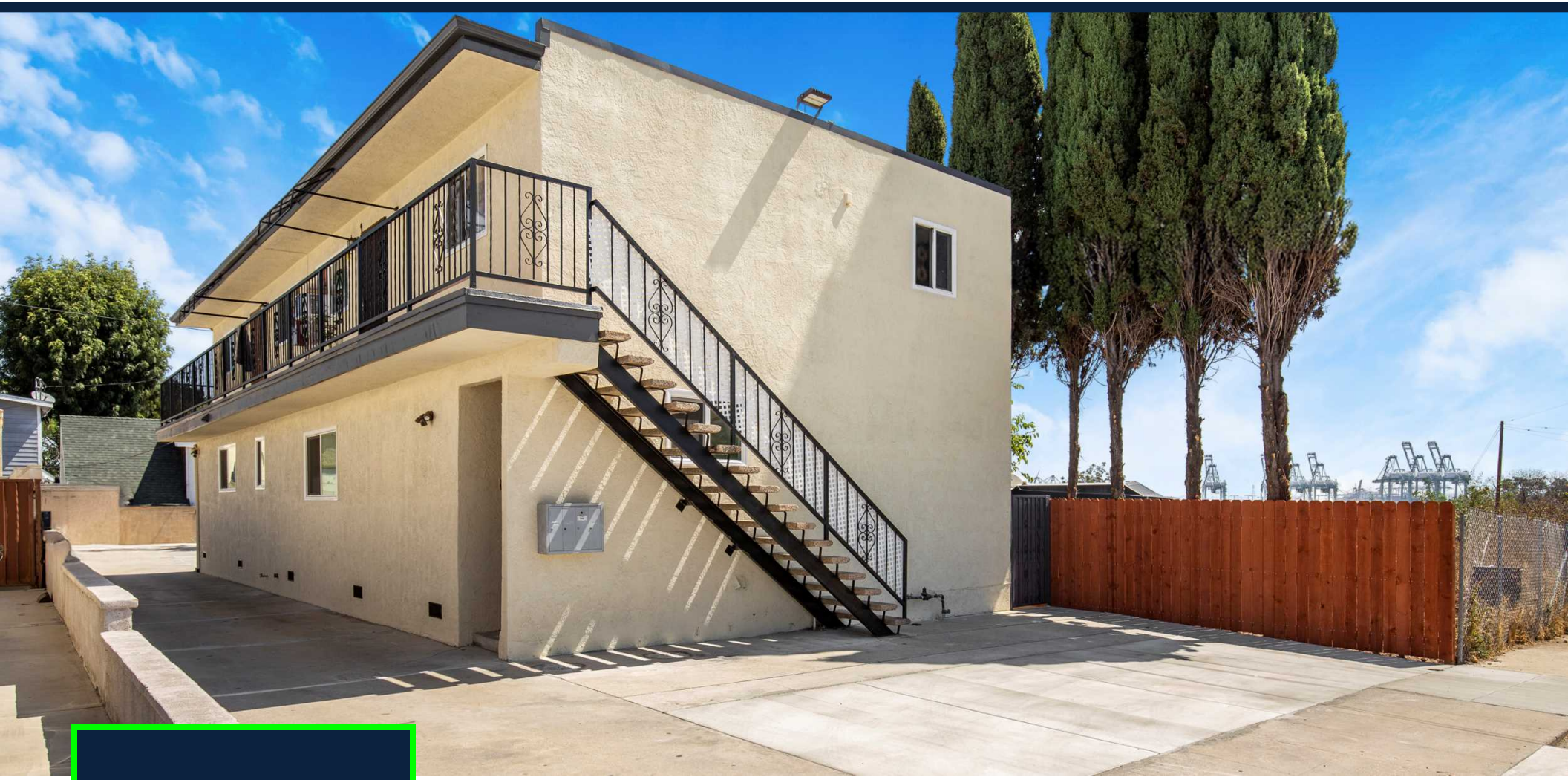
NON RSO 3PLEX BUILT IN 1981 - PERFECT FOR OWNER

564 W MACARTHUR AVE, SAN PEDRO, CA 90731

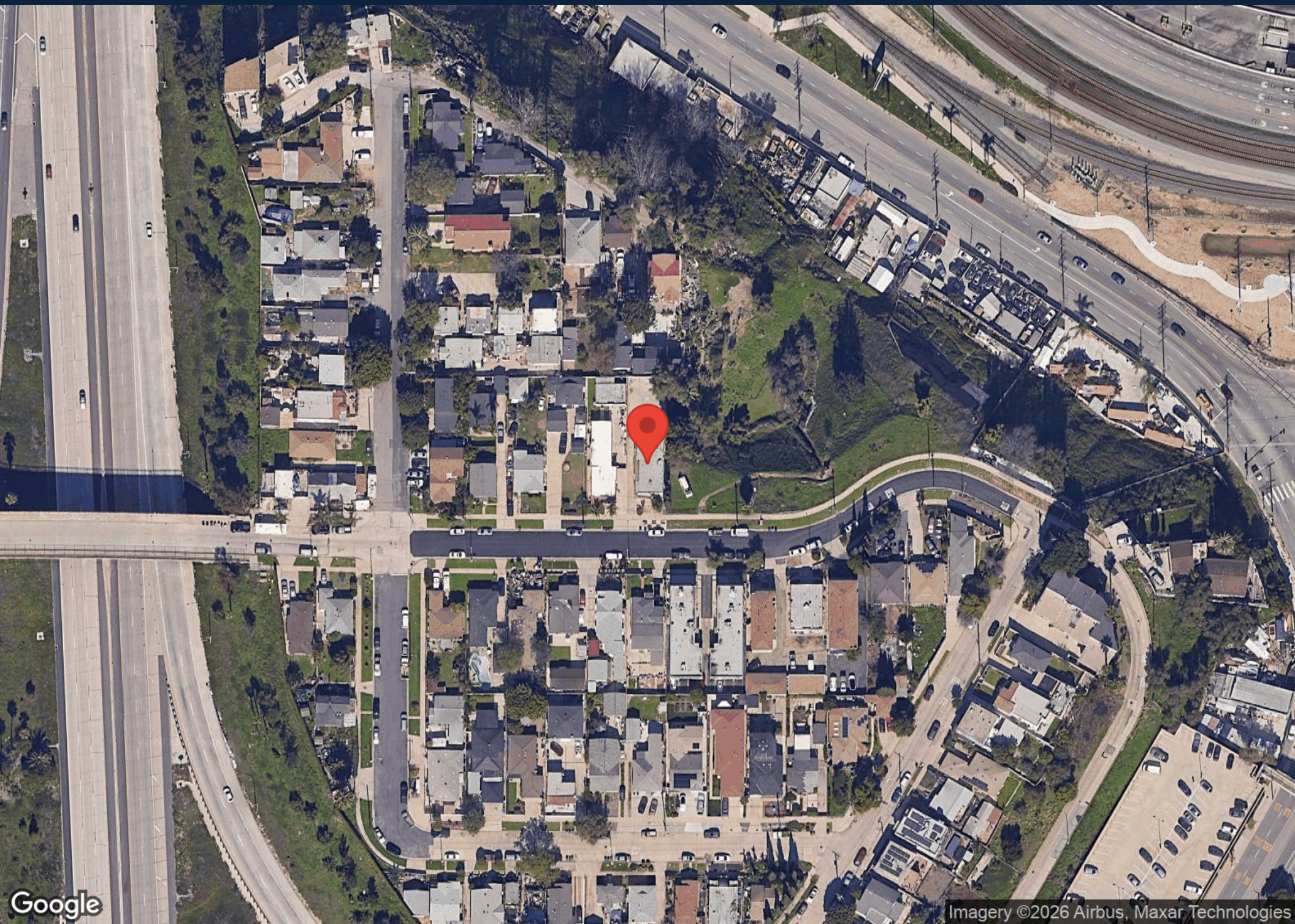


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INVESTMENT REAL ESTATE

OLGA WRIGHT
VP of Investments
(310) 606-2076
Olga@LyonStahl.com
DRE #01315042

AERIAL MAP

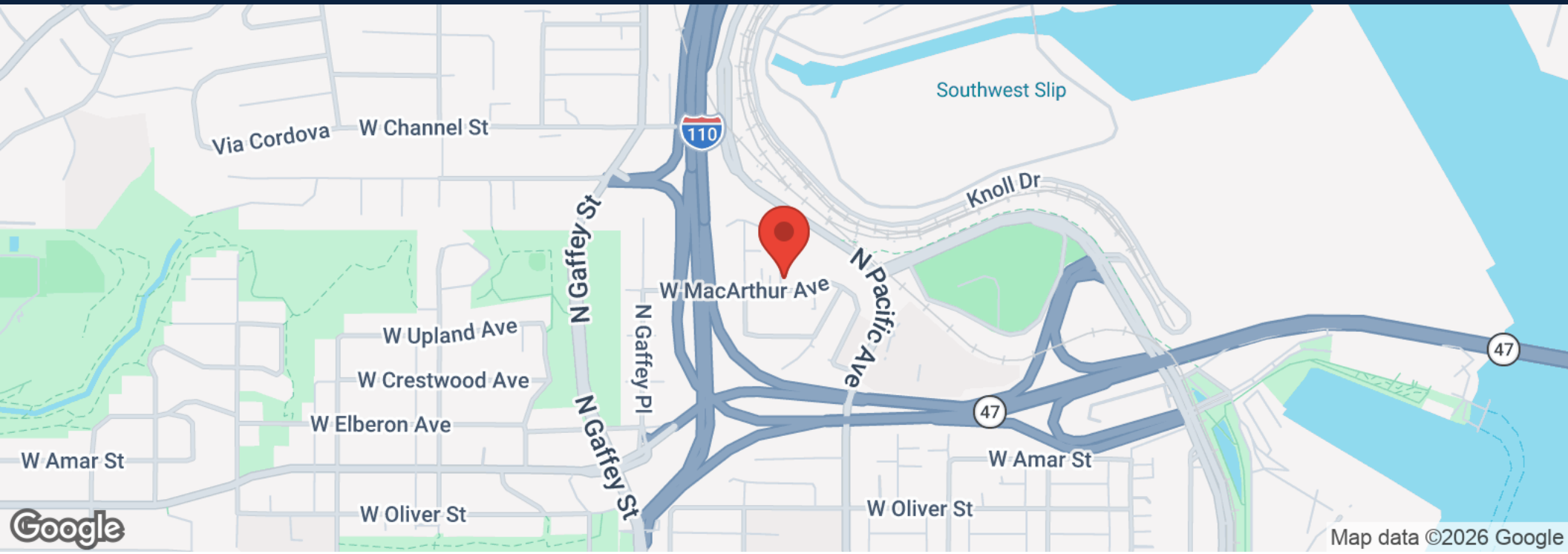
non RSO 3plex at 564 W Macarthur Ave
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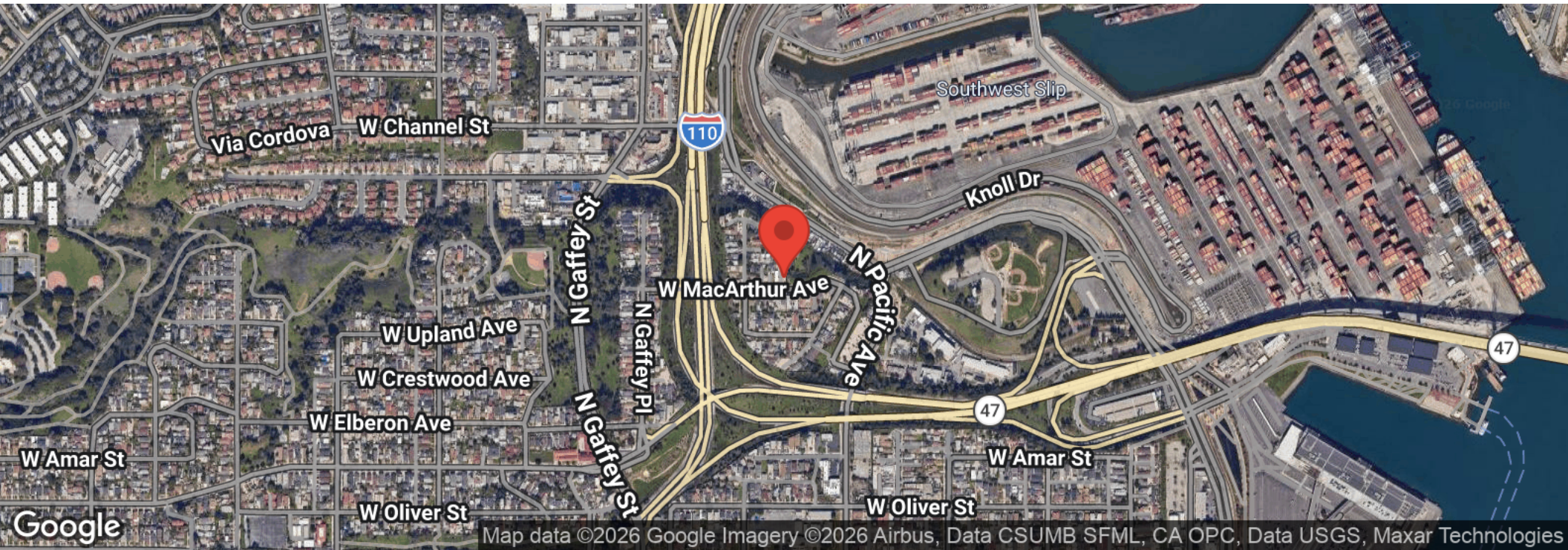


LOCATION MAPS

non RSO 3plex at 564 W Macarthur Ave

564 West Macarthur Avenue | San Pedro, CA 90731

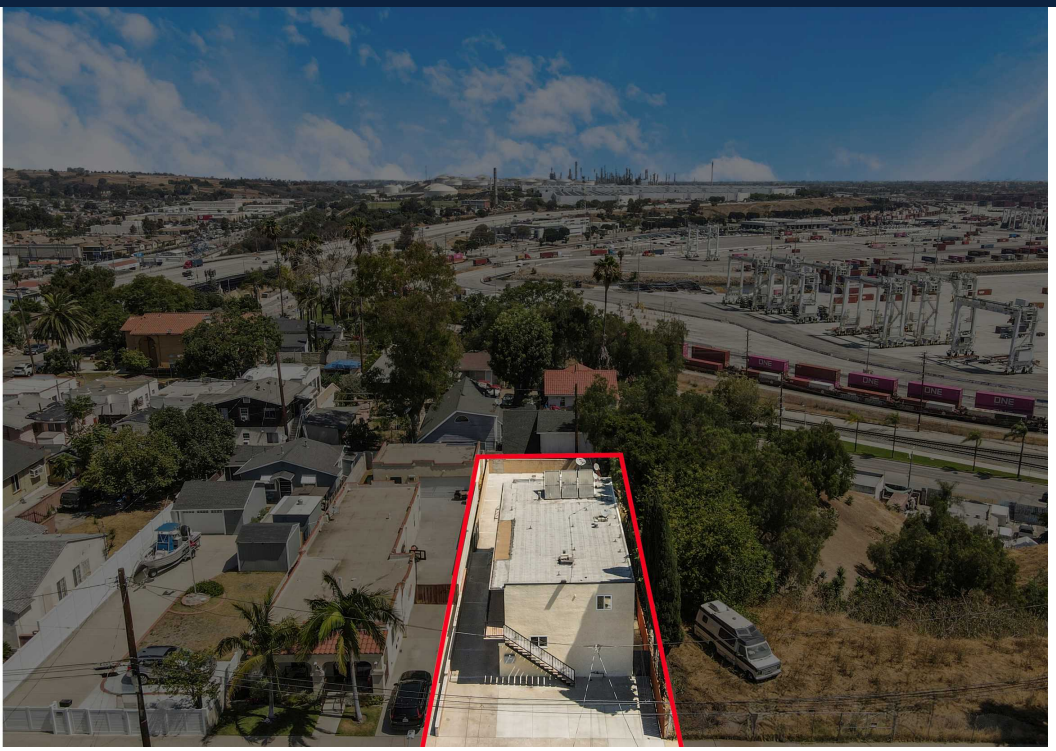


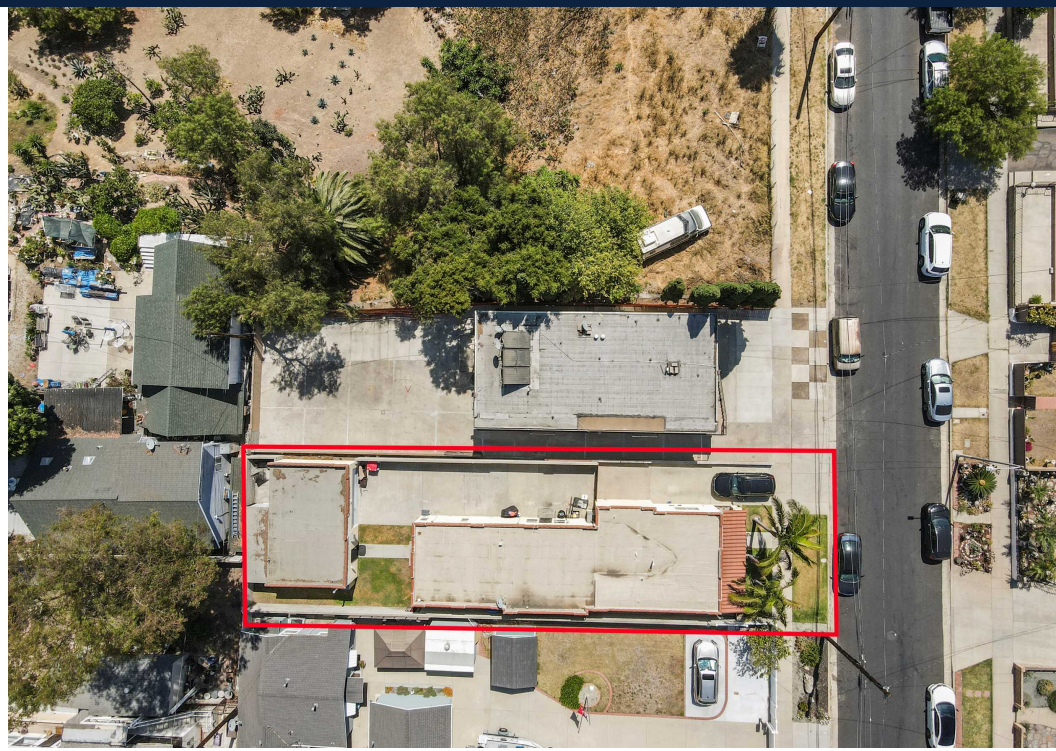


PROPERTY PHOTOS

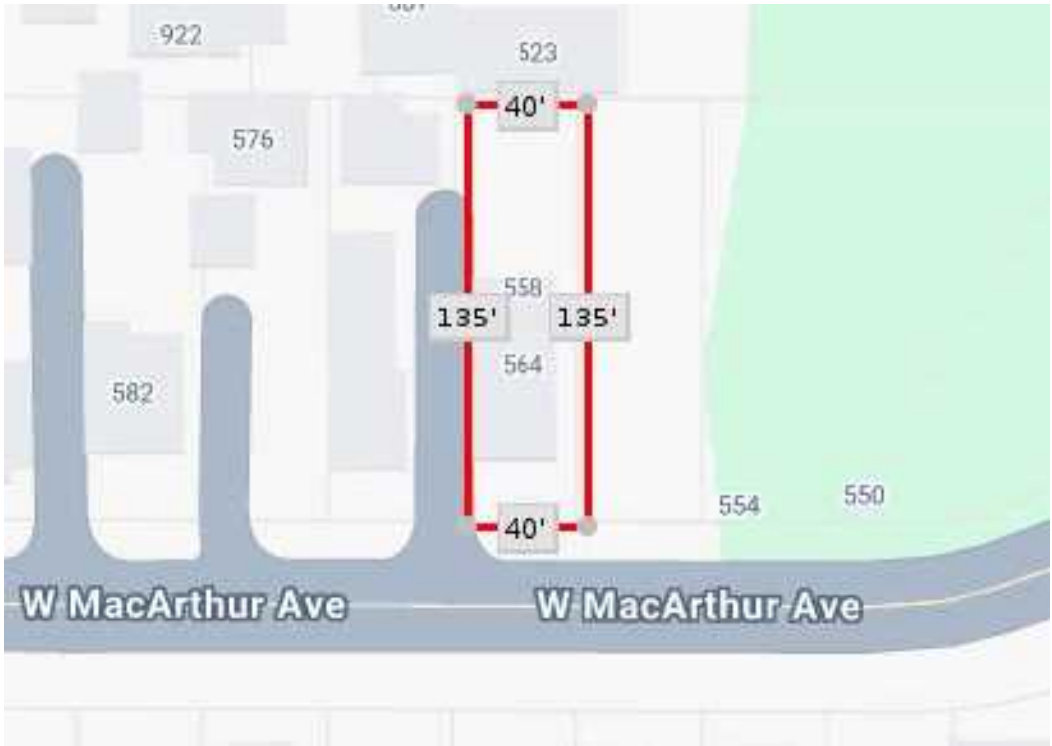
non RSO 3plex at 564 W Macarthur Ave

564 West Macarthur Avenue | San Pedro, CA 90731









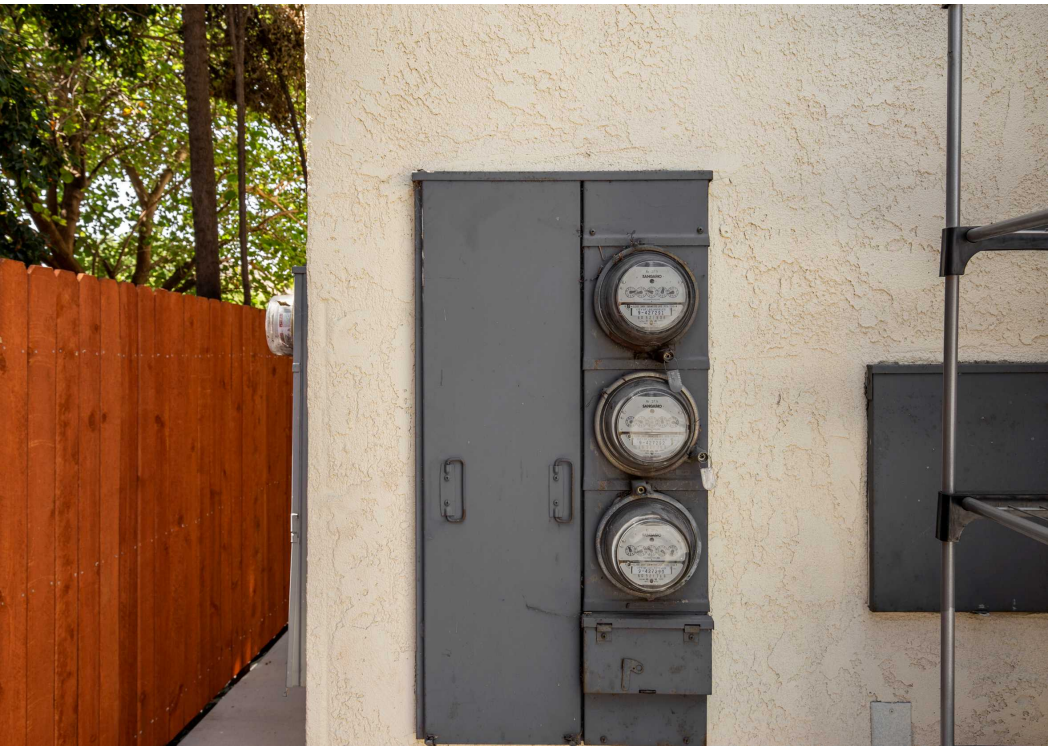
PROPERTY PHOTOS

non RSO 3plex at 564 W Macarthur Ave

564 West Macarthur Avenue | San Pedro, CA 90731









PROPERTY PHOTOS

non RSO 3plex at 564 W Macarthur Ave

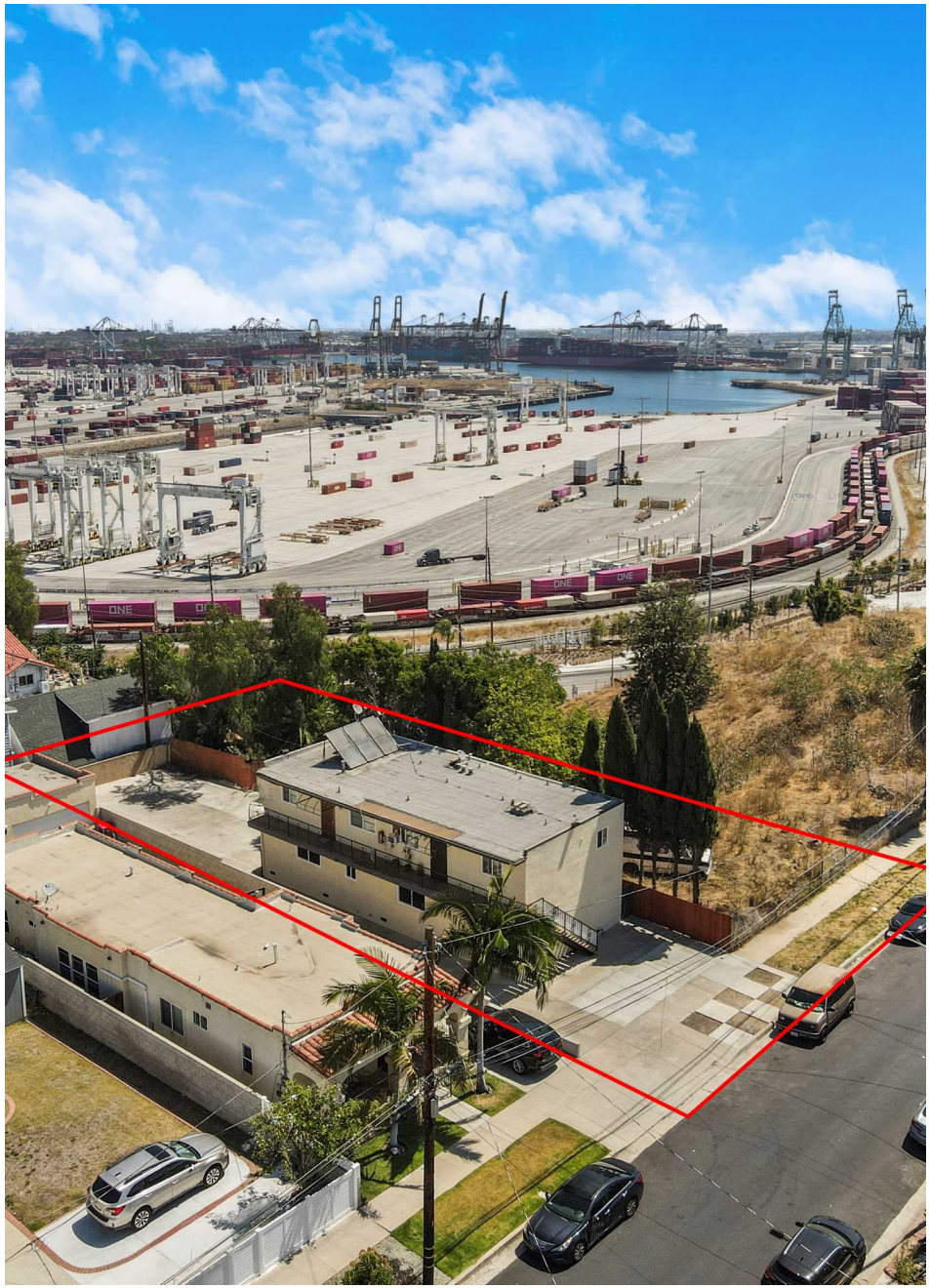
564 West Macarthur Avenue | San Pedro, CA 90731











Investment Highlights

- Built in 1981 — NOT subject to LA City RSO
- Entire first floor is a vacant owner-user unit with two entrances
- Owner unit shows as 2 Bedroom/2 Bath on the Assessor records although technically it is a large 3 Bedroom/2 Bath unit
- Two upper units are spacious and bright 2 bed / 1 bath units
- Over $100K in recent capital improvements
- Upgrades include electrical panels, plumbing, exterior paint, concrete work, and new fencing
- Owner's unit fully renovated with high-end finishes
- Large lot with ample rear area for building ADUs (buyer to verify)

OLGA WRIGHT
(310) 606-2076
Olga@LyonStahl.com

PRO FORMA SUMMARY

non RSO 3plex at 564 W Macarthur Ave
564 West Macarthur Avenue | San Pedro, CA 90731



Investment Summary

Price	$1,145,000
Year Built	1981
Units	3
Price/Unit	$381,667
RSF	2,835
Price/RSF	$403.88
Lot Size	5,401 sf
Floors	2
APN	7448-019-008
Cap Rate	5.23%
Market Cap Rate	6.91%
GRM	13.51
Market GRM	10.72

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
3Bed 2Bath	1	$3,700	$3,700	$3,700	$3,700
2Bed 1Bath	1	$1,641	$1,641	$2,600	$2,600
2Bed 1Bath	1	$1,724	$1,724	$2,600	$2,600
Totals	**3**		**$7,065**		**$8,900**

Annualized Income

Description	Actual	Market
Gross Potential Rent	**$84,780**	**$106,800**
- Less: Vacancy	($2,543)	($5,340)
Effective Gross Income	**$82,237**	**$101,460**
- Less: Expenses	($22,379)	($22,379)
Net Operating Income	**$59,858**	**$79,081**

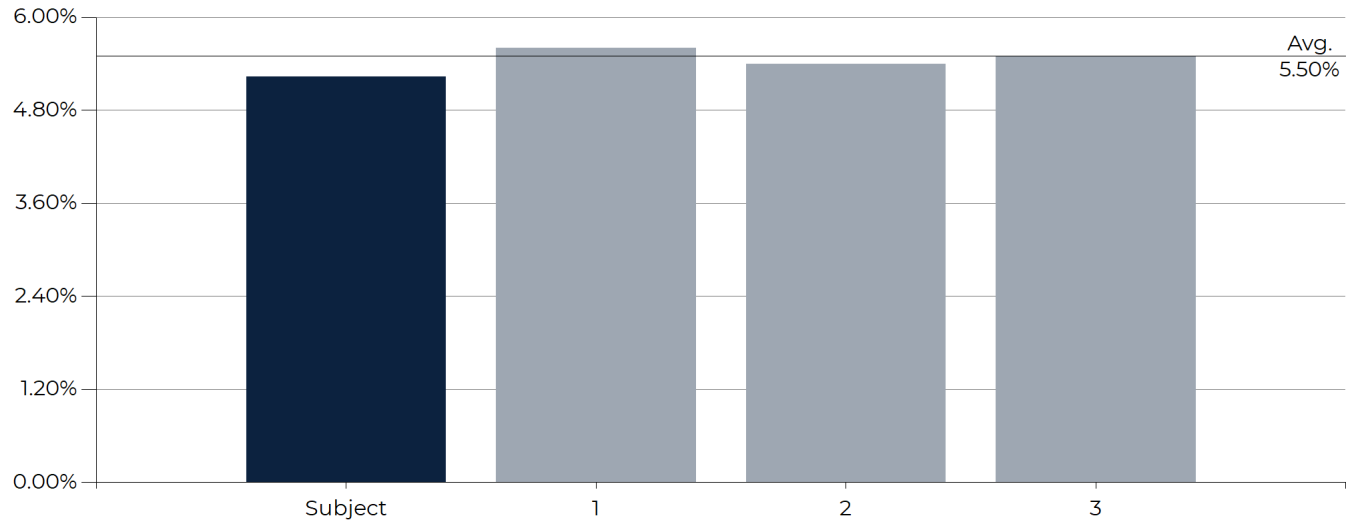
Annualized Expenses

Description	Actual	Market
Property Tax - new	$14,069	$14,069
Building Insurance	$3,000	$3,000
Utilites	$2,400	$2,400
Maintenance & Repairs -est.	$1,950	$1,950
Landscaping	$960	$960
Total Expenses	**$22,379**	**$22,379**
Expenses Per RSF	**$7.89**	**$7.89**
Expenses Per Unit	**$7,460**	**$7,460**

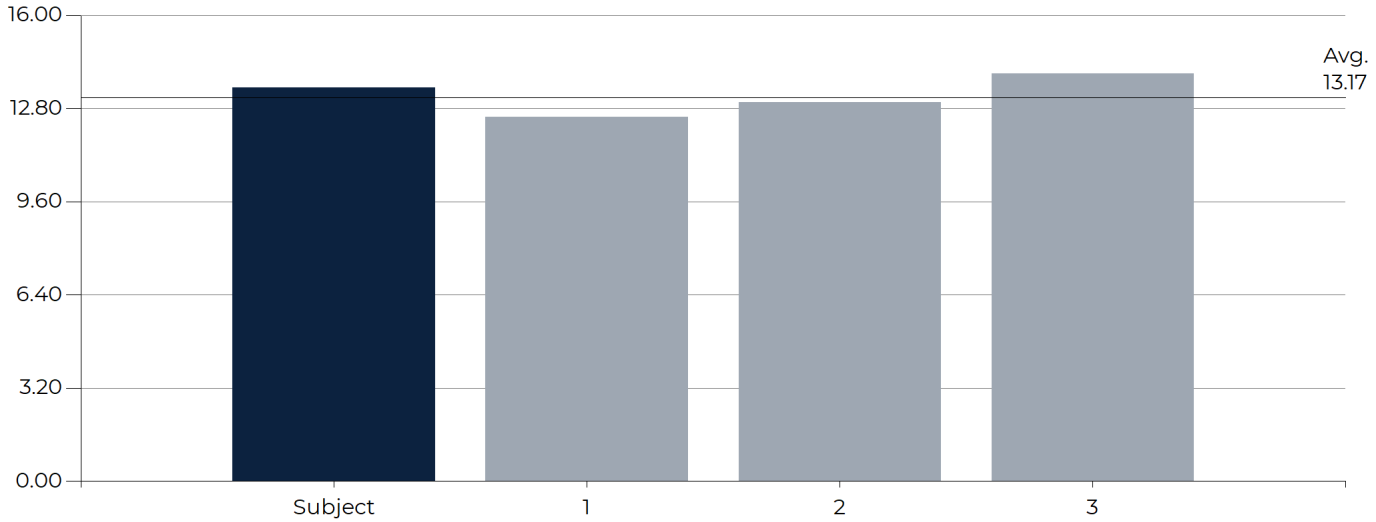
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Cap Rate



Gross Rent Multiplier



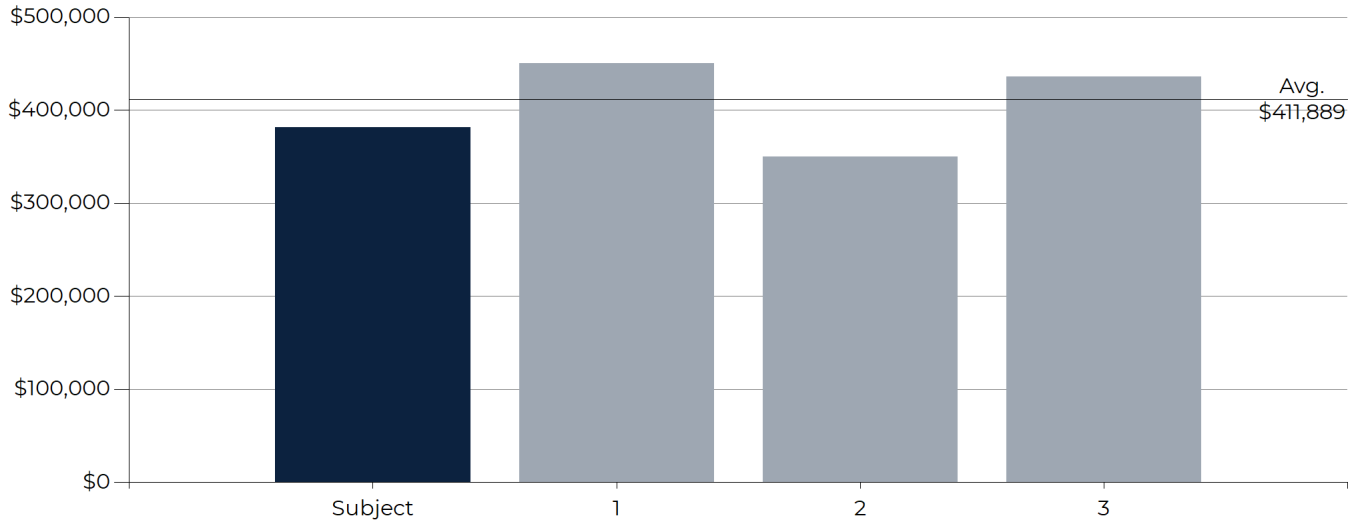
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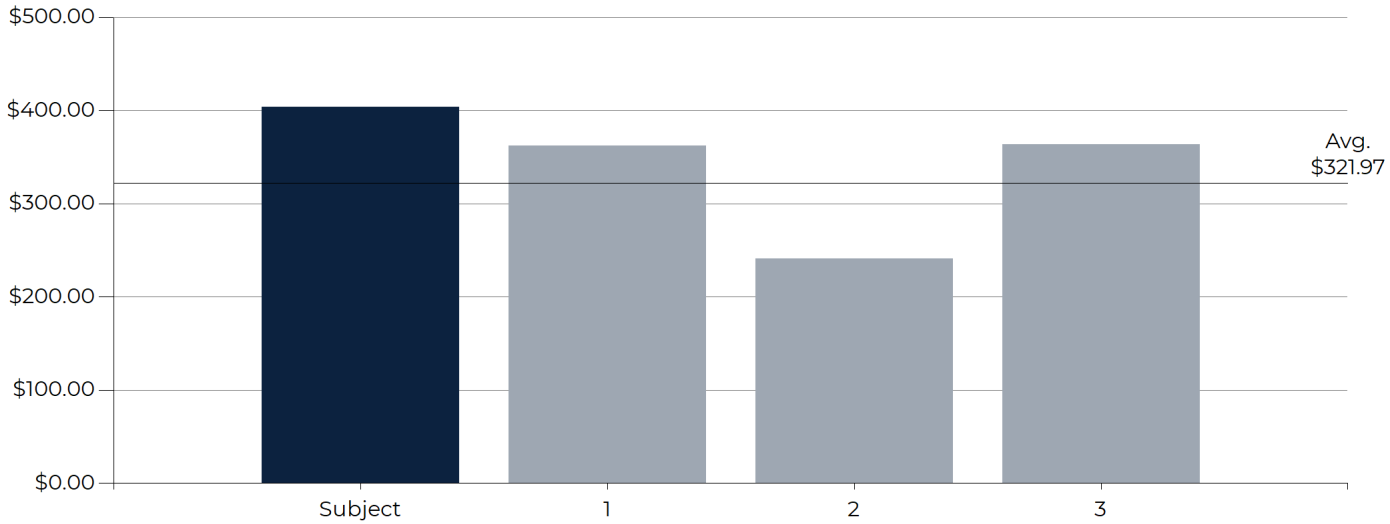
RECENT SALE COMPARABLES

non RSO 3plex at 564 W Macarthur Ave
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Price per Unit



Price per SF



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RECENT SALE COMPARABLES

non RSO 3plex at 564 W Macarthur Ave
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S



non RSO 3plex at 564 W Macarthur Ave
564 West Macarthur Avenue, San Pedro, CA 90731

Sale Price	$1,145,000
Units	3
Price/Unit	$381,667
Price/SF	$403.88
Lot Size	5,401
Cap Rate	5.23%
GRM	13.51
Year Built	1981

Units	Unit Type	Avg Rent	Size
1	3Bed 2Bath	$3,700	
1	2Bed 1Bath	$1,641	
1	2Bed 1Bath	$1,724	

1



770 West 2nd Street, San Pedro, CA 90731

Sale Price	$1,350,000
Units	3
Price/Unit	$450,000
Price/SF	$361.83
Lot Size	5,001
Cap Rate	5.6%
GRM	12.5
Year Built	1988
Sale Date	9/27/2024

Units	Unit Type	Avg Rent	Size
1	3 Bedroom 2 Bath	$3,700	
1	2 Bedroom 1 Bath	$2,650	
1	2 Bedroom 1 Bath	$2,650	

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(310) 606-2076
Olga@LyonStahl.com

2



785 W 1st St
785 W 1st Street, San Pedro, CA 90731

Sale Price	$1,050,000
Units	3
Price/Unit	$350,000
Price/SF	$240.83
Lot Size	5,000
Cap Rate	5.39%
GRM	13.0
Year Built	1979
Sale Date	3/11/2025

Units	Unit Type	Avg Rent	Size
1	2 Bedroom 2 Bath	$1,700	
1	2 Bedroom 2 Bath	$1,870	
1	3 Bedroom 3 Bath	$3,200	

3



829 W 8th Street, San Pedro, CA 90731

Sale Price	$1,307,000
Units	3
Price/Unit	$435,667
Price/SF	$363.26
Lot Size	4,800
Cap Rate	5.5%
GRM	14.0
Year Built	1988
Sale Date	3/19/2025

Units	Unit Type	Avg Rent	Size
1	3 Bedroom 3 Bath	$3,800	
1	2 Bedroom 2 Bath	$2,063	
1	2 Bedroom 2 Bath	$1,921	

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(310) 606-2076
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RECENT SALE COMPARABLES

non RSO 3plex at 564 W Macarthur Ave
564 West Macarthur Avenue | San Pedro, CA 90731



S non RSO 3plex at 564 W
564 West Macarthur Avenue
San Pedro, CA, 90731
$1,145,000

1 770 West 2nd Street
San Pedro, CA, 90731
$1,350,000

2 785 W 1st St
785 W 1st Street
San Pedro, CA, 90731
$1,050,000

3 829 W 8th Street
San Pedro, CA, 90731
$1,307,000

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(310) 606-2076
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SAN PEDRO AREA OVERVIEW

San Pedro continues to emerge as one of the most compelling long-term investment markets in Southern California, driven by massive public and private redevelopment efforts, expanding waterfront amenities, and continued infrastructure investment tied to the Port of Los Angeles.

Over $500 million in private capital has been committed toward the waterfront redevelopment, transforming the area with new dining, entertainment, retail, hospitality, and public space improvements.

Additionally, the Ports of Los Angeles and Long Beach recently secured approximately $140 million in federal funding for major infrastructure and port-related improvements.

A centerpiece of the redevelopment is the new waterfront promenade, which will run parallel to the Port of Los Angeles' main channel for approximately one mile, connecting directly to the new town square at 6th Street and Harbor Boulevard. The project will add four acres of public open space featuring landscaping, seating, lighting, and pedestrian-friendly improvements designed to increase tourism and foot traffic throughout downtown San Pedro.

The area is also benefiting from several major mixed-use and housing developments, including the redevelopment of the former San Pedro Courthouse site into a new eight-story residential and retail project, as well as the large-scale expansion of the Rancho San Pedro community, which is planned to include up to 1,390 residential units along with retail, restaurant, and community space.

With ongoing redevelopment, expanding amenities, strong port-related employment,





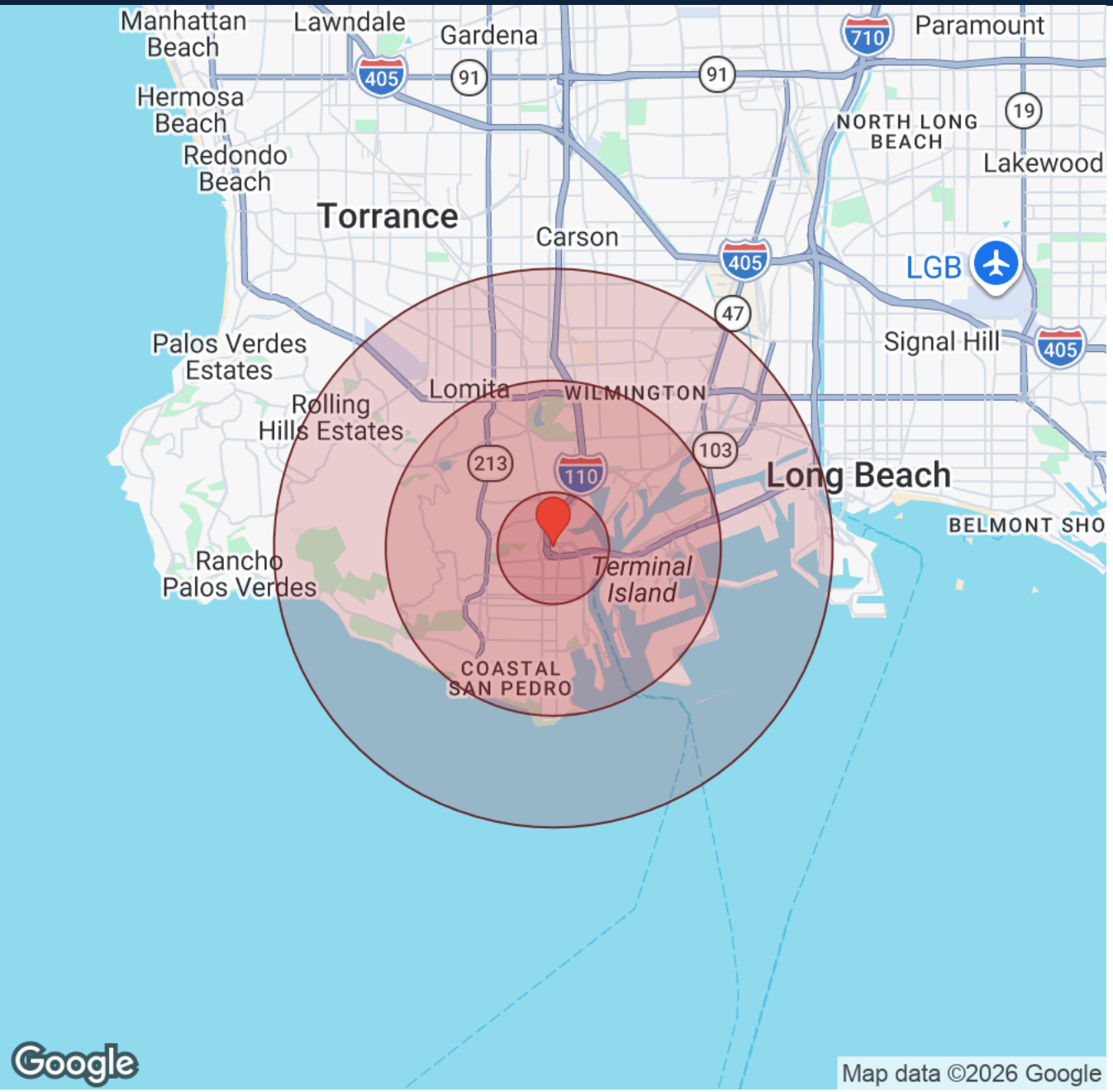


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(310) 606-2076
Olga@LyonStahl.com

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DEMOGRAPHICS

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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	11,270	70,569	128,651
Female	12,290	73,080	133,635
Total Population	23,559	143,649	262,286

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,460	37,765	64,758
Black	2,629	11,118	18,596
Am In/AK Nat	40	230	367
Hawaiian	75	517	1,128
Hispanic	13,177	75,444	127,812
Asian	2,615	14,767	42,595
Multiracial	518	3,361	6,321
Other	47	474	734

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,563	56,911	100,665
Occupied	8,870	52,747	93,511
Owner Occupied	2,963	23,132	47,824
Renter Occupied	5,907	29,615	45,687
Vacant	694	4,164	7,154

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	4,549	25,125	44,000
Ages 15 - 24	3,046	17,745	31,766
Ages 25 - 54	9,651	58,283	104,039
Ages 55 - 64	2,820	18,610	35,194
Ages 65+	3,493	23,884	47,288

Income	1 Mile	3 Miles	5 Miles
Median	$74,193	$91,533	$97,707
Under $15k	879	4,473	6,960
$15k - $25k	890	3,151	5,034
$25k - $35k	637	3,345	5,479
$35k - $50k	797	4,395	7,514
$50k - $75k	1,266	7,165	12,003
$75k - $100k	926	5,814	10,752
$100k - $150k	1,490	8,981	16,138
$150k - $200k	735	5,168	9,805
Over $200k	1,250	10,255	19,827

OLGA WRIGHT
(310) 606-2076
Olga@LyonStahl.com

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