



# OFFERING MEMORANDUM

16720 S DALTON AVE

GARDENA, CA 90247

5 UNITS

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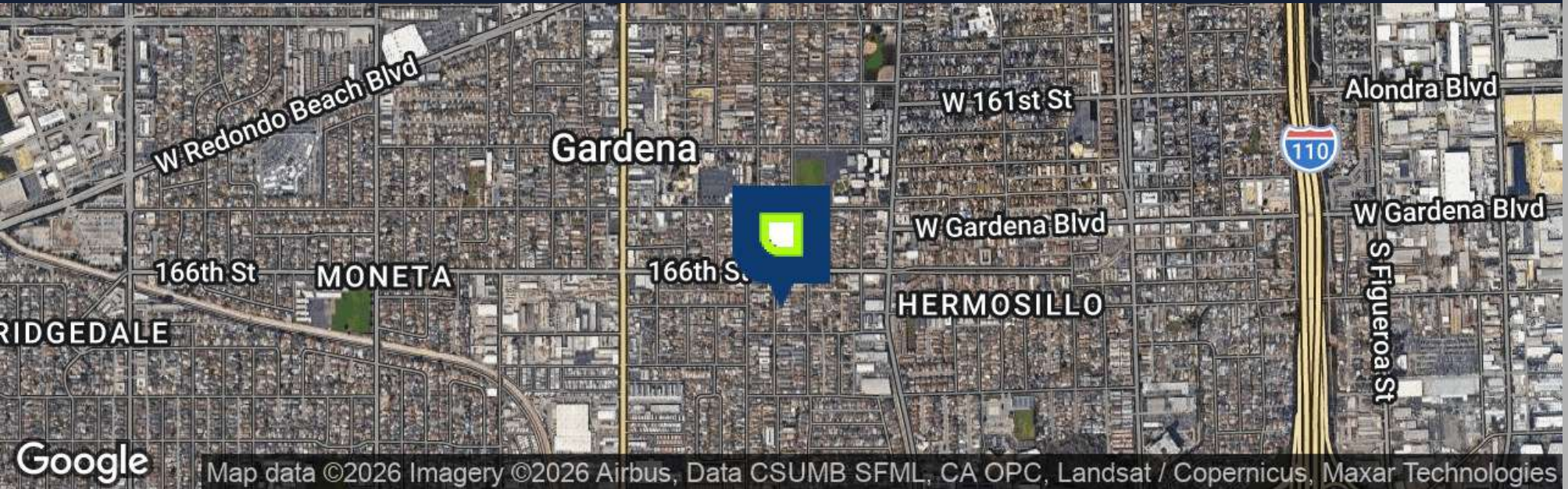
DRE #02035763

# PROPERTY INFORMATION

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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.

PROPERTY OVERVIEW	TABLE TITLE	TABLE TITLE
Number of Units	Table Text	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.

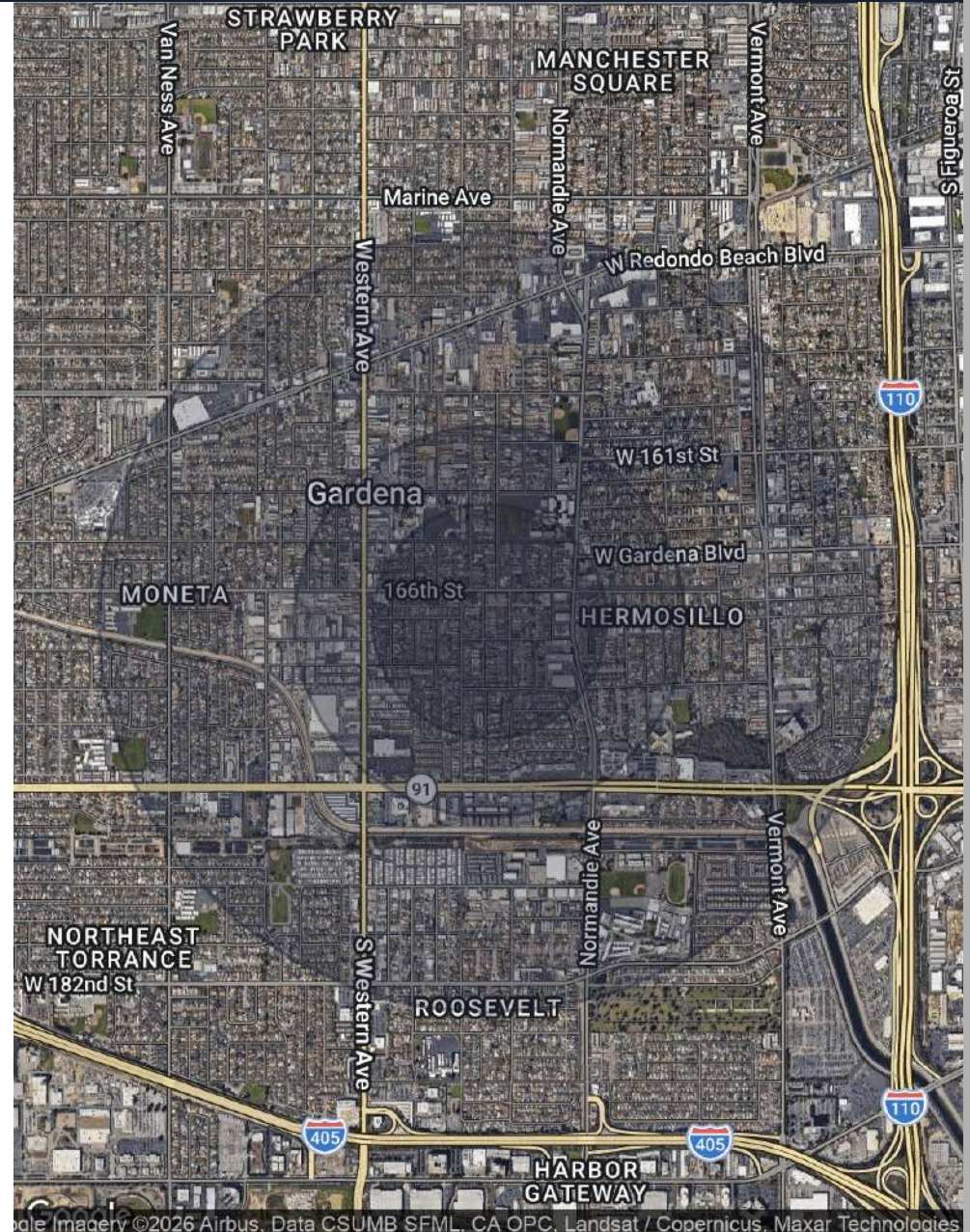
# PROPERTY INFORMATION DEMOGRAPHICS MAP & REPORT

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



PROPERTY INFORMATION  
**PROPERTY PHOTOS**

**SAMIMI**  
INVESTMENTS

16720 S Dalton Ave - Gardena, CA 90247



PROPERTY INFORMATION  
**PROPERTY PHOTOS**



# FINANCIAL OVERVIEW

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# FINANCIAL OVERVIEW

# INCOME & EXPENSES

## EXPENSES SUMMARY

New Taxes (New Estimated):	\$24,095
Maintenance:	\$3,250
Insurance (\$1.25/SF)	\$5,618
Electric (Actuals):	\$804
Trash (Actuals):	\$2,424
Landscaping (Actuals):	\$900
Gas (Actuals):	\$1,440
Water (Actuals):	\$5,880
<b>OPERATING EXPENSES</b>	<b>\$44,411</b>

# FINANCIAL OVERVIEW

# FINANCIAL ANALYSIS

Property Address			Annualized Operating Data		Current Rents		Market Rents	
<b>List Price:</b>		\$1,975,000	<b>Scheduled Gross Income:</b>		\$142,320		\$163,800	
<b>Down Payment:</b>	50.0%	\$987,500	<b>Vacancy Rate Reserve:</b>		\$4,270	3% *1	\$4,914	3% *1
<b>Number of units:</b>		5	<b>Gross Operating Income:</b>		\$138,050		\$158,886	
<b>Cost per Unit:</b>		\$395,000	<b>Expenses:</b>		\$44,411	31% *1	\$44,471	27% *1
<b>Current GRM:</b>		13.88	<b>Net Operating Income:</b>		\$93,640		\$114,416	
<b>Market GRM:</b>		12.06	<b>Loan Payments:</b>		\$69,908		\$69,908	
<b>Current CAP:</b>		4.74%	<b>Pre Tax Cash Flows:</b>		\$23,732	2.40% *2	\$44,507	4.51% *2
<b>Market CAP:</b>		5.79%	<b>Principal Reduction:</b>		\$12,470		\$12,470	
<b>Year Built / Age:</b>		1988	<b>Total Return Before Taxes:</b>		\$36,202	3.67% *2	\$56,977	5.77% *2
<b>Approx. Lot Size:</b>		7,502						
<b>Approx. Gross RSF:</b>		4,494						
<b>Cost per Net RSF:</b>		\$439.47						

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

Proposed Financing				Scheduled Income						
<b>First Loan Amount:</b>	\$987,500	<b>Amort:</b>	30	<b># of Units</b>	<b>Bdrms/ Baths</b>	<b>Notes</b>	<b>Current Income</b>		<b>Market Income</b>	
<b>Terms:</b>	5.85%	<b>Fixed:</b>	5				<b>Monthly Rent/Average</b>	<b>Total Monthly Income</b>	<b>Monthly Rent/Unit</b>	<b>Total Income</b>
<b>Payment:</b>	\$5,826	<b>DCR:</b>	1.34							
<b>Annualized Expenses</b>				1	3+2		\$2,800	\$2,800	\$3,150	\$3,150
*Estimated				1	2+1		\$1,910	\$1,910	\$2,600	\$2,600
<b>New Taxes (New Estimated):</b>	\$24,095			1	2+1		\$2,400	\$2,400	\$2,600	\$2,600
<b>Maintenance (\$650/unit):</b>	\$3,250			1	2+1		\$2,250	\$2,250	\$2,600	\$2,600
<b>Insurance (\$1.25/SF):</b>	\$5,618						\$2,400	\$2,400	\$2,600	\$2,600
<b>Landscaping (Actual):</b>	\$900									
<b>Electric(Actual):</b>	\$804									
<b>Gas (Actual):</b>	\$2,424									
<b>Water(Actual):</b>	\$1,440									
<b>Trash(Actual):</b>	\$5,880									
<b>Total Expenses:</b>	<b>\$44,411</b>									
<b>Expenses as %/SGI</b>	<b>31.20%</b>									
<b>Per Net Sq. Ft:</b>	<b>\$9.88</b>									
<b>Per Unit</b>	<b>\$8,882</b>									
				<b>Total Scheduled Rent:</b>			\$11,760		\$13,550	
				Laundry			\$100		\$100	
				Garages			\$0		\$0	
				<b>Monthly Scheduled Gross Income:</b>			\$11,860		\$13,650	
				<b>Annualized Scheduled Gross Income:</b>			\$142,320		\$163,800	
				Utilities Paid by Tenant:			Gas & Electric			

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	\$2,400	\$2,600
<b>TOTALS</b>			<b>\$11,760</b>	<b>\$13,550</b>

# SALES COMPARABLES

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# SALES COMPARABLES

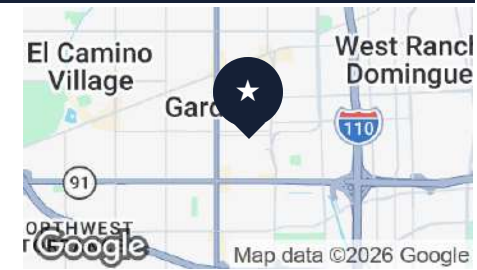
# SALE COMPS



**16720 S DALTON AVE**  
Gardena, CA 90247

**Subject Property**

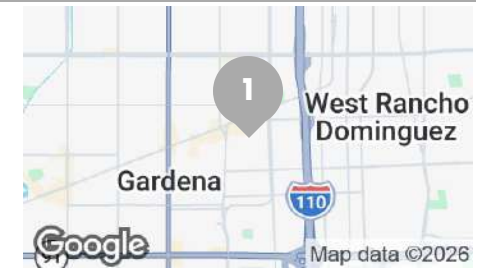
Price: \$1,975,000 No. Units: 5  
Cap Rate: 4.74% Price/Unit: \$395,000



**15534 S BUDLONG PL**  
Gardena, CA 90247

**Sold 12/4/2025**

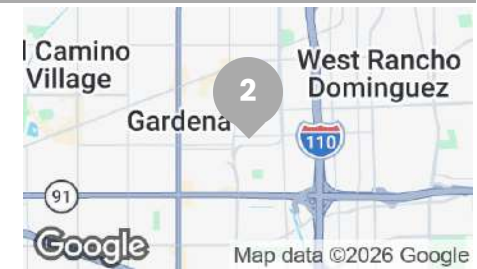
Price: \$1,875,000 No. Units: 6  
Cap Rate: 3.81% Price/Unit: \$312,500



**1256 W GARDENA BLVD**  
Gardena, CA 90247

**Sold 9/25/2025**

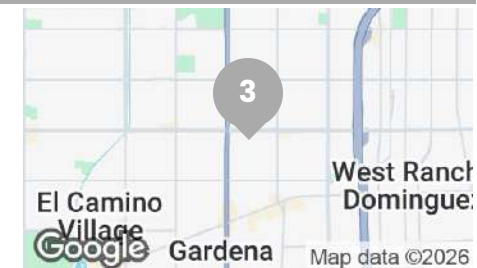
Price: \$2,265,000 No. Units: 6  
Cap Rate: 5.25% Price/Unit: \$377,500



**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

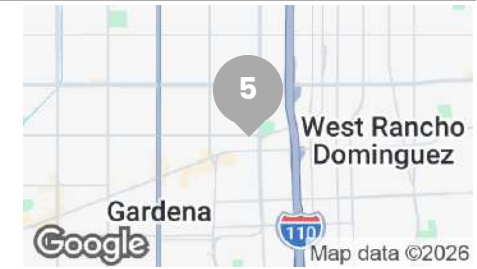
Price:	\$3,020,000	No. Units:	8
Cap Rate:	3.86%	Price/Unit:	\$377,500



**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

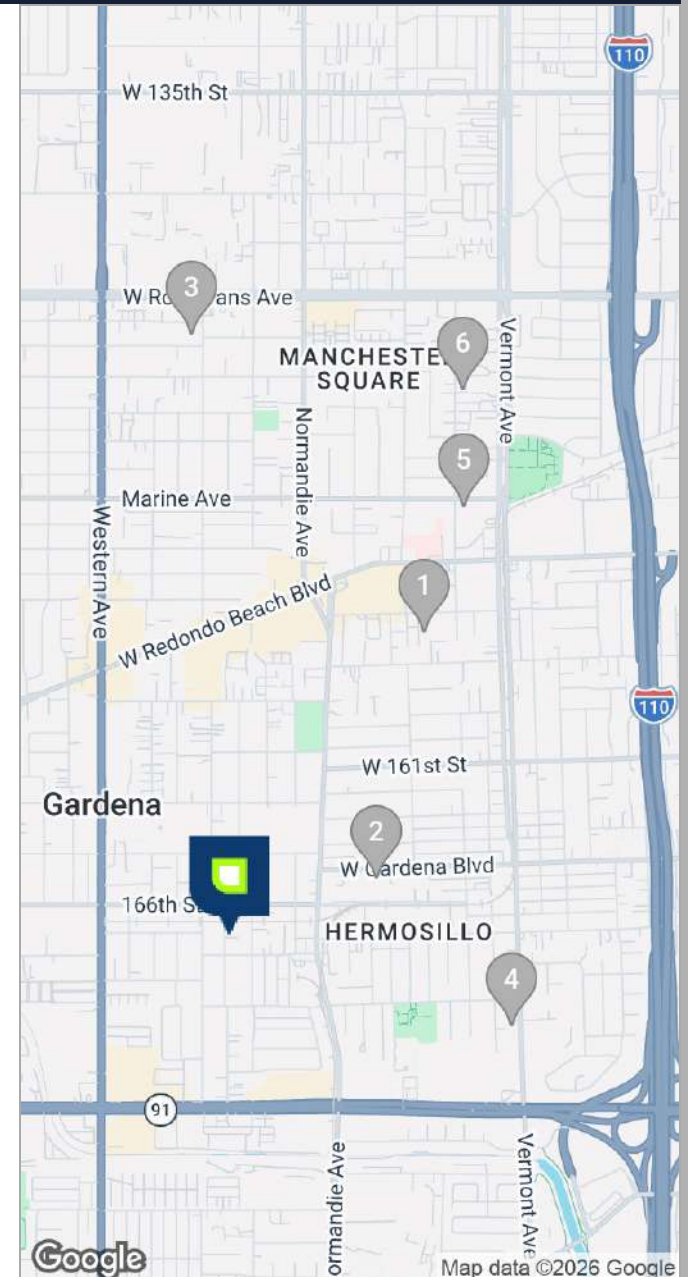
Sold 12/19/2023

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
★	<b>16720 S Dalton Ave</b> Gardena, CA	\$1,975,000	5	4.74%	\$395,000	13.8772
1	<b>15534 S Budlong Pl</b> Gardena, CA	\$1,875,000	6	3.81%	\$312,500	15.73
2	<b>1256 W Gardena Blvd</b> Gardena, CA	\$2,265,000	6	5.25%	\$377,500	11.43
3	<b>1615 W 145th St</b> Gardena, CA	\$3,250,000	10	4.26%	\$325,000	14.07
4	<b>17027 S Vermont Ave</b> Gardena, CA	\$3,020,000	8	3.86%	\$377,500	15.55
5	<b>1046-1048 Marine Ave</b> Gardena, CA	\$3,950,000	12	5.16%	\$329,167	12.6
6	<b>14620 S Berendo Ave</b> Gardena, CA	\$1,900,000	5	4.01%	\$380,000	14.98
	<b>AVERAGES</b>	<b>\$2,710,000</b>	<b>7</b>	<b>4.39%</b>	<b>\$350,278</b>	<b>14.06</b>



# SALES COMPARABLES ANALYSIS

Address	Price	Units	Yr. Built	RSF	GRM	CAP	Price/SF	Price/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
<b>Averages</b>					<b>14.06</b>	<b>4.33%</b>	<b>\$336.20</b>	<b>\$350,278</b>		
16720 S Dalton Ave	\$1,990,000	5	1988	4,494	13.98	4.70%	\$442.81	\$398,000	Subject	(4) 2+1, (1) 3+2

EXCLUSIVELY MARKETED BY

**SAMIMI**  
INVESTMENTS

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