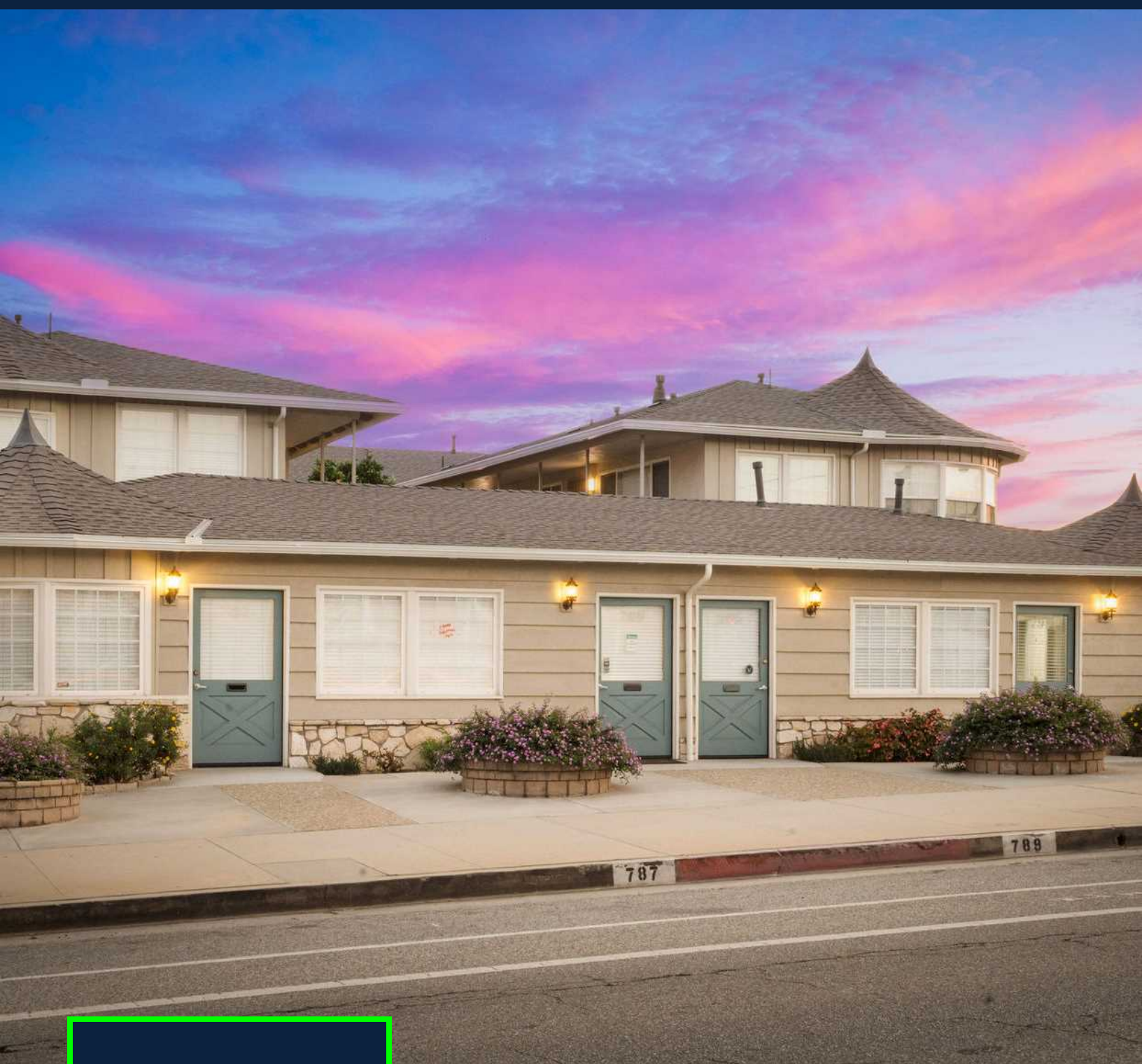


**APARTMENT COMPLEX & OFFICE  
918 SOUTH CABRILLO AVENUE, SAN PEDRO, CA 90731**

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PRIDE OF OWNERSHIP - EXCELLENT CASH FLOW



**LYON STAHL**  
INVESTMENT REAL ESTATE

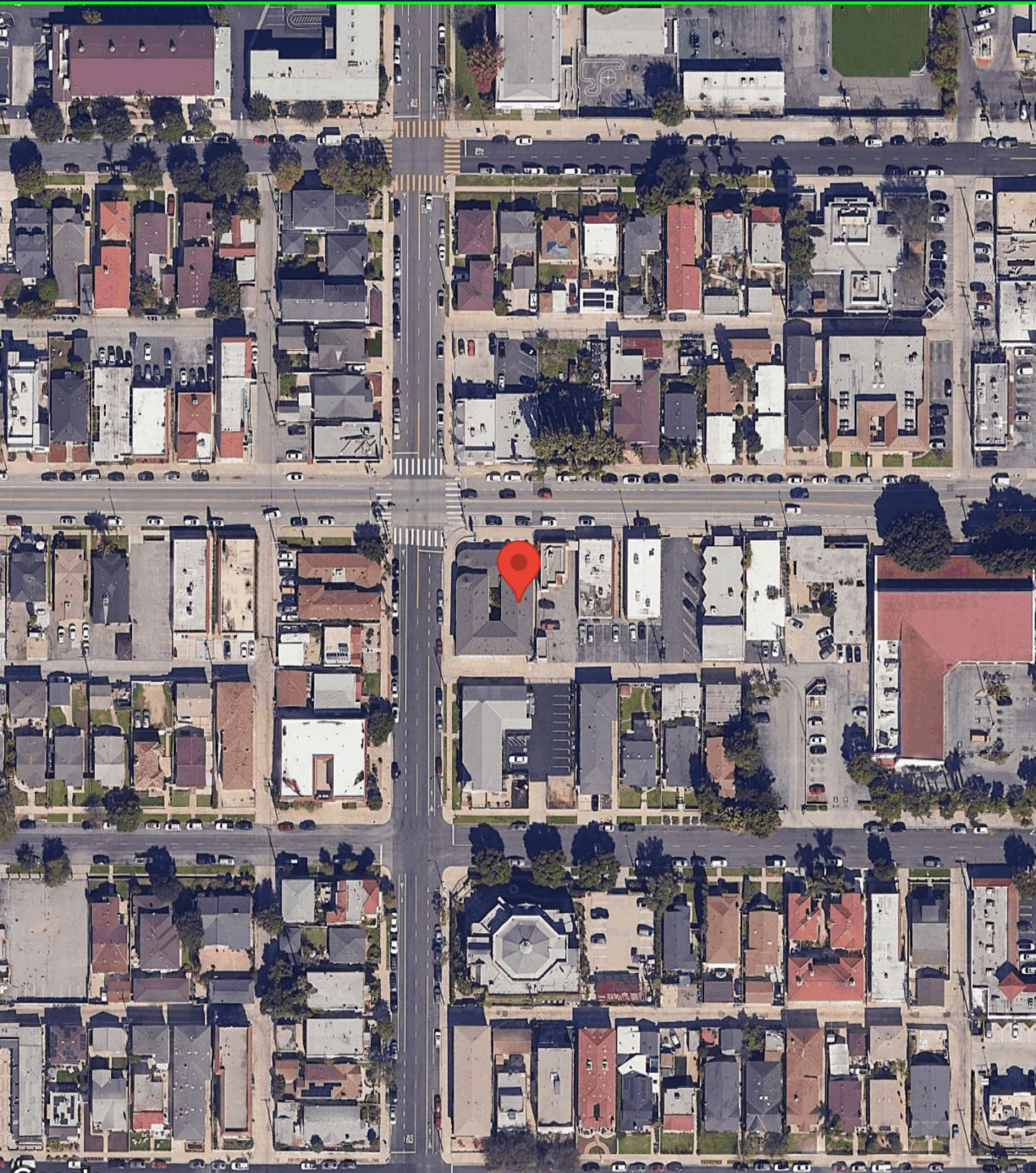
**OLGA WRIGHT**

Vice President of  
(310) 606-2076  
Olga@LyonStahl.com  
DRE #01315042

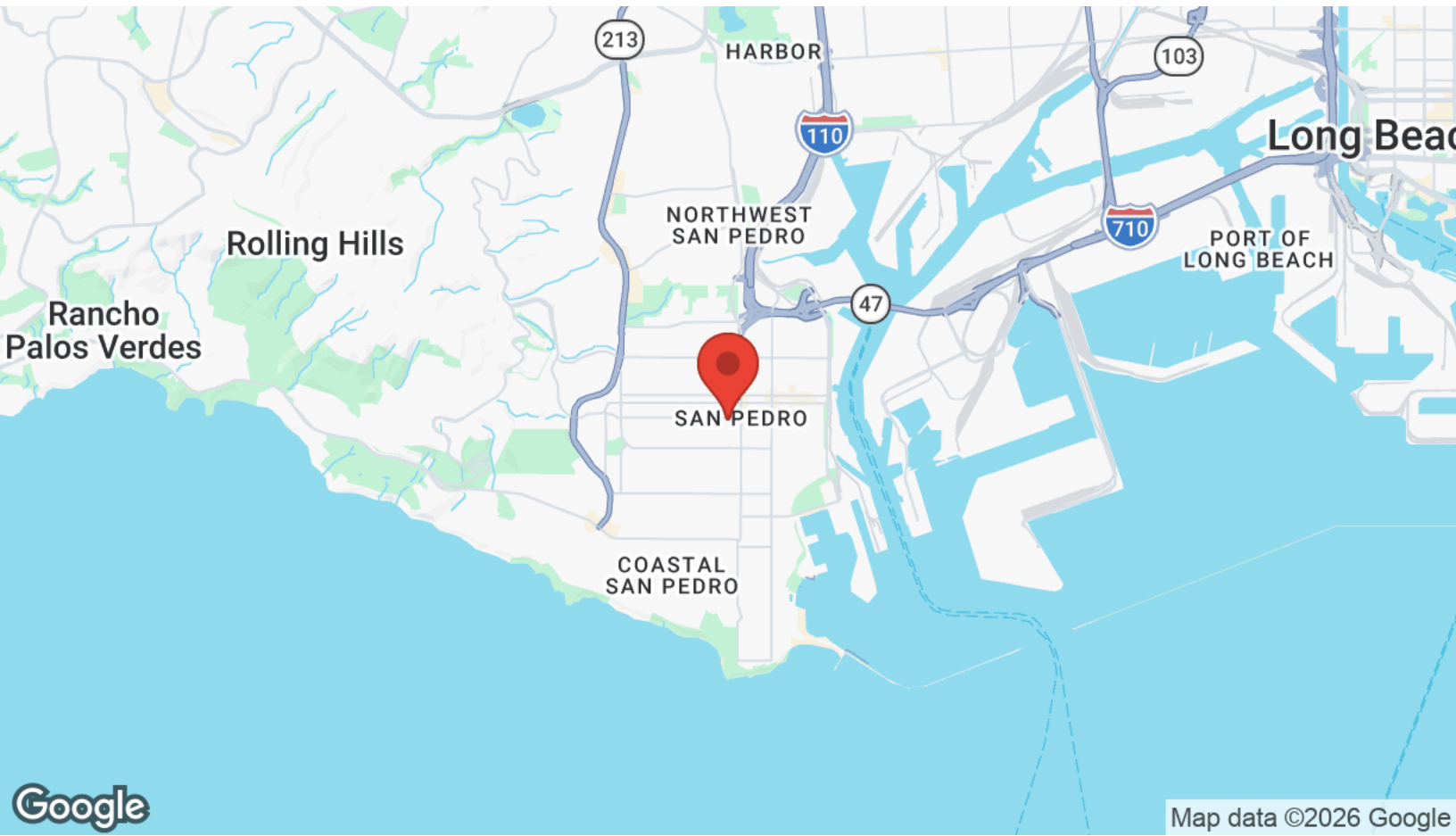
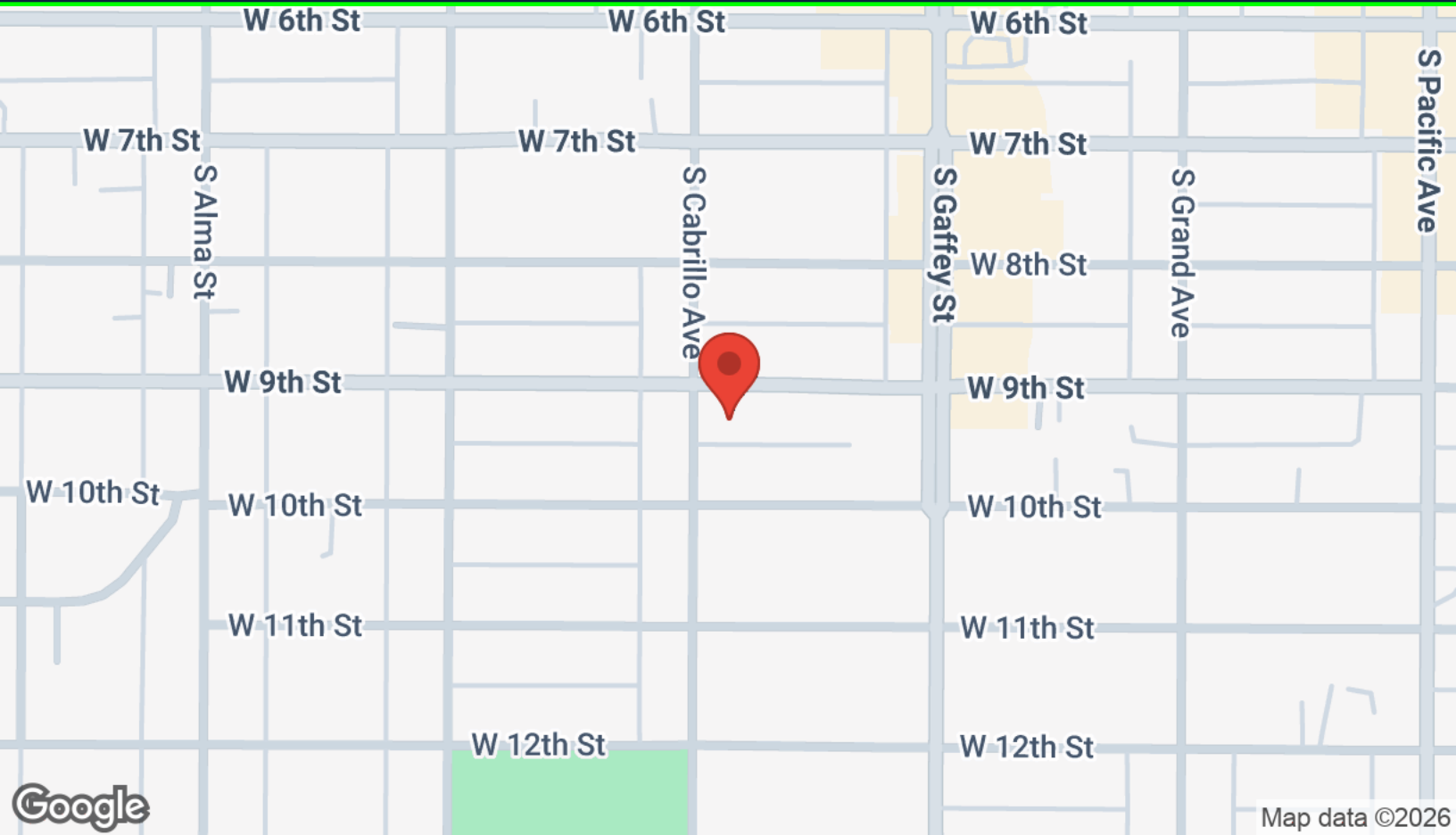
918 S CABRILLO AVE PRIME LOCATION

**LYONSTAH**L  
INVESTMENT REAL ESTATE

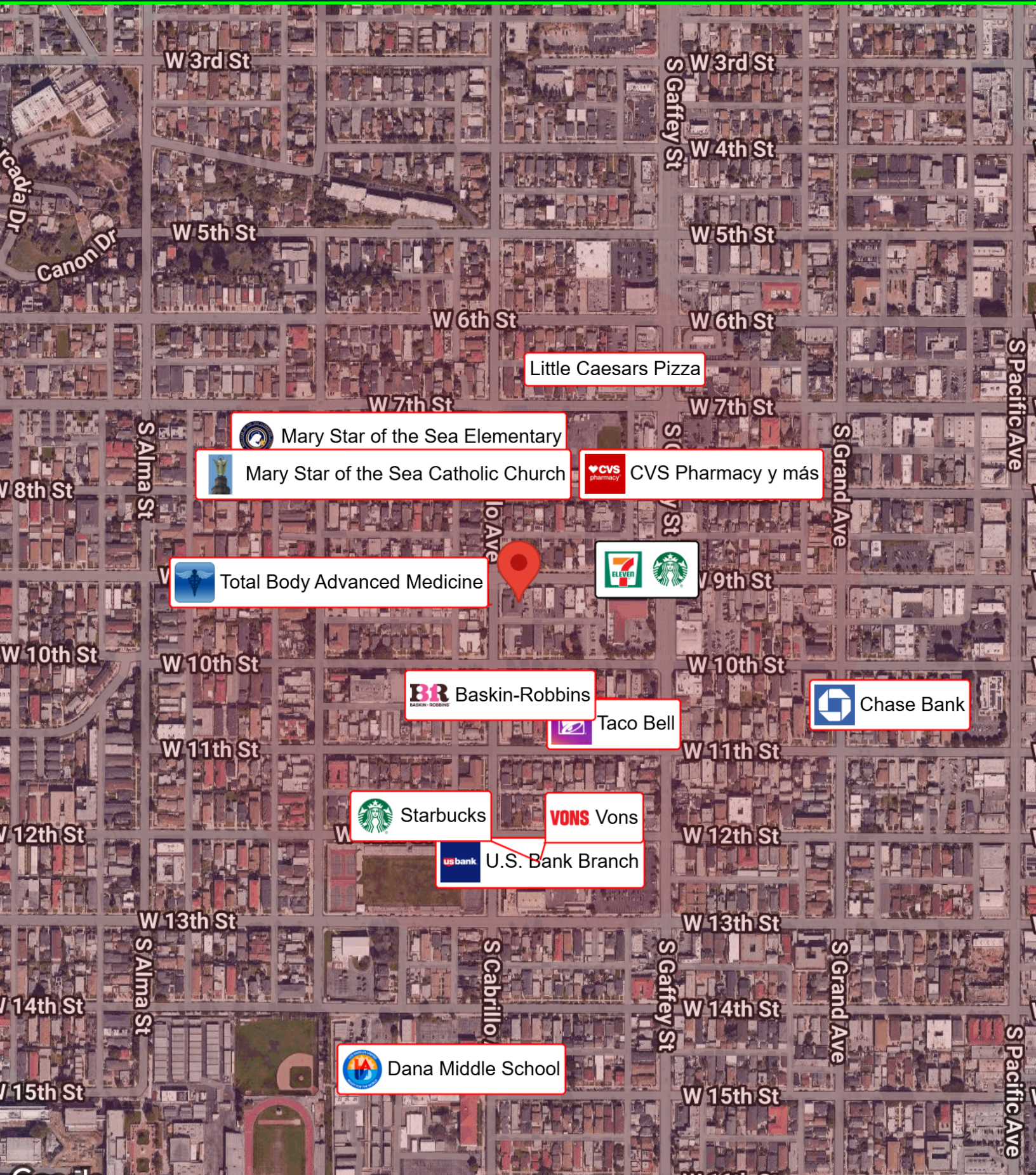
# AERIAL MAP



# LOCATION MAPS



# BUSINESS MAP



Mary Star of the Sea Elementary



Mary Star of the Sea Catholic Church



CVS Pharmacy y más



Total Body Advanced Medicine



W 9th St



Baskin-Robbins



Taco Bell



Chase Bank



Starbucks



Vons

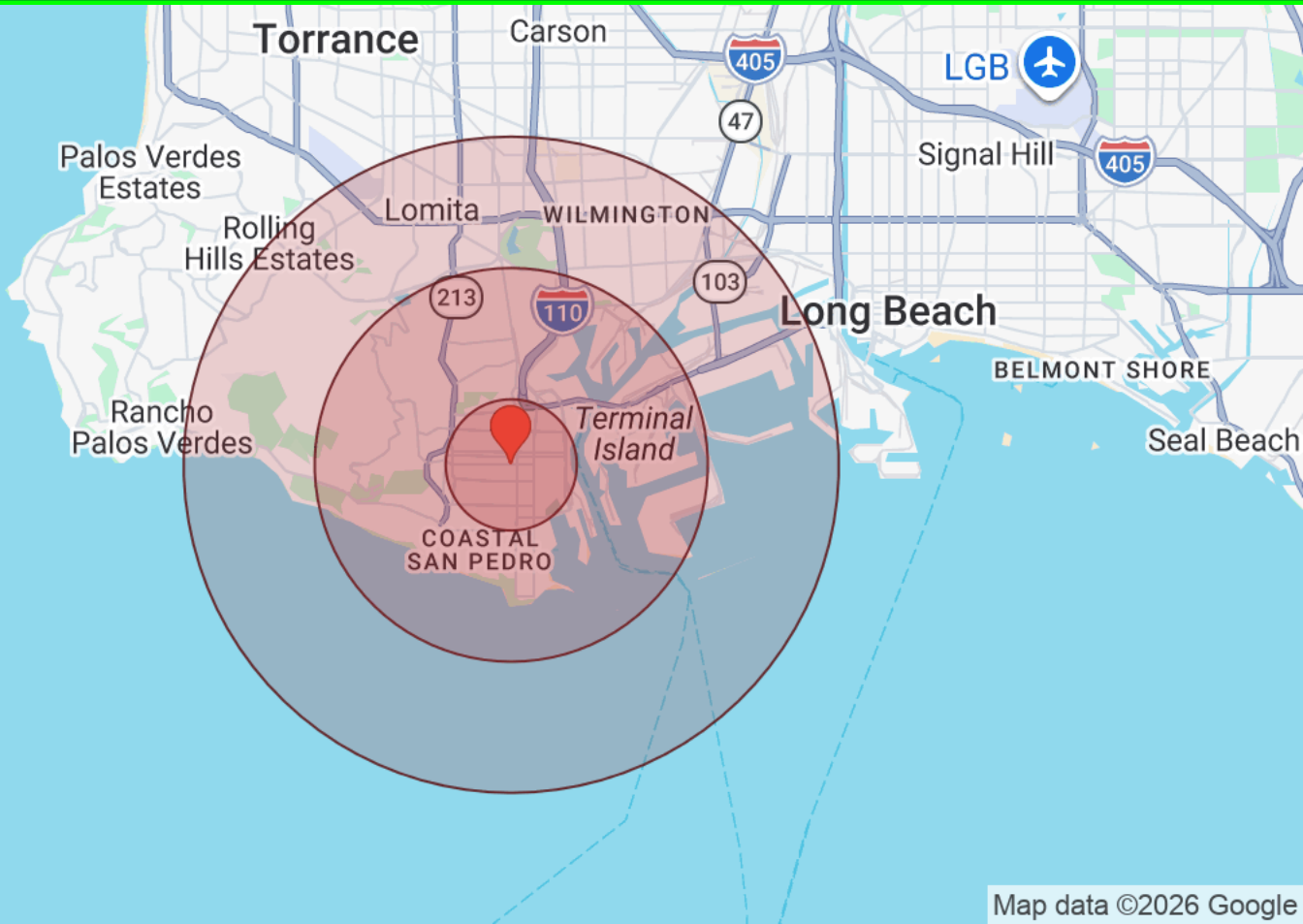


U.S. Bank Branch



Dana Middle School

# DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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

918 S CABRILLO AVE PRIME LOCATION

# PROPERTY PHOTOS

**LYONSTAHN**  
INVESTMENT REAL ESTATE





## PROPERTY HIGHLIGHTS

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- 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



## Investment Summary

Price	\$2,327,000
Year Built	1964
Units	12
Price/Unit	\$193,917
RSF	7,598
Price/RSF	\$306.26
Lot Size	8,354 sf
Floors	2
APN	7454-009-001
Cap Rate	6.35%
Market Cap Rate	10.11%
GRM	10.39
Market GRM	7.25

## 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
<b>Totals</b>	<b>12</b>		<b>\$18,485</b>		<b>\$26,580</b>

## Annualized Income

Description	Actual	Market
<b>Gross Potential Rent</b>	<b>\$221,820</b>	<b>\$318,960</b>
- Less: Vacancy	(\$6,655)	(\$15,948)
+ Misc. Income	\$2,040	\$2,040
<b>Effective Gross Income</b>	<b>\$217,205</b>	<b>\$305,052</b>
- Less: Expenses	(\$69,355)	(\$69,696)
<b>Net Operating Income</b>	<b>\$147,850</b>	<b>\$235,356</b>

## Annualized Expenses

Description	Actual	Market
Property Tax - new 1.199%	\$27,900	\$27,900
Building Insurance - est. \$1.15/SF	\$8,737	\$8,737
Water, Electric	\$6,378	\$6,378
Gas	\$2,082	\$2,082
Trash	\$4,908	\$4,908
Maintenance & Repairs-est. \$650/unit	\$5,850	\$5,850
Pest Control	\$571	\$571
Gardener	\$2,426	\$2,426
Management Fees- 5%	\$10,503	\$10,844
<b>Total Expenses</b>	<b>\$69,355</b>	<b>\$69,696</b>
<b>Expenses Per RSF</b>	<b>\$9.13</b>	<b>\$9.17</b>
<b>Expenses Per Unit</b>	<b>\$5,780</b>	<b>\$5,808</b>

# RENT ROLL

## RENT ROLL, INCOME AND EXPENSES

Date: Jan 26, 2026

918 S. Cabrillo Ave &amp; 787, 789, 795 &amp; 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	
<b>Total</b>		<b>\$13,043</b>			
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
<b>Total</b>		<b>\$5,445</b>			<b>2,460</b>
Garage "C" 787		\$49			
Laundry		\$170			

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

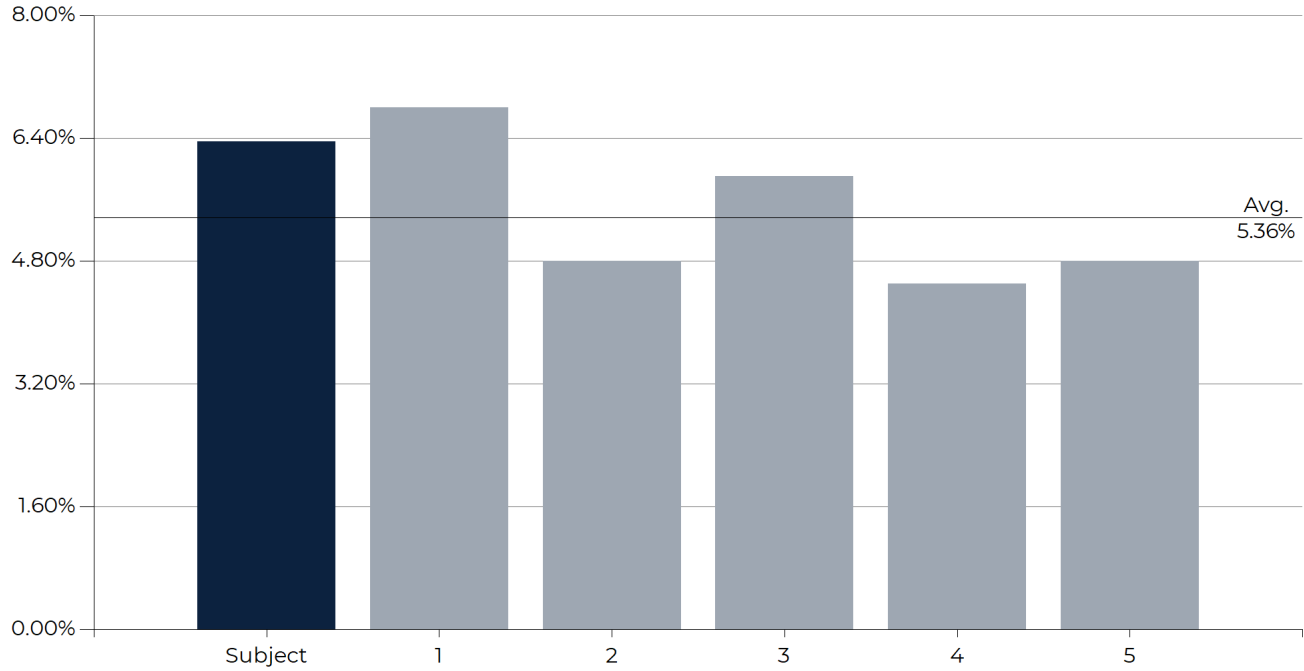
# SALES COMPS

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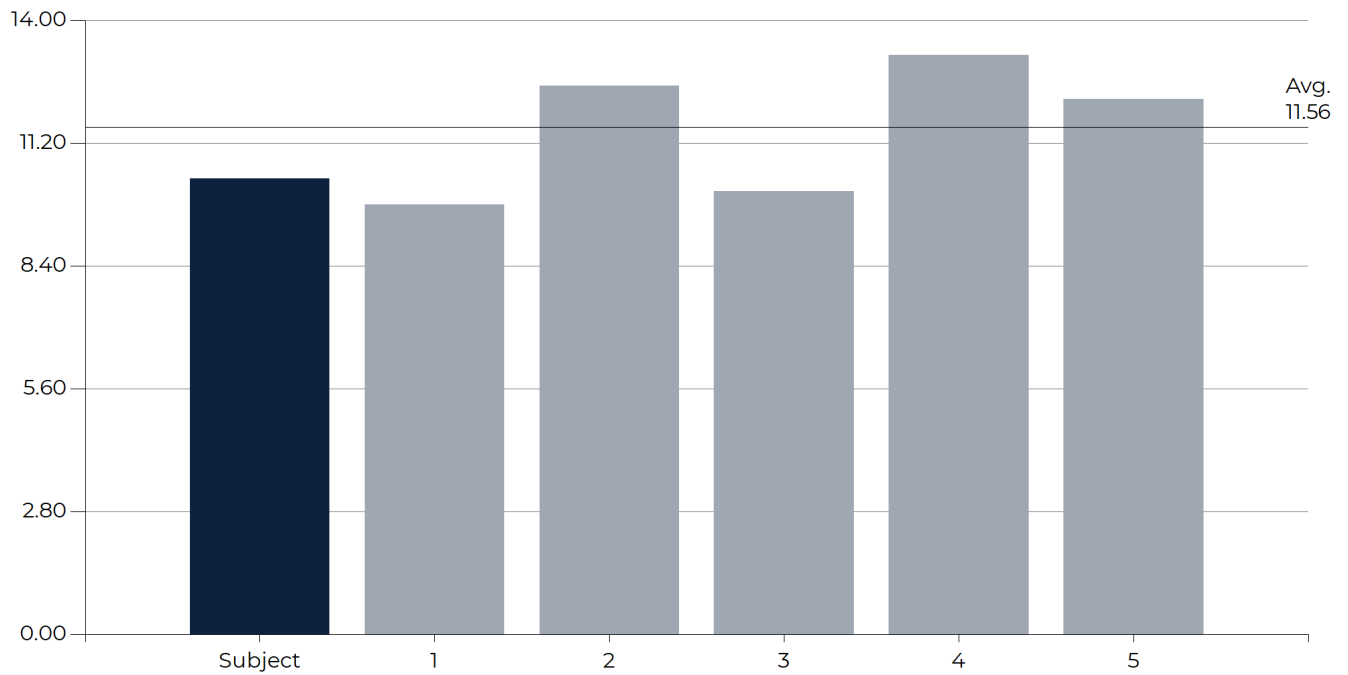
## SECTION 1

# SALE COMPARABLES

### Cap Rate

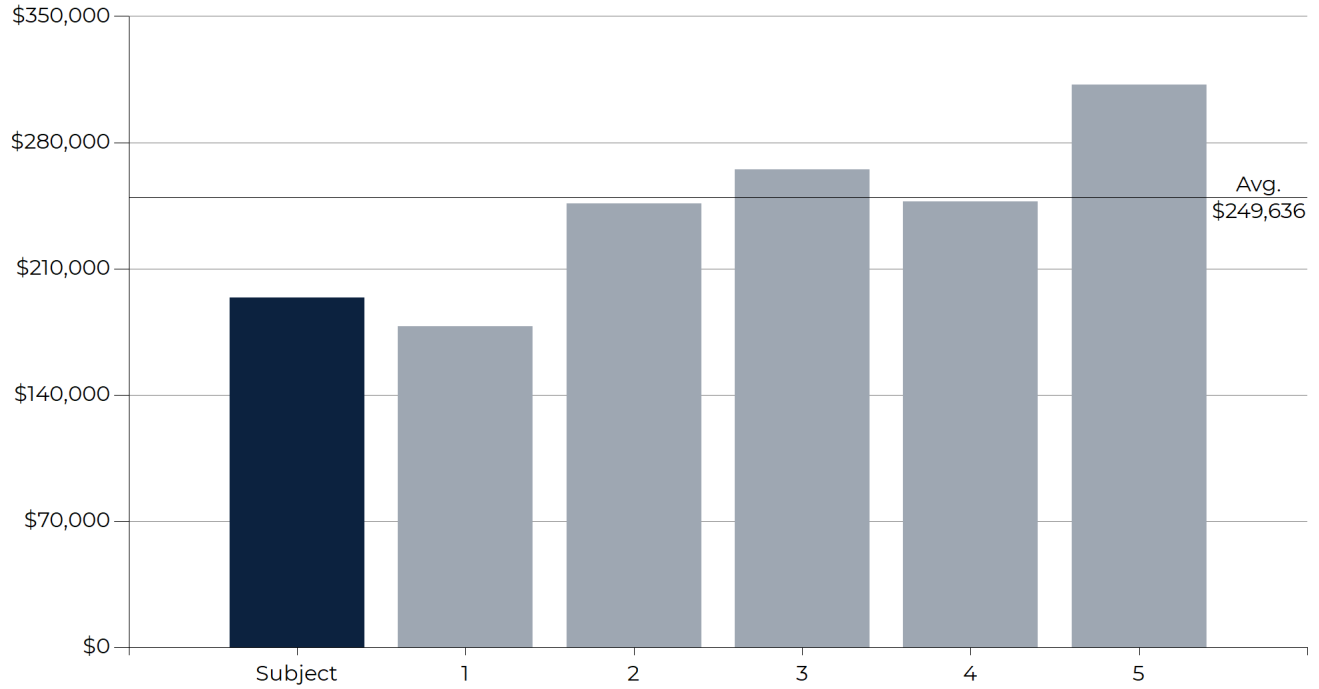


### Gross Rent Multiplier

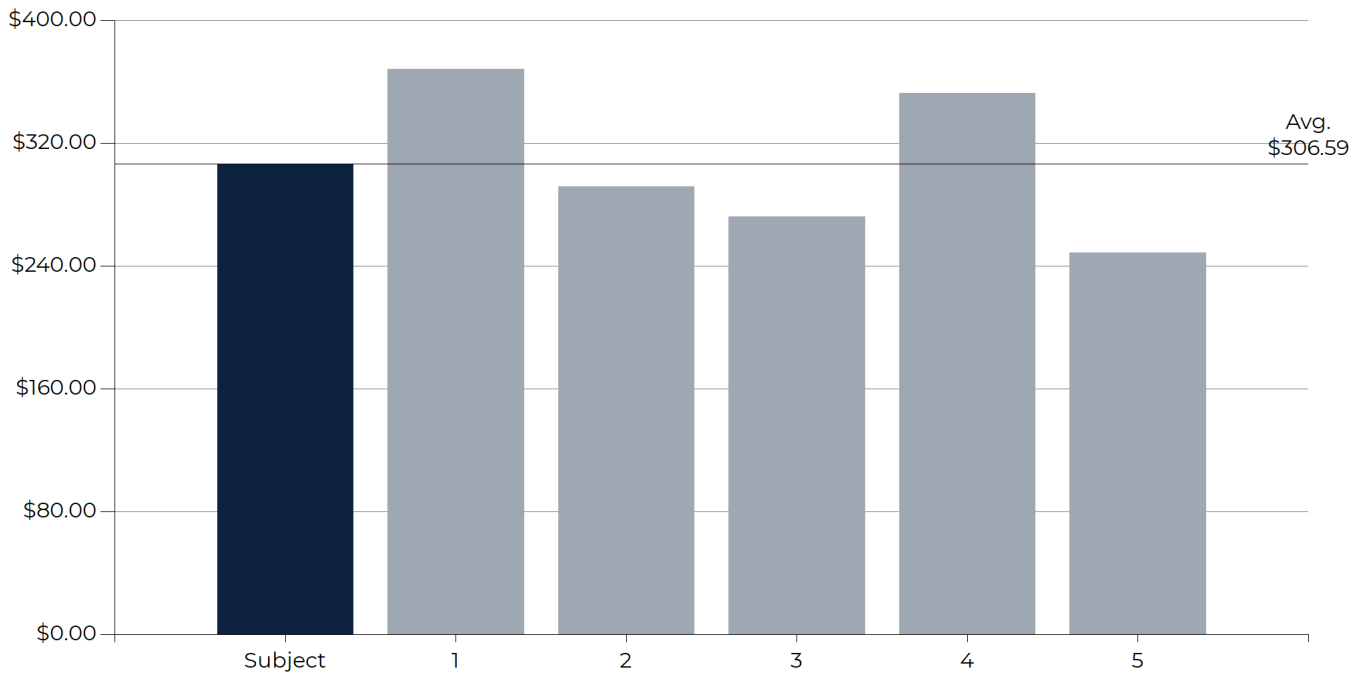


# SALE COMPARABLES

### Price per Unit



### Price per SF




# SALE COMPARABLES



**SP**

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


<b>Sale Price</b>	\$2,327,000	<b>Cap Rate</b>	6.35%
<b>Units</b>	12	<b>GRM</b>	10.39
<b>Price/Unit</b>	\$193,917	<b>Year Built</b>	1964
<b>Price/SF</b>	\$306.26		
<b>Lot Size</b>	8,354		



**01**

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


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



**02**

**623 West 22nd Street, San Pedro, CA 90731**

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



**03**

**1020 West 13th Street, San Pedro, CA 90731**

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

# SALE COMPARABLES



04

## 707 West 30th Street, San Pedro, CA 90731

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

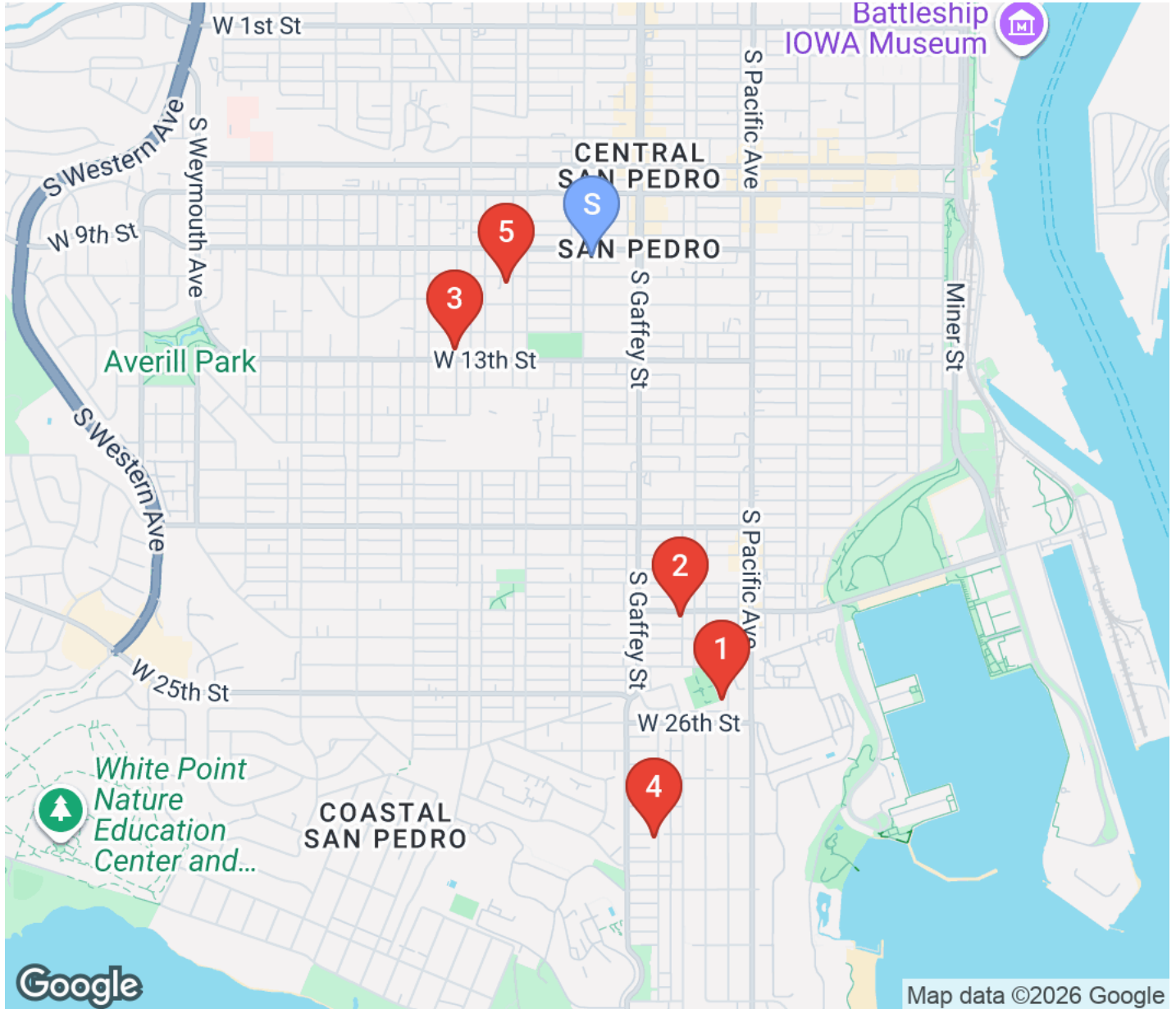


05

## 935 West 10th Street, San Pedro, CA 90731

<b>Sale Price</b>	\$1,560,000	<b>Cap Rate</b>	4.8%
<b>Units</b>	5	<b>GRM</b>	12.2
<b>Price/Unit</b>	\$312,000	<b>Year Built</b>	1974
<b>Price/SF</b>	\$248.57	<b>Sale Date</b>	2/20/2026
<b>Lot Size</b>	6,075		

# SALE COMPARABLES



**S** 918 South Cabrillo Avenue  
San Pedro, CA, 90731  
\$2,327,000

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

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

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

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

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

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