to 7/31/2025 (per the California Apartment Association)**
- \$89,863 actual net annual income | 4.5% actual cap rate
- Two month-to-month units: Raise rents to market value!
- Located on the east side of Dalton Avenue between 166th Street and 169th Street
- Electric remote front gate — 10 total parking spaces (2 car garage parking plus 8 carport spaces)
- ¼-mile east of Western Avenue, ½-mile north of the Artesia (91) Freeway, and 1-mile west of the Harbor (110) Freeway

Sale Price: ~~\$2,150,000~~ \$1,998,000 (\$399,600/Unit)

Buyer to verify any and all information with the City and its licensed third-party experts

Rent Roll

Actual Rent Roll

UNIT	TYPE	RENT/MONTH	EXPIRATION
1	3-Bedroom/3-Bath	\$2,850	7/2025
2	2-Bedroom/1-Bath	\$1,811	Mo. to Mo.
3	2-Bedroom/1-Bath	\$2,300	Mo. to Mo.
4	2-Bedroom/1-Bath	\$2,150	1/2025
5	2-Bedroom/1-Bath	\$2,250	4/2025
Total Rental Income:		\$11,361	
Laundry Income:		\$100	
Total Monthly Income:		\$11,461	
Actual Gross Annual Income:			\$137,532

Actual Income & Expense

INCOME

Actual Gross Annual Income:	\$137,532	
Less 3% Vacancy/Collection Loss:	<4,126>	
Effective Gross Annual Income:		\$133,406

ANNUAL EXPENSES

Property Tax*	\$24,975	
Insurance	6,350	
Utilities	6,818	
Repairs & Maintenance	5,400	
Total Annual Expenses:		\$43,543
Actual Net Annual Operating Income:		\$89,863
Actual Cap Rate:		4.5%

* Property tax based on \$1,998,000 asking price

Pro Forma Rent Roll

UNIT	TYPE	RENT/MONTH	EXPIRATION
1	3-Bedroom/3-Bath	\$3,104	
2	2-Bedroom/1-Bath	\$1,972	
3	2-Bedroom/1-Bath	\$2,505	
4	2-Bedroom/1-Bath	\$2,341	
5	2-Bedroom/1-Bath	\$2,450	
Total Rental Income:		\$12,372	
Laundry Income:		\$100	
Total Monthly Income:		\$12,472	
Pro Forma Gross Annual Income:			\$149,666

Pro Forma Income & Expense

INCOME

Pro Forma Gross Annual Income:	\$149,666	
Less 3% Vacancy/Collection Loss:	<4,490>	
Effective Gross Annual Income:		\$145,176

ANNUAL EXPENSES

Property Tax*	\$24,975	
Insurance	6,350	
Utilities	6,818	
Repairs & Maintenance	5,400	
Total Annual Expenses:		\$43,543
Pro Forma Net Annual Operating Income:		\$101,633
Pro Forma Cap Rate:		5.09%

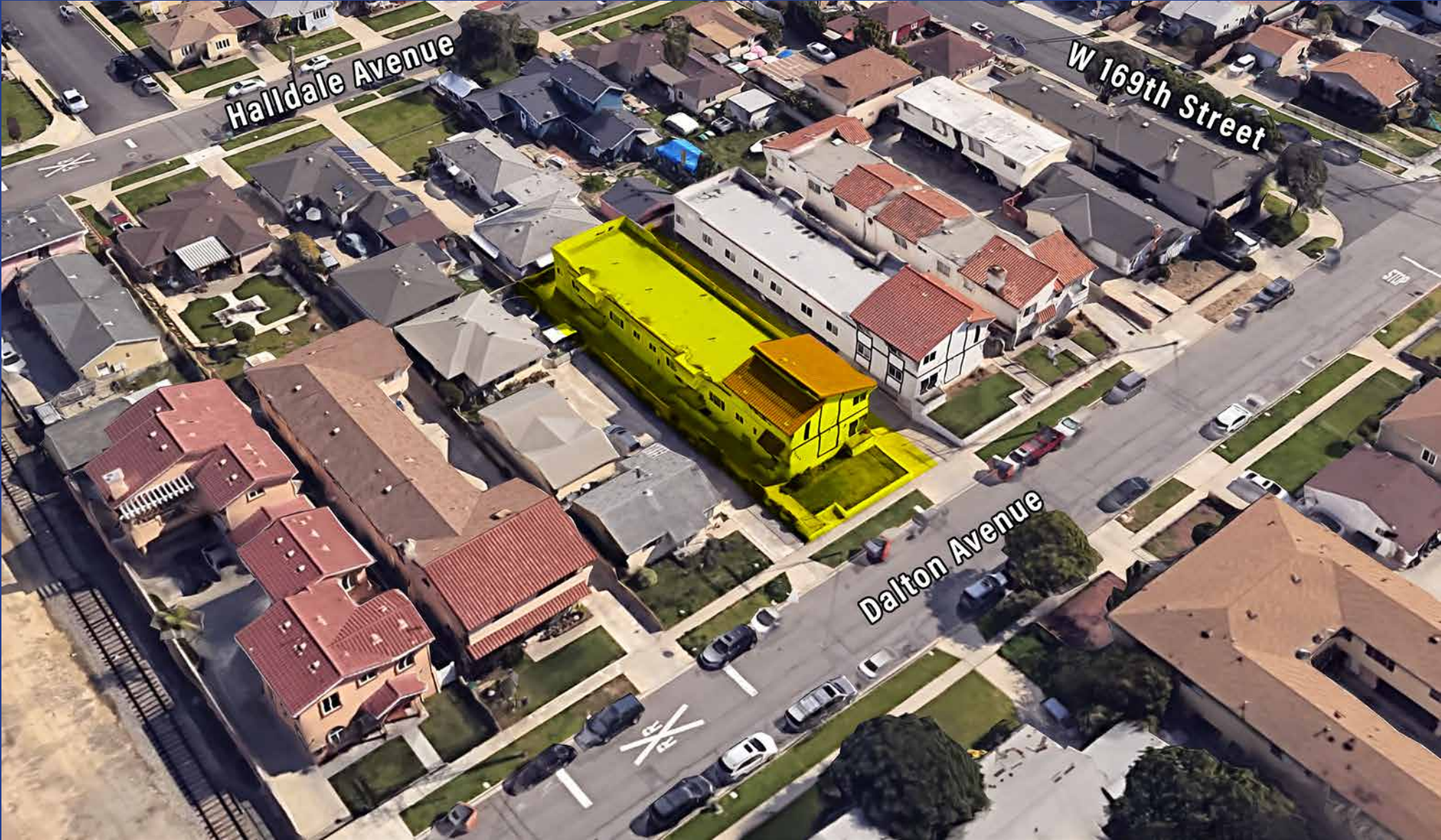
* Property tax based on \$1,998,000 asking price

Exterior Photo

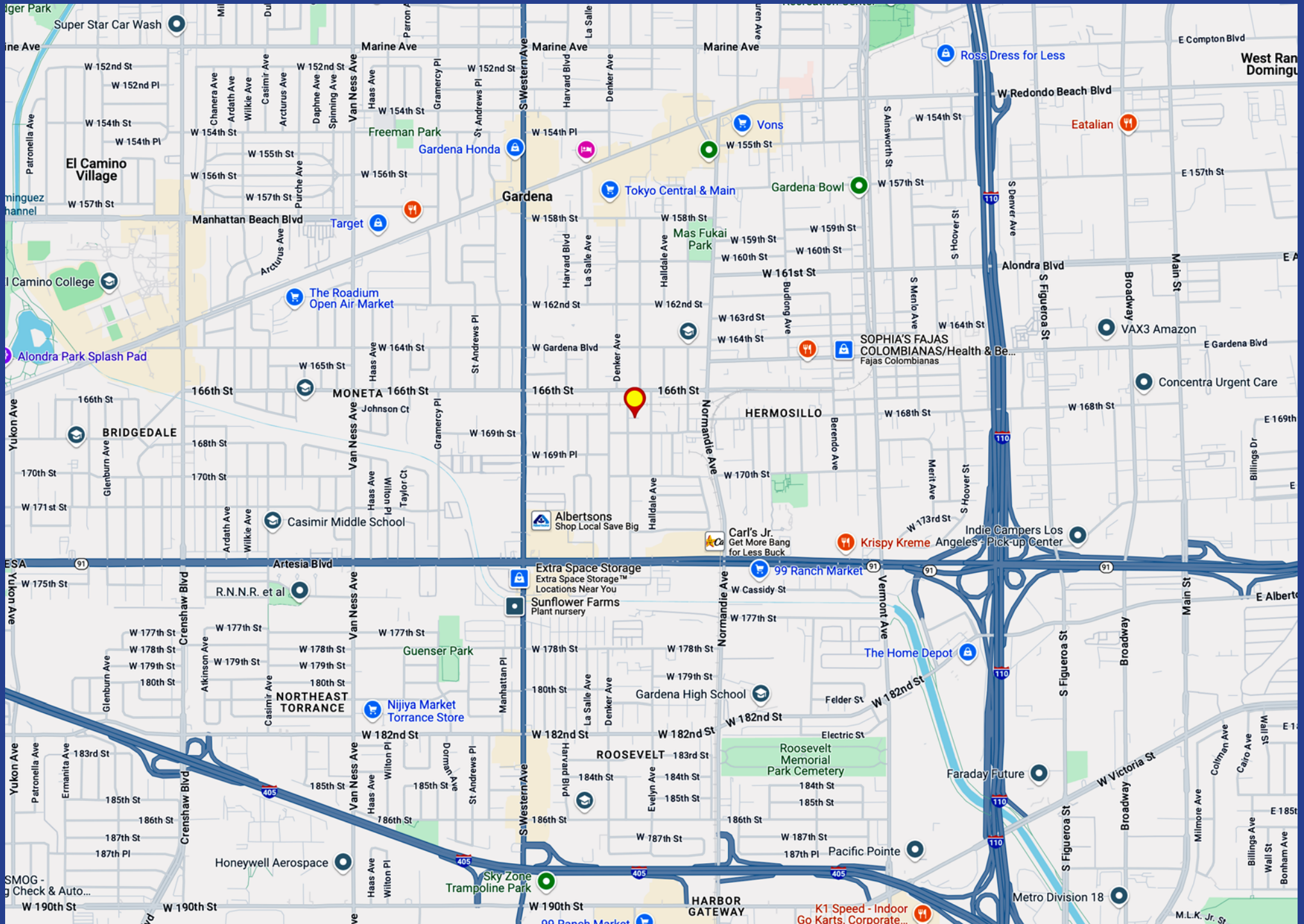




Aerial Photo

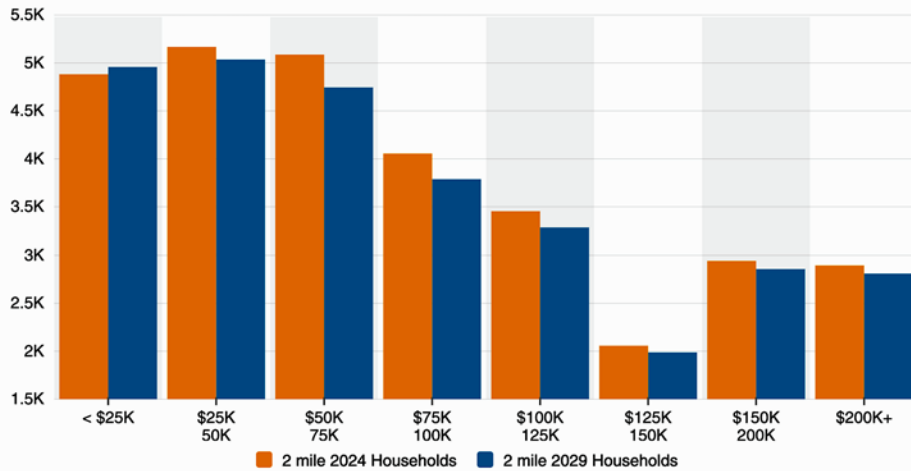


Area Map

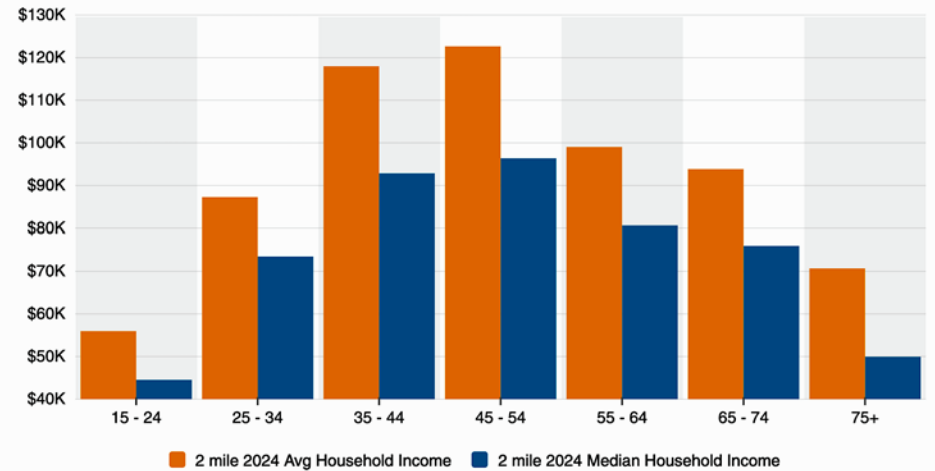


Neighborhood Demographics

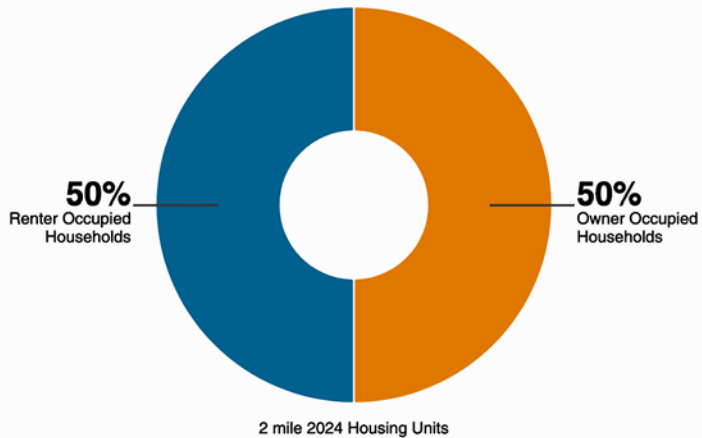
Household Income



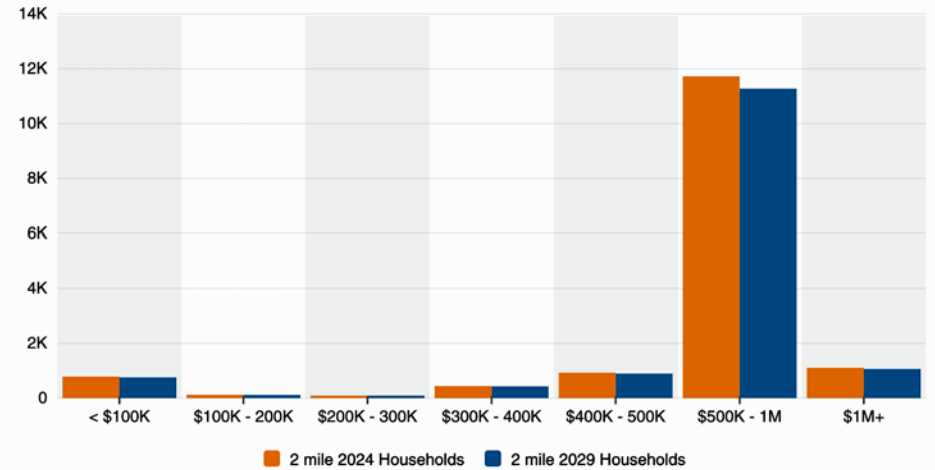
Household Income By Age



Housing Occupancy



Home Values



16720 Dalton Avenue
Gardena, CA 90247

Multi-Family Investment For Sale

5 Unit Apartment Building (Built 1988)

No Rent Control

4,494± SF Building
7,500± SF of Land

Price Reduced! Seller Motivated!

Exclusively offered by



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