

LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS



OFFERING MEMORANDUM

16722 S DALTON AVE

GARDENA, CA 90247 5 UNITS

MICHAEL PADILLA

310.420.2541

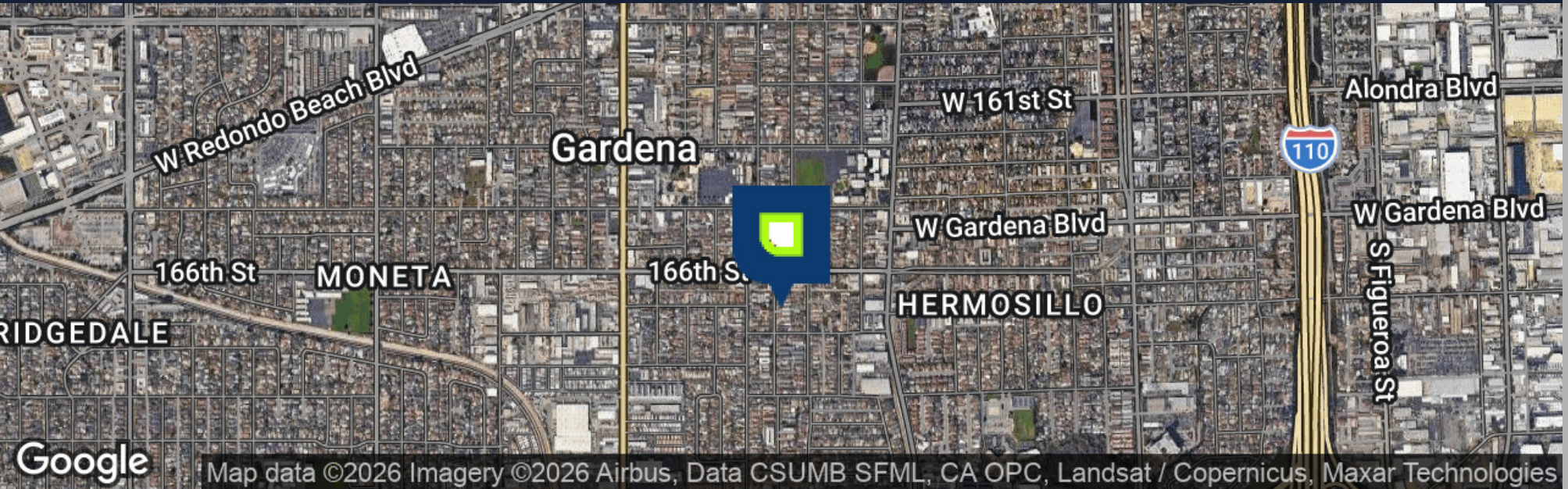
michael.padilla@lyonstahl.com

CaIDRE #01993341

PROPERTY INFORMATION

16720 S Dalton Ave - Gardena, CA 90247

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. One 2bed unit delivered VACANT at COE. Most rents are near market, with an estimated 14% rental upside after vacancy leased.

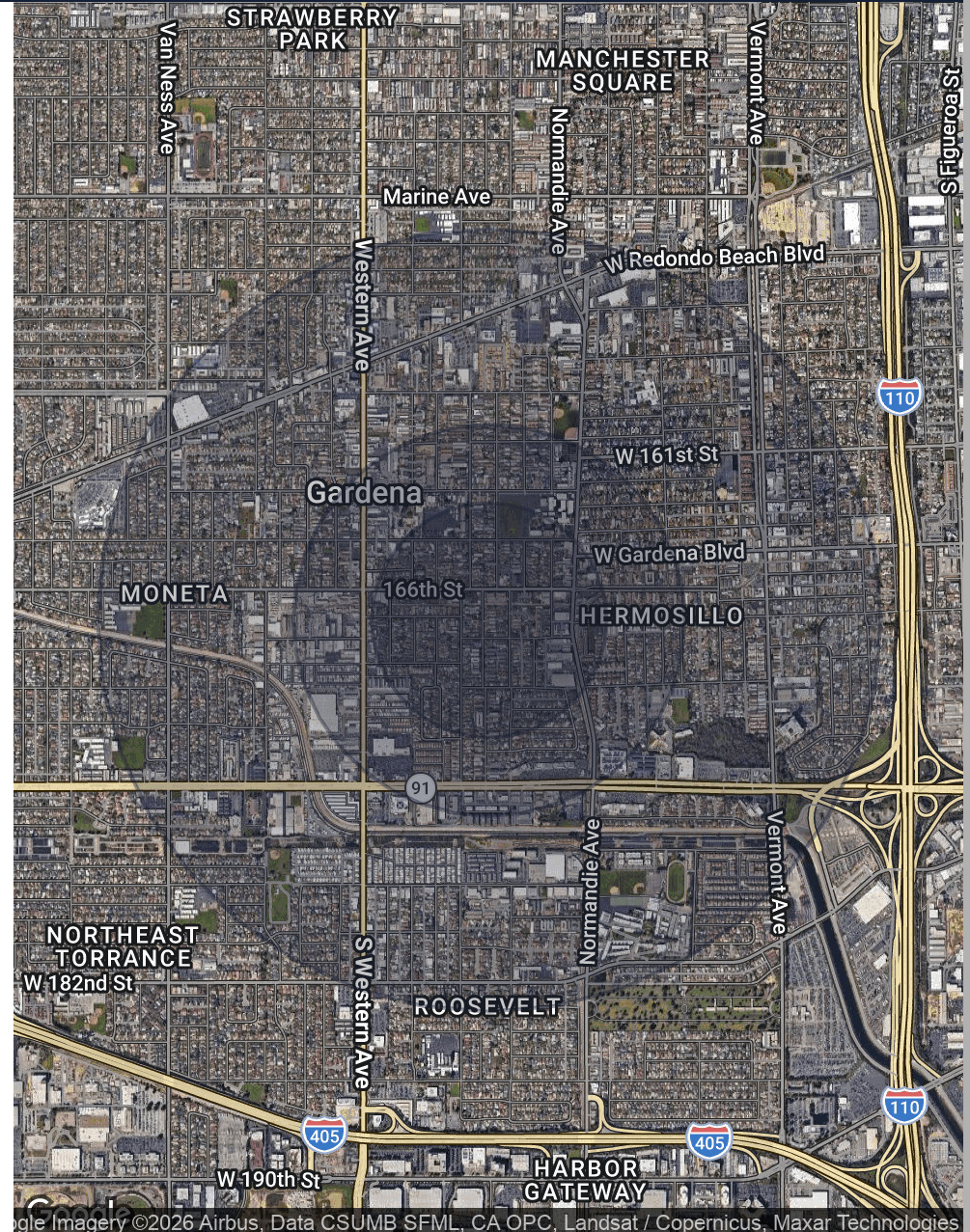
Efficiently operated with very low expenses, making it an ideal passive investment that does not require professional management. Parking is a major advantage, offering **10 total spaces**: one 2-car garage and 8 tuck-under spaces. This asset is a compelling opportunity to acquire a newer-built, low maintenance multifamily property with immediate income.

PROPERTY INFORMATION DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,052	8,321	29,440
Average Age	48.8	45.5	44.2
Average Age (Male)	45.3	44.1	42.6
Average Age (Female)	50.6	46.6	45.2

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,176	3,098	11,105
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$97,325	\$94,702	\$100,584
Average House Value	\$941,122	\$727,533	\$735,056

* Demographic data derived from 2020 ACS - US Census



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PROPERTY INFORMATION
PROPERTY PHOTOS

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16720 S Dalton Ave - Gardena, CA 90247



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FINANCIAL OVERVIEW

FINANCIAL OVERVIEW
INCOME & EXPENSES

EXPENSES SUMMARY

New Taxes (New Estimated):	\$25,620
Maintenance:	\$3,250
Insurance (\$1.25/SF)	\$5,618
Gas (Actuals):	\$1,440
Electric (Actuals):	\$804
Water (Actuals):	\$5,880
Trash (Actuals):	\$2,424
Landscaping (Actuals):	\$900
OPERATING EXPENSES	\$45,936

FINANCIAL OVERVIEW GRIDS

Property Address			Annualized Operating Data		Current Rents		Market Rents	
List Price:		\$2,100,000	Scheduled Gross Income:		\$142,320		\$163,800	
Down Payment:	50.0%	\$1,050,000	Vacancy Rate Reserve:		\$4,270	3% *1	\$4,914	3% *1
Number of units:		5	Gross Operating Income:		\$138,050		\$158,886	
Cost per Unit:		\$420,000	Expenses:		\$45,936	32% *1	\$45,936	28% *1
Current GRM:		14.76	Net Operating Income:		\$92,115		\$112,951	
Market GRM:		12.82	Loan Payments:		\$74,333		\$74,333	
Current CAP:		4.39%	Pre Tax Cash Flows:		\$17,782	1.69% *2	\$38,618	3.68% *2
Market CAP:		5.38%	Principal Reduction:		\$13,259		\$13,259	
Year Built / Age:		1988	Total Return Before Taxes:		\$31,042	2.96% *2	\$51,877	4.94% *2
Approx. Lot Size:		7,502						
Approx. Gross RSF:		4,494						
Cost per Net RSF:		\$467.29						

*1 As a percent of Scheduled Gross Income
*2 As a percent of Down Payment

Proposed Financing				Scheduled Income						
First Loan Amount:	\$1,050,000	Amort:	30			Current Income		Market Income		
Terms:	5.85%	Fixed:	5	# of Units	Bdrms/ Baths	Notes	Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
Payment:	\$6,194	DCR:	1.24	1	3+2		\$2,800	\$2,800	\$3,150	\$3,150
				1	2+1		\$1,910	\$1,910	\$2,600	\$2,600
				1	2+1		\$2,400	\$2,400	\$2,600	\$2,600
				1	2+1		\$2,250	\$2,250	\$2,600	\$2,600
				1	2+1		\$2,400	\$2,400	\$2,600	\$2,600
				Total Scheduled Rent:				\$11,760		\$13,550
				Laundry				\$100		\$100
				Garages				\$0		\$0
				Monthly Scheduled Gross Income:				\$11,860		\$13,650
				Annualized Scheduled Gross Income:				\$142,320		\$163,800
				Utilities Paid by Tenant:				Gas & Electric		

Annualized Expenses	
*Estimated	
New Taxes (New Estimated):	\$25,620
Maintenance (\$650/unit):	\$3,250
Insurance (\$1.25/SF):	\$5,618
Landscaping (Actual):	\$900
Electric (Actual):	\$804
Gas (Actual):	\$2,424
Water (Actual):	\$1,440
Trash (Actual):	\$5,880
Total Expenses:	\$45,936
Expenses as %/SGI	32.28%
Per Net Sq. Ft:	\$10.22
Per Unit	\$9,187

FINANCIAL OVERVIEW
RENT ROLL

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	\$2,500	\$2,600
TOTALS			\$11,860	\$13,550

SALES COMPARABLES

SALES COMPARABLES

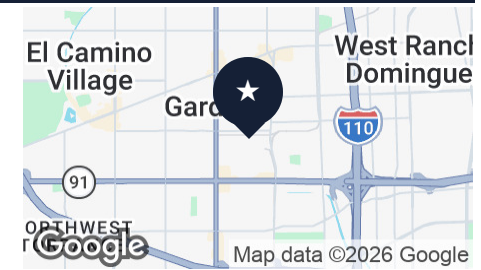
SALE COMPS



16720 S DALTON AVE
Gardena, CA 90247

Subject Property

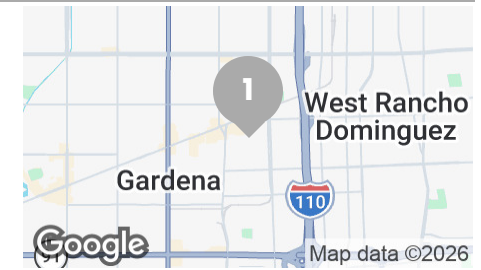
Price: \$2,100,000 No. Units: 5
Cap Rate: 4.39% Price/Unit: \$420,000



15534 S BUDLONG PL
Gardena, CA 90247

Sold 12/4/2025

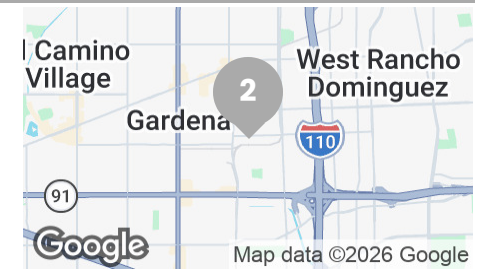
Price: \$1,875,000 No. Units: 6
Cap Rate: 3.81% Price/Unit: \$312,500



1256 W GARDENA BLVD
Gardena, CA 90247

Sold 9/25/2025

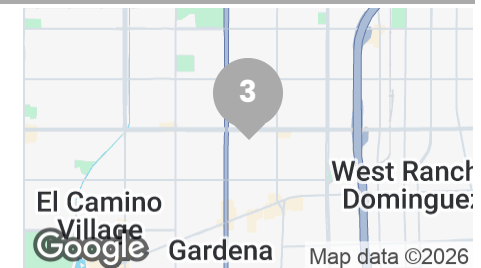
Price: \$2,265,000 No. Units: 6
Cap Rate: 5.25% Price/Unit: \$377,500



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



SALES COMPARABLES

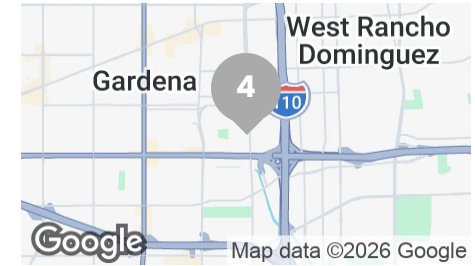
SALE COMPS



17027 S VERMONT AVE
Gardena, CA 90247

Sold 4/18/2025

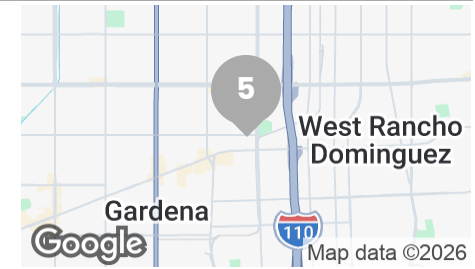
Price: \$3,020,000 No. Units: 8
Cap Rate: 3.86% Price/Unit: \$377,500



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



14620 S BERENDO AVE
Gardena, CA 90247

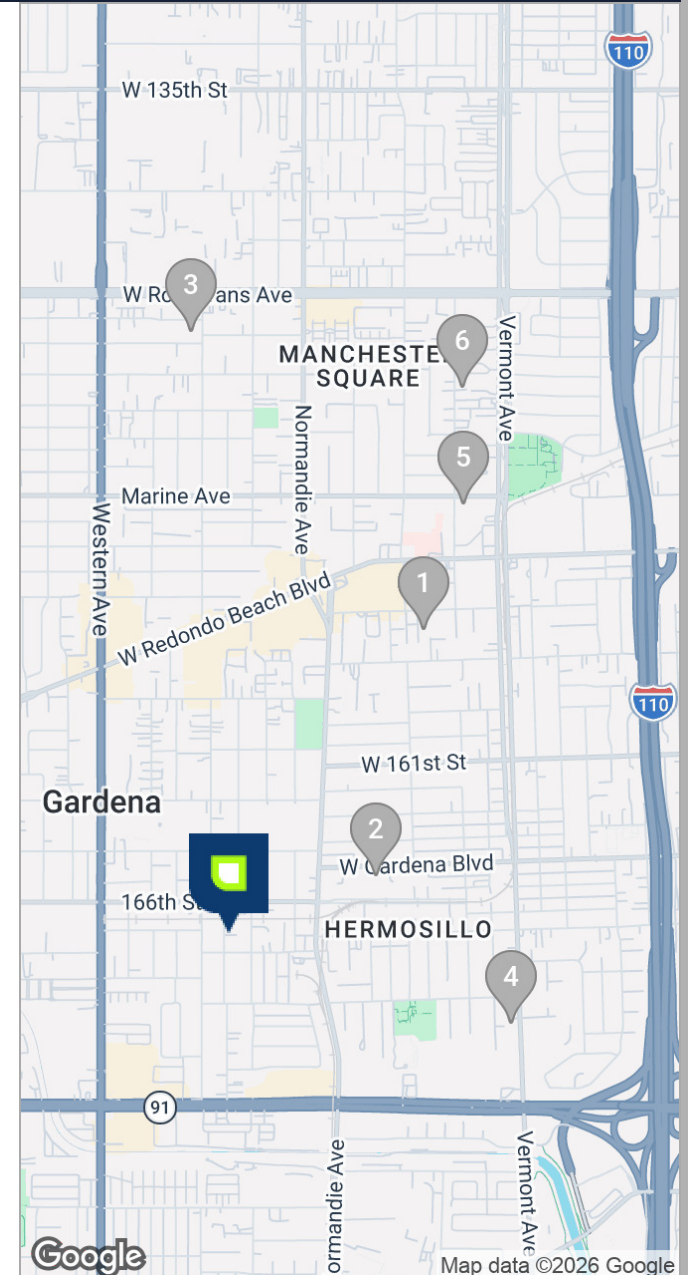
Sold 12/19/2023

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
★	16720 S Dalton Ave Gardena, CA	\$2,100,000	5	4.39%	\$420,000	14.7555
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



16720 S Dalton Ave - Gardena, CA 90247

SALES COMPARABLES ANALYSIS

<i>Closed</i>										
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					14.06	4.33%	\$336.20	\$350,278		
16720 S Dalton Ave	\$2,100,000	5	1988	4,494	14.76	4.39%	\$467.29	\$420,000	-	(1) 3+2, (4) 2+1

EXCLUSIVELY MARKETED BY



MICHAEL PADILLA

310.420.2541

michael.padilla@lyonstahl.com

BRE. 01993341