

GARDENA MULTI-FAMILY PURCHASE OPPORTUNITY

Actual \$86,736 Net Annual Income — 4.03% Cap Rate

5-Unit Apartment Building — No Rent Control



Offering Memorandum



16720 S DALTON AVENUE, GARDENA, CA 90247

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GARDENA, CA 90247

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 and four 2-bedroom/1-bath units
- \$86,736 actual net annual income | 4.03% 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
- 50' frontage on Dalton Avenue
- Electric remote front gate
- 10 total parking spaces: 2 car garage parking plus 8 carport spaces
- 1/4-mile east of Western Avenue, 1/2-mile north of the Artesia (91) Freeway, and 1-mile west of the Harbor (110) Freeway

Asking Price: \$2,150,000 (\$430,000 Per Unit)

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

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Rent Roll

Rent Roll

UNIT	TYPE	RENT/MONTH	EXPIRATION
1	3-Bedroom/3-Bath	\$2,850	7/2027
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	\$2,100	1/2025
3	2-Bedroom/1-Bath	\$2,250	4/2025
Total Rental Income:		\$11,311	
Laundry Income:		\$100	
Total Monthly Income:		\$11,411	
Actual Gross Annual Income:			\$136,932

Actual Income & Expense

INCOME

Potential Gross Annual Income:	\$136,932
Less 3% Vacancy/Collection Loss:	<4,108>
Effective Gross Annual Income:	\$132,824

ANNUAL EXPENSES

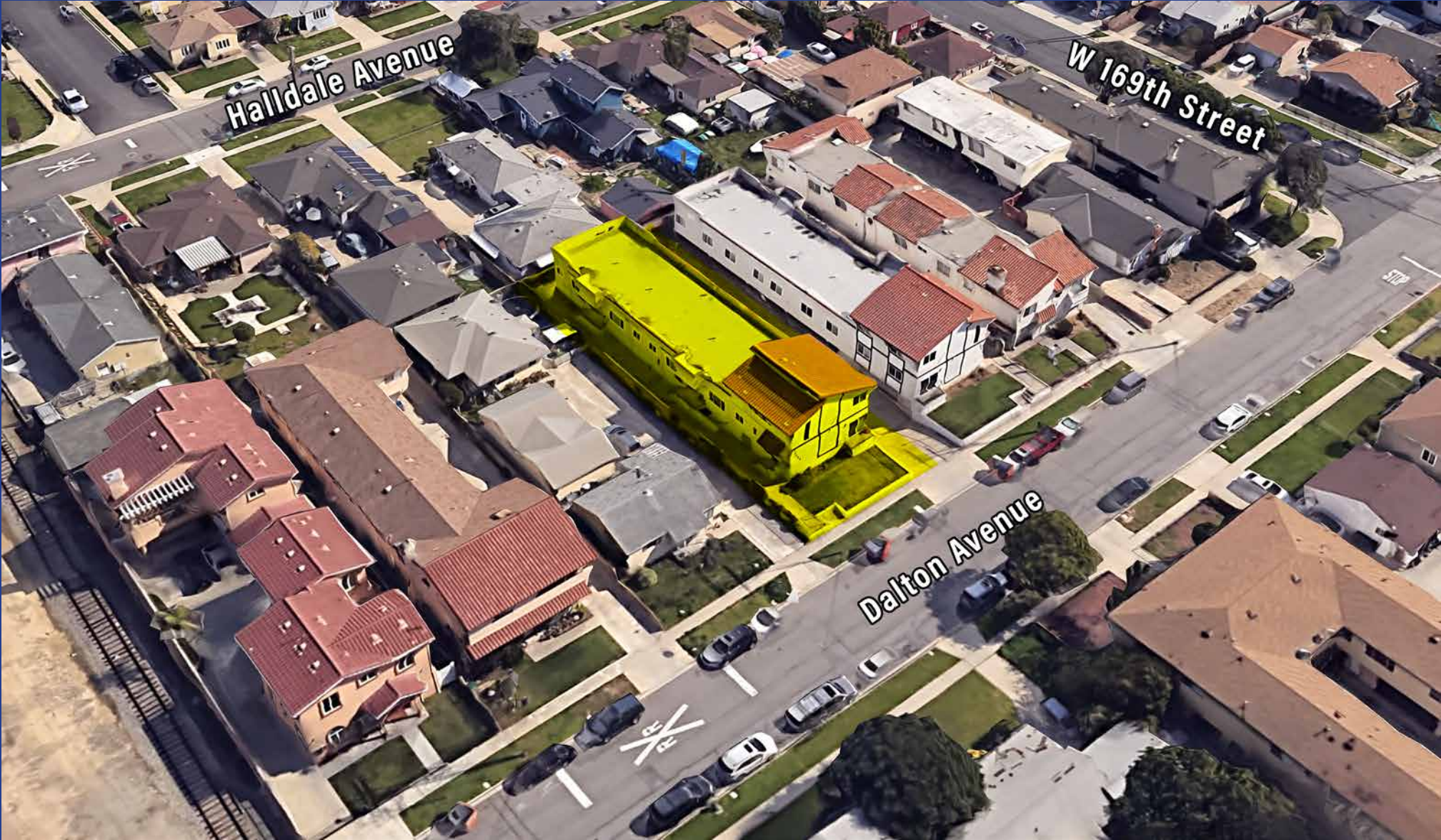
Property Tax*	\$27,520
Insurance	6,350
Utilities	6,818
Repairs & Maintenance	5,400
Total Annual Expenses:	\$46,088
Actual Net Annual Operating Income:	\$86,736
Actual Cap Rate:	4.03%

* Property tax based on \$2,150,000 asking price

Exterior Photo



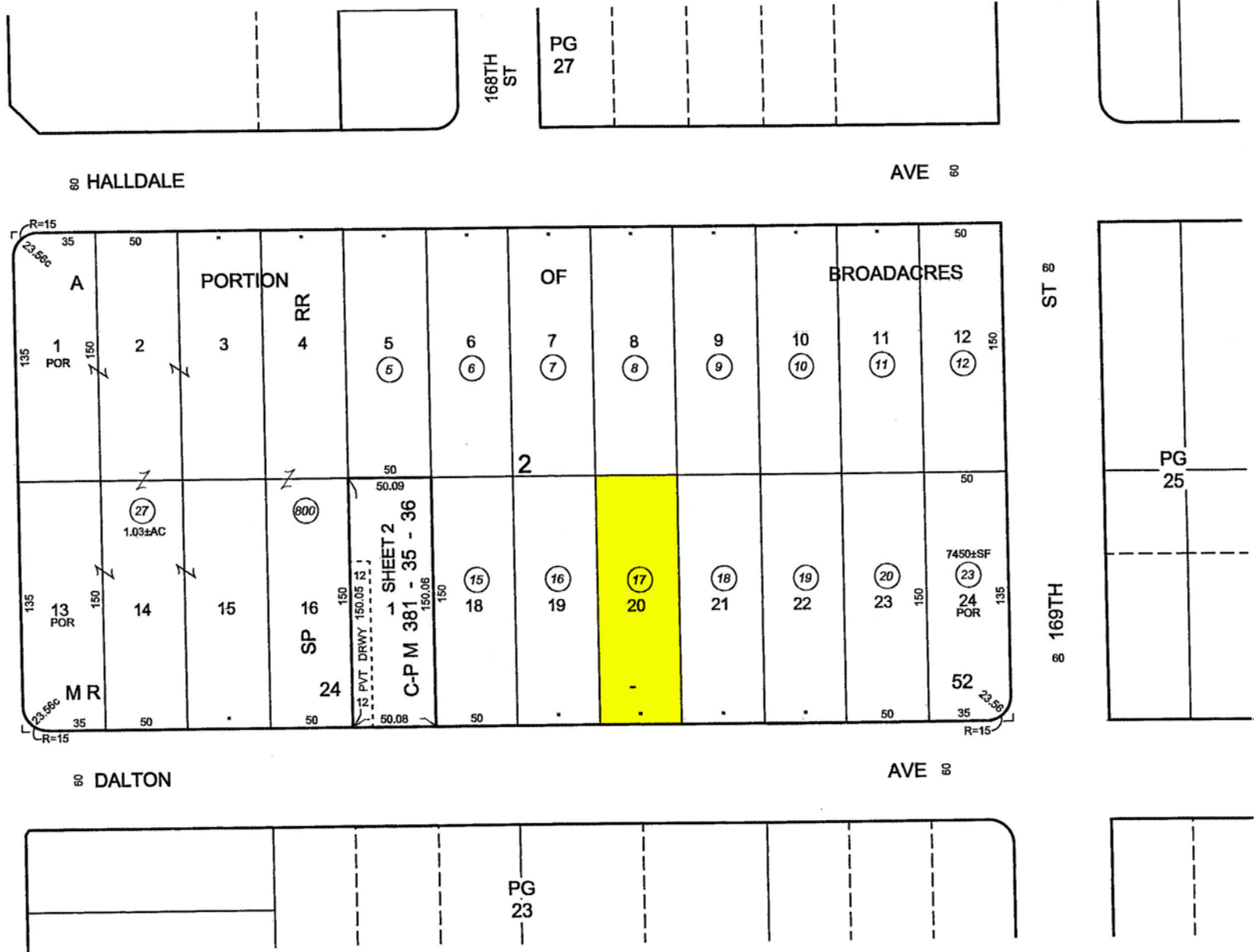
Aerial Photo



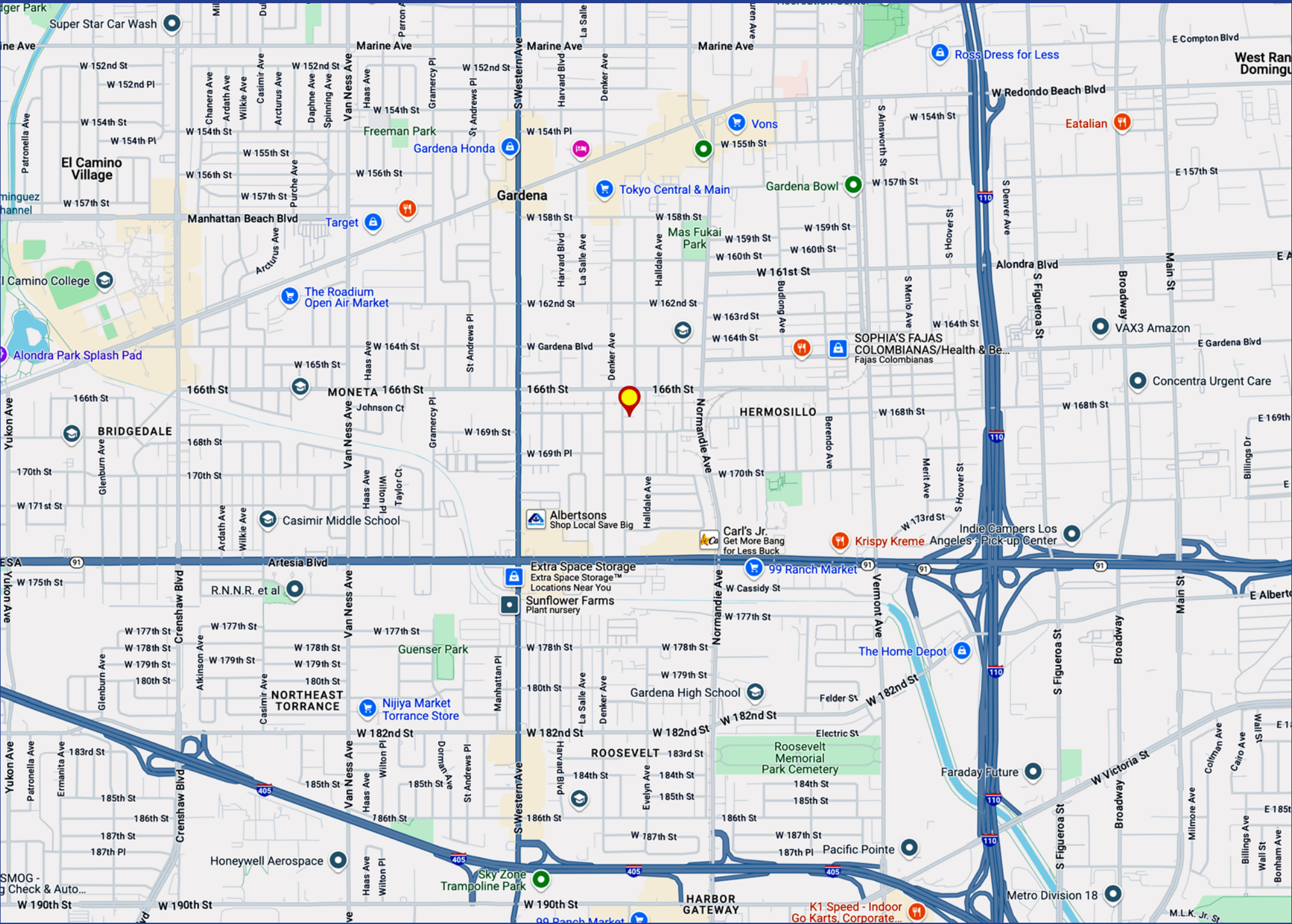
Plat Map



MAPPING AND GIS SERVICES
SCALE 1" = 60'

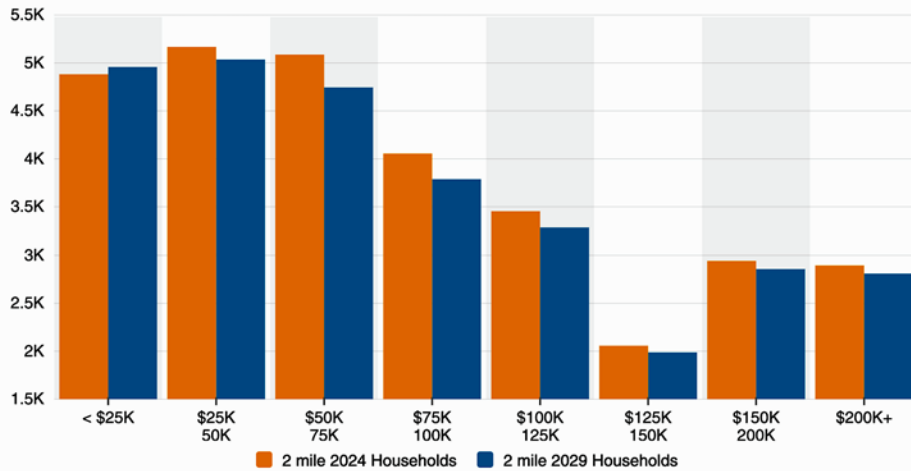


Area Map

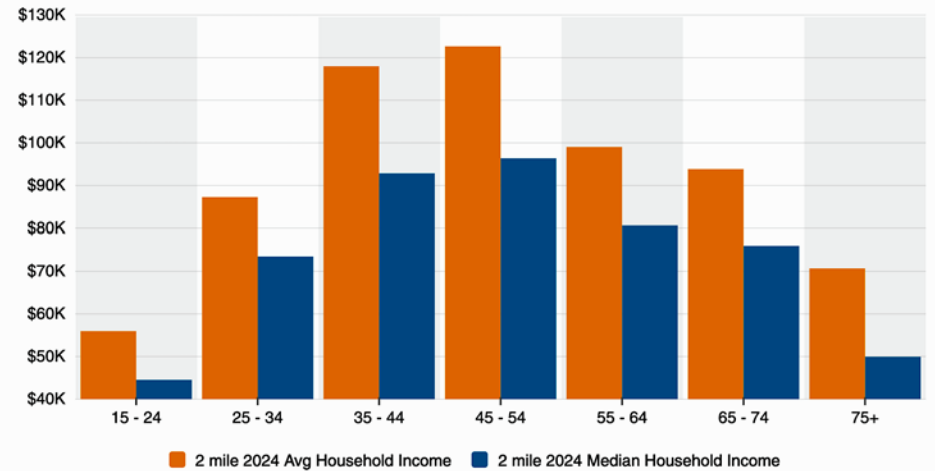


Neighborhood Demographics

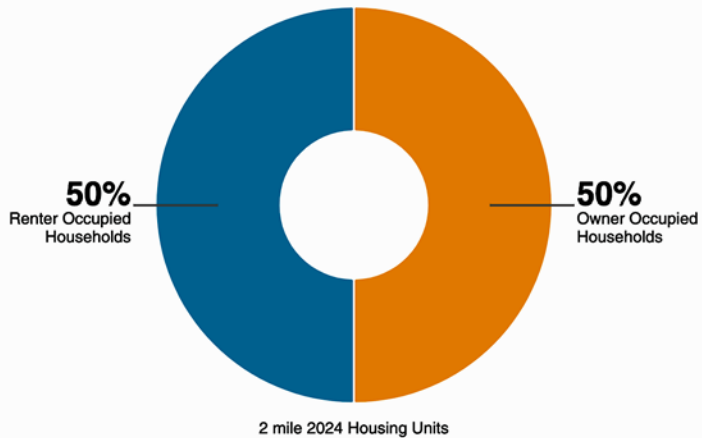
Household Income



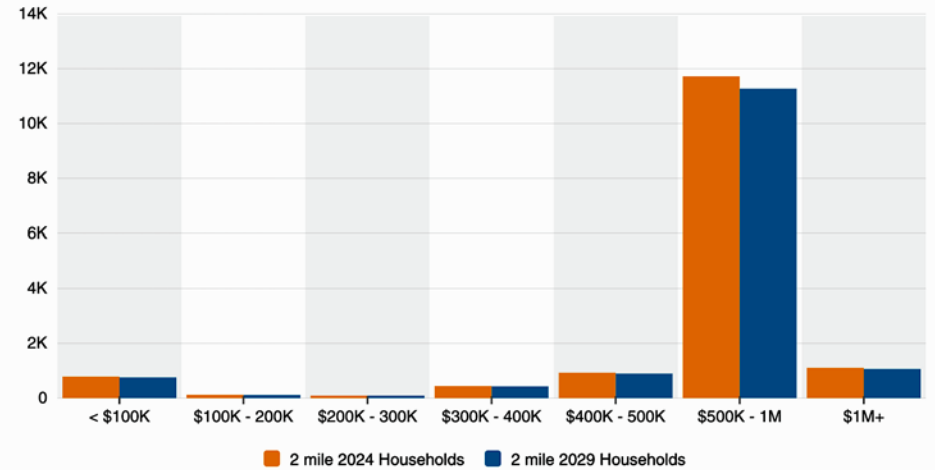
Household Income By Age



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

Exclusively offered by



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