

**6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201**  
SECLUDED 5 -UNIT APARTMENT BUILDING WITH 4 - 2BR/2BA UNITS AND 11BR/1BA



**LUIS VAZQUEZ**  
Senior Vice President  
310.704.9109  
luis.vazquez@sperrycga.com  
CalDRE #00841513  
**SPERRY COMMERCIAL**  
18881 VON KARMAN AVE.,  
SUITE 800  
IRVINE, CA 92612  
WWW.SPERRYCGA.COM



# CONFIDENTIALITY & AGREEMENT



Sperry Commercial Global Affiliates, LLC operates a commercial real estate business and is an affiliate or franchisee ("Affiliate") of Sperry Commercial Global Affiliates, LLC Global Affiliates, LLC ("SperryCGA"). Sperry Commercial Global Affiliates, LLC is independently owned and operated. Sperry Commercial Global Affiliates, LLC and the owner ("Owner") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains brief, selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, but Sperry Commercial Global Affiliates, LLC and SperryCGA have not verified it and Owner, Sperry Commercial Global Affiliates, LLC and SperryCGA do not make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

You should independently verify each item of information in this Memorandum and have the same reviewed by your tax or investment advisor and/or legal counsel. This Memorandum and any communications You may have with Sperry Commercial Global Affiliates, LLC, SperryCGA and/or Owner and their respective officers, brokers, agents or employees regarding this Memorandum or the Property does not in any way constitute any legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including without limitation the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

Sperry Commercial Global Affiliates, LLC, SperryCGA and Owner assume no responsibility for the accuracy or completeness of any information in this Memorandum. Sperry Commercial Global Affiliates, LLC and Owner expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall Sperry Commercial Global Affiliates, LLC, SperryCGA or Owner be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Sperry Commercial Global Affiliates, LLC upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Sperry Commercial Global Affiliates, LLC or Owner; and (c) You understand and agree that Sperry Commercial Global Affiliates, LLC represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Sperry Commercial Global Affiliates, LLC or SperryCGA. Neither Sperry Commercial Global Affiliates, LLC, SperryCGA nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Sperry Commercial Global Affiliates, LLC.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

**SECLUDED 5 -UNIT APARTMENT BUILDING WITH 4 - 2BR/2BA UNITS AND 1 1BR/1BA**

**6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201**

**Sperry - Sperry Commercial // 18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612 // SPERRYCGA.COM**

**CONFIDENTIALITY & AGREEMENT // 2**



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

\*Each Sperry office independently owned and operated

# TABLE OF CONTENTS



SPERRY COMMERCIAL

## PROPERTY INFORMATION

Executive Summary .....	5
Property Description .....	6
Complete Highlights .....	7

## LOCATION INFORMATION

Aerial Map .....	9
------------------	---

## FINANCIAL ANALYSIS

Income & Expenses .....	11
Rent Roll .....	12

## SALE COMPARABLES

Sale Comps Summary .....	14
--------------------------	----

**SECLUDED 5 -UNIT APARTMENT BUILDING WITH 4 - 2BR/2BA UNITS AND 1 1BR/1BA**

**6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201**

**Sperry - Sperry Commercial // 18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612 // SPERRYCGA.COM**

**TABLE OF CONTENTS // 3**



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

\*Each Sperry office independently owned and operated

# PROPERTY INFORMATION



**SECLUDED 5 -UNIT APARTMENT BUILDING WITH 4 - 2BR/2BA UNITS AND 1 1BR/1BA**

**6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201**

**Sperry - Sperry Commercial // 18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612 // SPERRYCGA.COM**

**PROPERTY INFORMATION // 4**

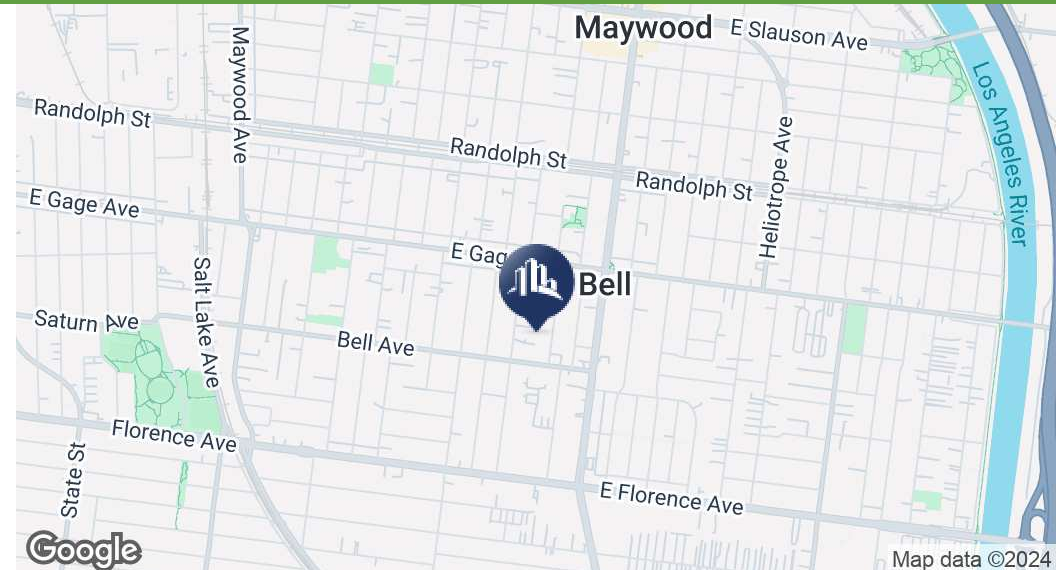
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



\*Each Sperry office independently owned and operated

# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	5,000 SF (Approximate)
Lot Size:	6,317 SF
Number of Units:	5
Price / SF:	\$300.00
Cap Rate:	1.96%
NOI:	\$29,325
Zoning:	R3
Market:	South East Los Angeles

### PROPERTY OVERVIEW

The Property is an attractive 5-unit Building comprised of 2 stories consisting of approximately 5,000 square feet and resting on 2 parcels totaling 6,317 square feet. The Property includes 1 Town House Unit and 4, 2nd story units that rest on top of 6 parking spots comprised of 4 garages and one 2-car tuck under parking area. The parking/driveway area is concrete. Situated behind what will be a new 11-unit 'for sale' development, the property rests off of Pine and is not exposed to street traffic. THE PROPERTY CAN ALSO BE PURCHASED WITH THE ADJACENT PROPERTY 6629-6633 PINE AVAILABLE FOR SALE AS AN 11-UNIT-FOR-SALE DEVELOPMENT.

### PROPERTY HIGHLIGHTS

- Modern 5,000 SF building with 5 town home apartments
- Secluded location for enjoyable tenant living
- R3 zoning ideal for multifamily investment
- Appealing 1990's construction
- Potential for Proximity to future development with pending adjacent 'For Sale' Development project

**SECLUDED 5 -UNIT APARTMENT BUILDING WITH 4 - 2BR/2BA UNITS AND 1 1BR/1BA**

**6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201**

**Sperry - Sperry Commercial // 18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612 // SPERRYCGA.COM**

**EXECUTIVE SUMMARY // 5**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



\*Each Sperry office independently owned and operated

# PROPERTY INFORMATION

## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

The Property is an attractive 5-unit Building comprised of 2 stories consisting of approximately 5,000 square feet and resting on 2 parcels totaling 6,317 square feet. The Property includes 1 Town House Unit and 4, 2nd story units that rest on top of 6 parking spots comprised of 4 garages and one 2-car tuck under parking area. The parking/driveway area is concrete. Situated behind what will be a new 11-unit 'for sale' development, the property rests off of Pine and is not exposed to street traffic. THE PROPERTY CAN ALSO BE PURCHASED WITH THE ADJACENT PROPERTY 6629-6633 PINE AVAILABLE FOR SALE AS AN 11-UNIT-FOR-SALE DEVELOPMENT.

### LOCATION DESCRIPTION

Situated just to the North of Bell High School, the Property rests in a low-density clean residential neighborhood comprised of low-density single-family and multi-family living units and is just South of Gage Avenue. The Property is situated behind a 'tear down' 4-building property that is for sale by the same Seller to be developed into an 11-unit 'for sale' townhome/condo development

**SECLUDED 5 -UNIT APARTMENT BUILDING WITH 4 - 2BR/2BA UNITS AND 1 1BR/1BA**

**6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201**

**Sperry - Sperry Commercial // 18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612 // SPERRYCGA.COM**

**PROPERTY DESCRIPTION // 6**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



\*Each Sperry office independently owned and operated

# PROPERTY INFORMATION

## COMPLETE HIGHLIGHTS



### LOCATION INFORMATION

Building Name	Secluded 5 -Unit Apartment Building with 4 - 2BR/2BA Units and 1 1BR/1BA
Street Address	6633 1/4 - 6633 3/4 Pine Avenue
City, State, Zip	Bell, CA 90201
County	Los Angeles
Market	South East Los Angeles
Cross-Streets	Pine and Gage

### PROPERTY HIGHLIGHTS

- - Modern 5,000 SF building with 1 2BR/2BA town home, 3 - 2BR/2BA, 1 1BR/1BA apartments
- - Secluded location for enjoyable tenant living
- - R3 zoning ideal for multifamily investment
- - Appealing 1990's construction
- - Potential for Proximity to future development with pending adjacent 'For Sale' Development project
- - Rents currently at approximately 50% of market value

**SECLUDED 5 -UNIT APARTMENT BUILDING WITH 4 - 2BR/2BA UNITS AND 1 1BR/1BA**

**6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201**

**Sperry - Sperry Commercial // 18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612 // SPERRYCGA.COM**

**COMPLETE HIGHLIGHTS // 7**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



\*Each Sperry office independently owned and operated

# LOCATION INFORMATION



**SECLUDED 5 -UNIT APARTMENT BUILDING WITH 4 - 2BR/2BA UNITS AND 1 1BR/1BA**

**6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201**

**Sperry - Sperry Commercial // 18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612 // SPERRYCGA.COM**

**LOCATION INFORMATION // 8**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

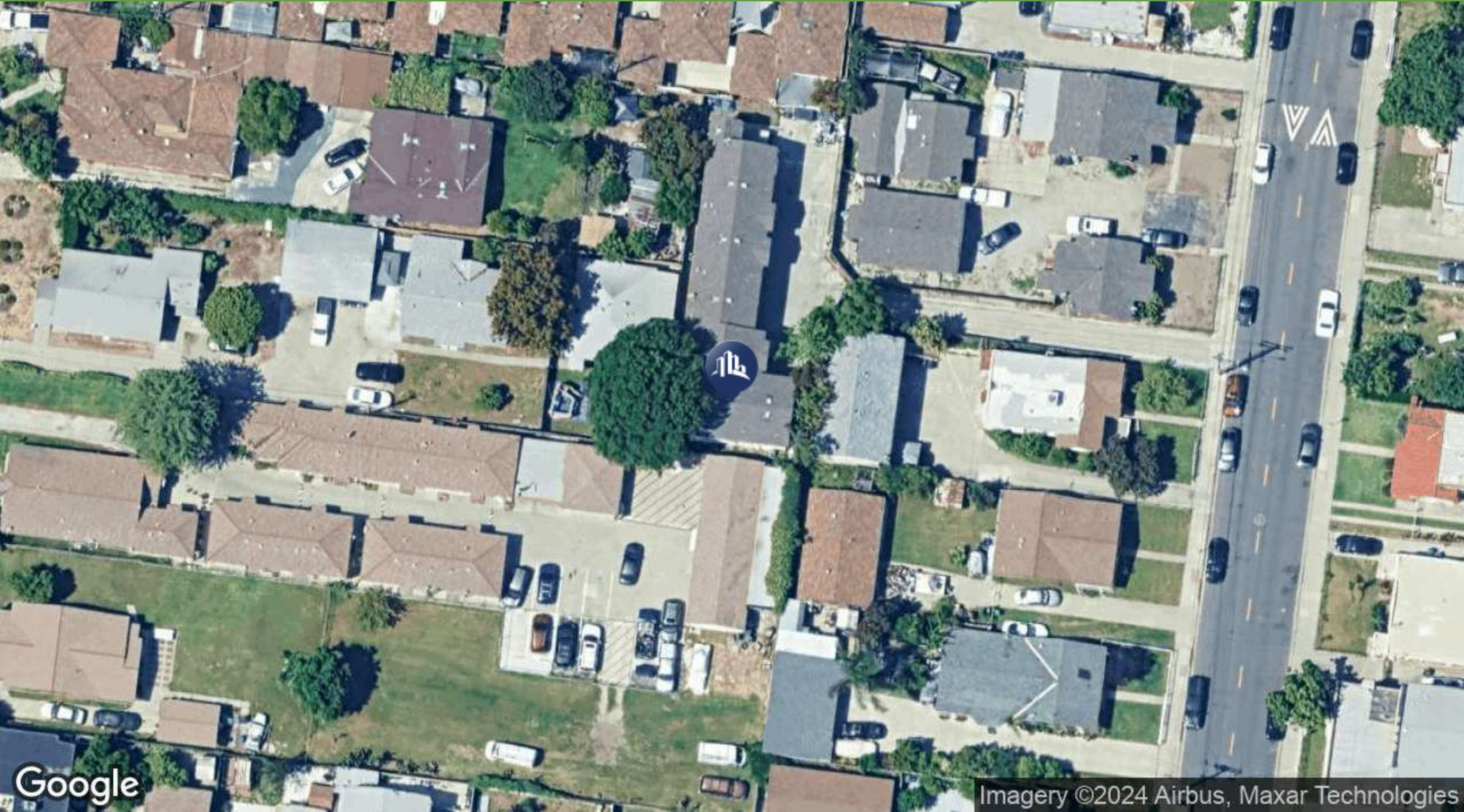


\*Each Sperry office independently owned and operated



# LOCATION INFORMATION

## AERIAL MAP



**SECLUDED 5 -UNIT APARTMENT BUILDING WITH 4 - 2BR/2BA UNITS AND 1 1BR/1BA**

**6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201**

**Sperry - Sperry Commercial // 18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612 // SPERRYCGA.COM**

**AERIAL MAP // 9**



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

\*Each Sperry office independently owned and operated

# FINANCIAL ANALYSIS



**SECLUDED 5 -UNIT APARTMENT BUILDING WITH 4 - 2BR/2BA UNITS AND 1 1BR/1BA**

**6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201**

**Sperry - Sperry Commercial // 18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612 // SPERRYCGA.COM**

**FINANCIAL ANALYSIS // 10**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



\*Each Sperry office independently owned and operated

# FINANCIAL ANALYSIS

## INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET RENTS
Gross Scheduled Rent	\$58,500	\$120,000
<b>Gross Income</b>	<b>\$58,500</b>	<b>\$120,000</b>
EXPENSE SUMMARY	CURRENT	MARKET RENTS
Estimated Property Tax (1.25%)	\$18,750	\$18,750
Property Insurance	\$1,500	\$1,500
Maintenance	\$2,925	\$4,800
Utilities	\$6,000	\$6,000
<b>Gross Expenses</b>	<b>\$29,175</b>	<b>\$31,050</b>
<b>Net Operating Income</b>	<b>\$29,325</b>	<b>\$88,950</b>

SECLUDED 5 -UNIT APARTMENT BUILDING WITH 4 - 2BR/2BA UNITS AND 1 1BR/1BA

6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201

Sperry - Sperry Commercial // 18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612 // SPERRYCGA.COM

INCOME & EXPENSES // 11



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

\*Each Sperry office independently owned and operated

# FINANCIAL ANALYSIS

## RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	CURRENT RENT	MARKET RENT
A: Villar - Town House	2	2	\$1,000	\$2,000
B: Hernandez	2	2	\$1,000	\$2,000
C: Bortolloti	2	2	\$1,000	\$2,000
D: Escobar	2	2	\$1,000	\$2,000
E: Banuelos	1	1	\$825	\$2,000
<b>Totals/Averages</b>			<b>\$4,825</b>	<b>\$10,000</b>

SECLUDED 5 -UNIT APARTMENT BUILDING WITH 4 - 2BR/2BA UNITS AND 1 1BR/1BA

6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201

Sperry - Sperry Commercial // 18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612 // SPERRYCGA.COM

RENT ROLL // 12

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



\*Each Sperry office independently owned and operated

# SALE COMPARABLES



**SECLUDED 5 -UNIT APARTMENT BUILDING WITH 4 - 2BR/2BA UNITS AND 1 1BR/1BA**

**6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201**

**Sperry - Sperry Commercial // 18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612 // SPERRYCGA.COM**

**SALE COMPARABLES // 13**









We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



\*Each Sperry office independently owned and operated

# SALE COMPARABLES

## SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	YEAR BUILT	
	 <b>Secluded 5 -Unit Apartment Building with 4 - 2BR/2BA Units and 1 1BR/1BA</b> 6633 1/4 - 6633 3/4 Pine Avenue Bell, CA 90201	\$1,500,000	5,000 SF	\$300.00	\$300,000	1.96%	-	5	-	
<b>1</b>	 <b>SALE COMPS</b>	<b>PRICE</b>	<b>BLDG SF</b>	<b>PRICE/SF</b>	<b>PRICE/UNIT</b>	<b>CAP</b>	<b>GRM</b>	<b># OF UNITS</b>	<b>YEAR BUILT</b>	<b>CLOSE</b>
<b>2</b>	 <b>6705 Heliotrope</b> Bell, CA 90201	\$1,930,000	10,370 SF	\$186.11	\$241,250	-	14.24	8	1962	02/28/2024
<b>3</b>	 <b>6507 King</b> Bell, CA 90201	\$1,200,000	11,545 SF	\$103.94	\$240,000	-	-	5	1963	02/09/2024
<b>4</b>	 <b>4925 Santa Ana Street</b> Cudahy, CA 90201	\$1,850,000	5,542 SF	\$333.81	\$308,333	3.0%	-	6	1982	01/09/2024
<b>5</b>	 <b>6008-6012 Gotham</b> Bell Gardens, CA 90201	\$1,375,000	4,179 SF	\$329.03	\$275,000	-	-	5	1947	10/31/2023
<b>6</b>	 <b>6 Units</b> 4218 Bell Ave Bell, CA 90201	\$1,500,000	3,600 SF	\$416.67	\$250,000	4.0%	-	6	1948	08/10/2023

SECLUDED 5 -UNIT APARTMENT BUILDING WITH 4 - 2BR/2BA UNITS AND 1 1BR/1BA

6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201

Sperry - Sperry Commercial // 18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612 // SPERRYCGA.COM

SALE COMPS SUMMARY // 14



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

\*Each Sperry office independently owned and operated

# SALE COMPARABLES

## SALE COMPS SUMMARY

SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	YEAR BUILT	
<b>6 Units</b> 6237 Orchard Bell, CA 90201	\$1,510,000	4,568 SF	\$330.56	\$251,666	3.88%	12.65	6	1958	01/12/2023
	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	YEAR BUILT	CLOSE
<b>Totals/Averages</b>	<b>\$1,560,833</b>	<b>6,634 SF</b>	<b>\$235.28</b>	<b>\$260,138</b>	<b>3.63%</b>	<b>13.45</b>	<b>6</b>		

**SECLUDED 5 -UNIT APARTMENT BUILDING WITH 4 - 2BR/2BA UNITS AND 1 1BR/1BA**

**6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201**

**Sperry - Sperry Commercial // 18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612 // SPERRYCGA.COM**

**SALE COMPS SUMMARY // 15**



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

\*Each Sperry office independently owned and operated