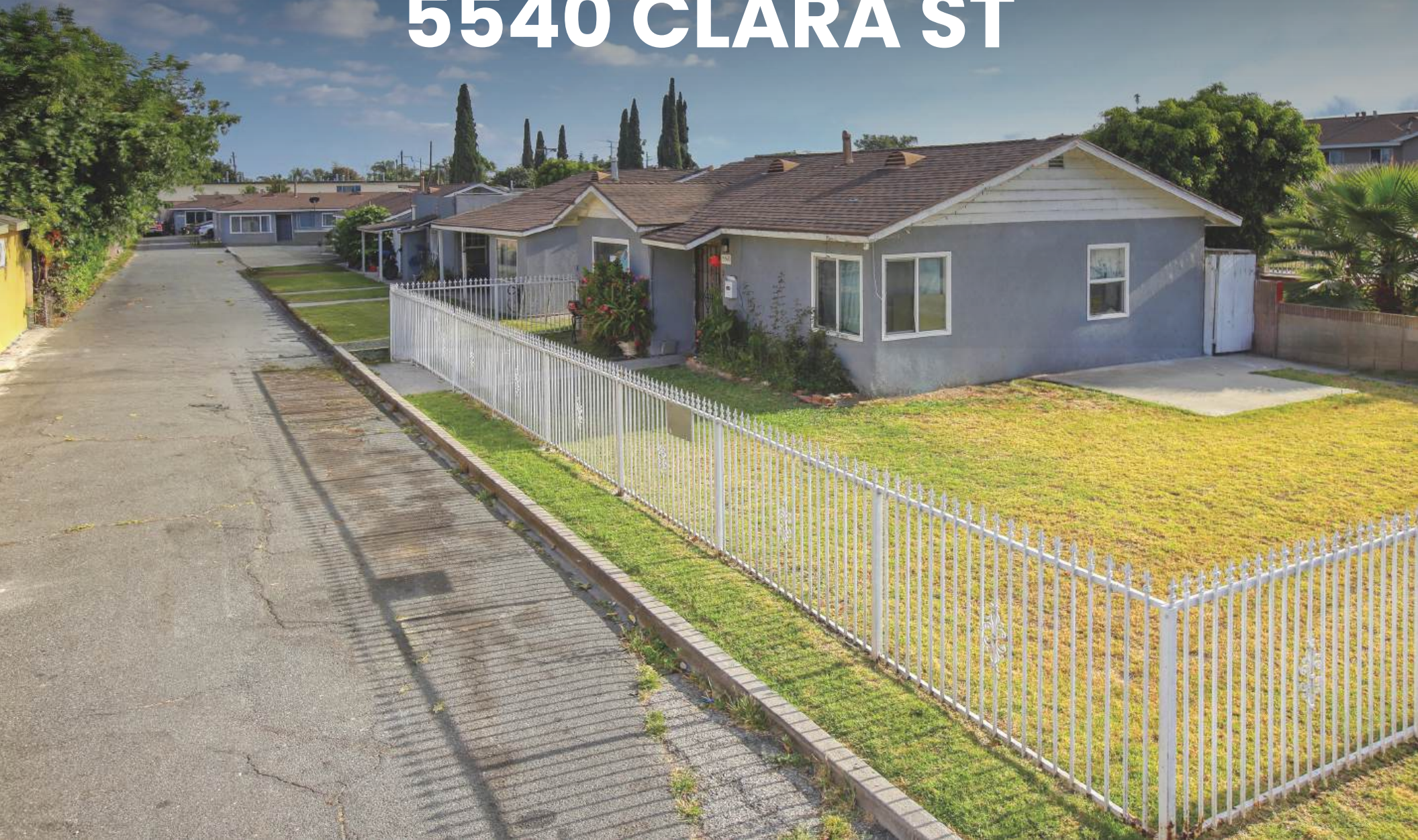


BELL GARDENS | CALIFORNIA

5540 CLARA ST



EXCLUSIVE MARKETING PACKAGE



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5540 Clara St | Bell Gardens, CA



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5540 Clara St | Bell Gardens, CA

EXECUTIVE SUMMARY

Offered at \$1,650,000, this 7-unit multifamily investment in Bell Gardens features a unique collection of all single-story cottages and duplexes situated on a spacious 22,400+ Sq. Ft. lot. The property offers an attractive unit mix of (1) 4-Bed/1.5-Bath Cottage, (1) 3-Bed/1-Bath Cottage, (1) 2-Bed/1-Bath Cottage, (1) 3-Bed/2-Bath Unit, (1) 3-Bed/1-Bath Unit, and (2) 1-Bed/1-Bath Units, appealing to a broad tenant base.

Tenants enjoy desirable amenities including garage and open parking, individual washer/dryer hookups, and convenient access to shopping, schools, public transportation, and major employment centers.

The investment opportunity is defined by its significant rental upside, with projected market performance of an 9.28% CAP Rate and 8.04 GRM. Combined with its low-density, single-story layout, diverse unit mix, and strong tenant appeal, the property offers investors an exceptional opportunity to increase cash flow and long-term value.

\$1,650,000

PRICE

7 UNITS

UNITS

1965

YEAR BUILT

5,877 SQFT

22,403 LOT SIZE

BGR3*

ZONING

6227-020-007

APN



5540 Clara St | Bell Gardens, CA

PROPERTY HIGHLIGHTS

Listed at \$1,650,000

5 Individual Single-Story Structures Comprised of 3 Cottages & 2 Duplexes: (1) 4-Bed/1.5-Bath Cottage, (1) 3-Bed/1-Bath Cottage, (1) 2-Bed/1-Bath Cottage

Duplex Units:

(1) 3-Bed/2-Bath, (1) 3-Bed/1-Bath, & (2) 1-Bed/1-Bath

- Huge 22,400+ Sq. Ft. Lot
- Excellent Location in Proximity to Shopping,
- Entertainment, Transportation and Schools
- Diverse Unit Sizes Accommodating Tenant Demand



Prime Location



All Single Story
Cottages & Duplexes



9.28% Market CAP Rate
& 8.04 Market GRM



Individual
Washer/Dryer Hookups



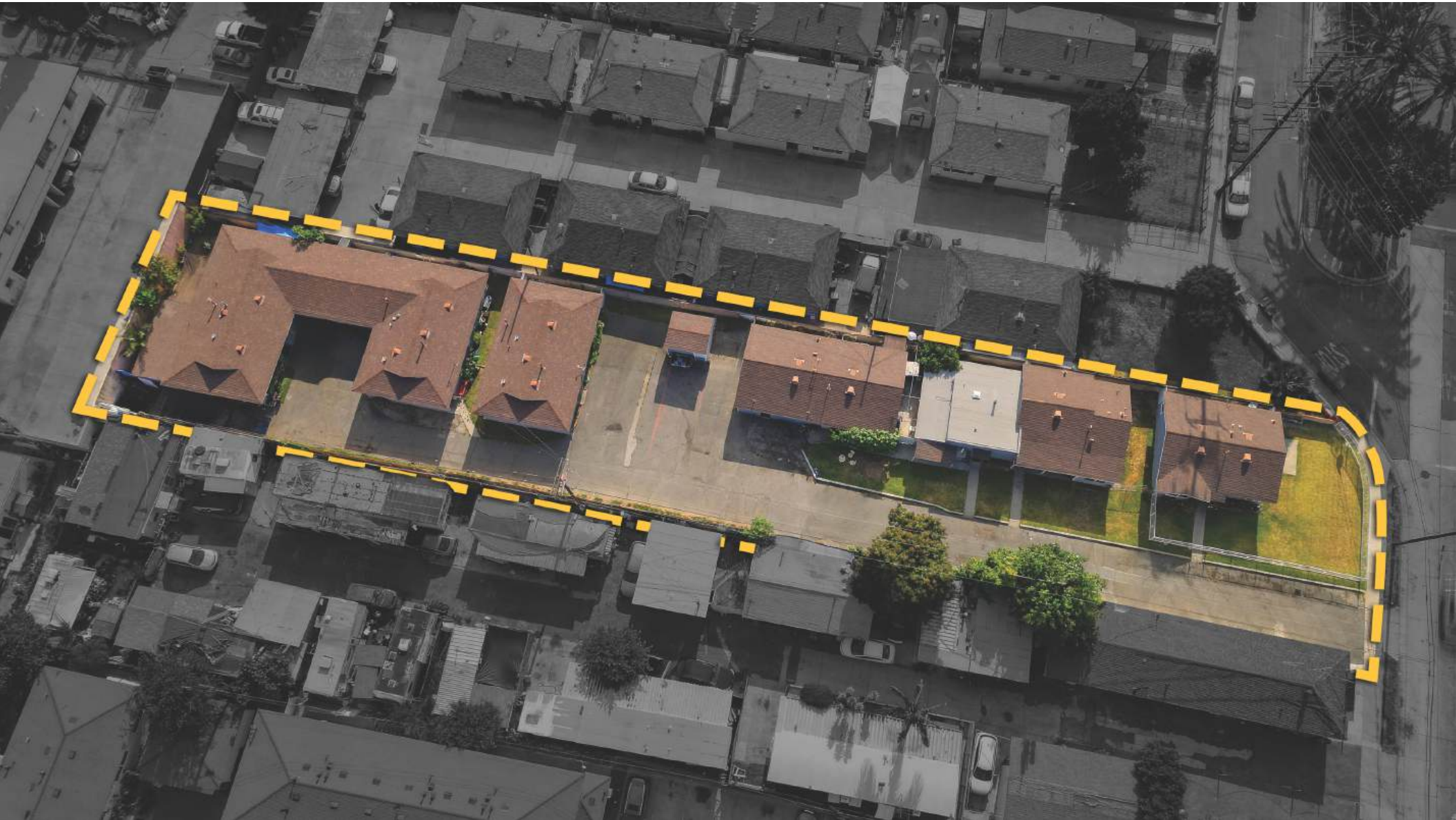
Garage & Open-
Space Parking!

5540 Clara St | Bell Gardens, CA



AERIAL MAP

5540 Clara St | Bell Gardens, CA



5540 Clara St | Bell Gardens, CA

MAPPING AND GIS SERVICES
SCALE 1" = 80'



FINANCES

5540 Clara St | Bell Gardens, CA

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	4+1.5 Cottage	\$1,902	\$2,950
2	3 + 1 Cottage	\$1,731	\$2,775
3	3 + 2 + Den	\$2,280	\$2,695
4	3 + 1	\$1,935	\$2,595
5	2+1 Cottage	\$1,550	\$2,295
6	1+1	\$1,238	\$1,895
7	1+1	\$1,333	\$1,895

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$18,768
New Insurance Quote	\$6,500
Water/Sewer	\$5,570
Trash	\$6,400
Gardener	\$2,400
Repairs & Maintenance	\$5,250
Reserves for Replacement	\$1,050
TOTAL EXPENSES	\$45,938

FINANCING

Loan Amount	\$660,000
Loan Type	30 Year
Interest Rate	6.25%
Annual Debt Service	\$73,857

FINANCES

5540 Clara St | Bell Gardens, CA

ANNUALIZED OPERATING DATA		CURRENT	PROFORMA
Total Scheduled Gross Income		\$143,628	\$205,200
Less: Vacancy Allowance	3%	\$4,309	3% \$6,156
Effective Gross Income		\$139,319	\$199,044
Less: Expenses		\$45,938	\$45,938
Net Operating Income		\$93,381	\$153,106
Less: Debt Service		\$73,857	\$73,857

PRE-TAX CASH FLOW	2.96%	\$19,524	12.01%	\$79,249
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Unit Mix	Current Range	Current Total	Proforma Total
4+1.5 Cottage	\$1,902 - \$1,902	\$1,902	\$2,950
3 + 1 Cottage	\$1,731 - \$1,731	\$1,731	\$2,775
3 + 2 + Den	\$2,280 - \$2,280	\$2,280	\$2,695
3 + 1	\$1,935 - \$1,935	\$1,935	\$2,595
2+1 Cottage	\$1,550 - \$1,550	\$1,550	\$2,295
1+1	\$1,288 - \$1,333	\$2,571	\$3,790
MONTHLY TOTALS		\$11,969	\$17,100

PROPERTY SUMMARY

PRICE \$1,650,000

Down Payment	\$660,000
Loan Amount	\$990,000
Number of Units	7 Units
Price/Unit	\$235,714
Price/SF	\$281
Cash on Cash %	2.96%
Proforma COC	12.01%
Cap Rate	5.66%
Proforma Cap Rate	9.28%
GRM	11.49
Proforma GRM	8.04
Year Built	1965
Living Sq Ft	5,877
Lot Size Sq Ft	22,403



5540 Clara St | Bell Gardens, CA

37,367
CITY
POPULATION

\$62,298
MEDIAN HOUSEHOLD
INCOME

\$563,900
MEDIAN PROPERTY
VALUE

78.8%
RENTER OCCUPIED
HOUSING

COMMUNITY PROFILE

Bell Gardens is a compact Southeast LA County city near Commerce, Downey, South Gate, and Bell with access to the I-710 and I-5 corridors. This Bell Gardens location places tenants near shopping centers, rail and transit connections, local schools, parks, hospitals, and regional employment anchors. The city's dense renter base, nearby colleges, and practical commuter access support steady apartment demand.

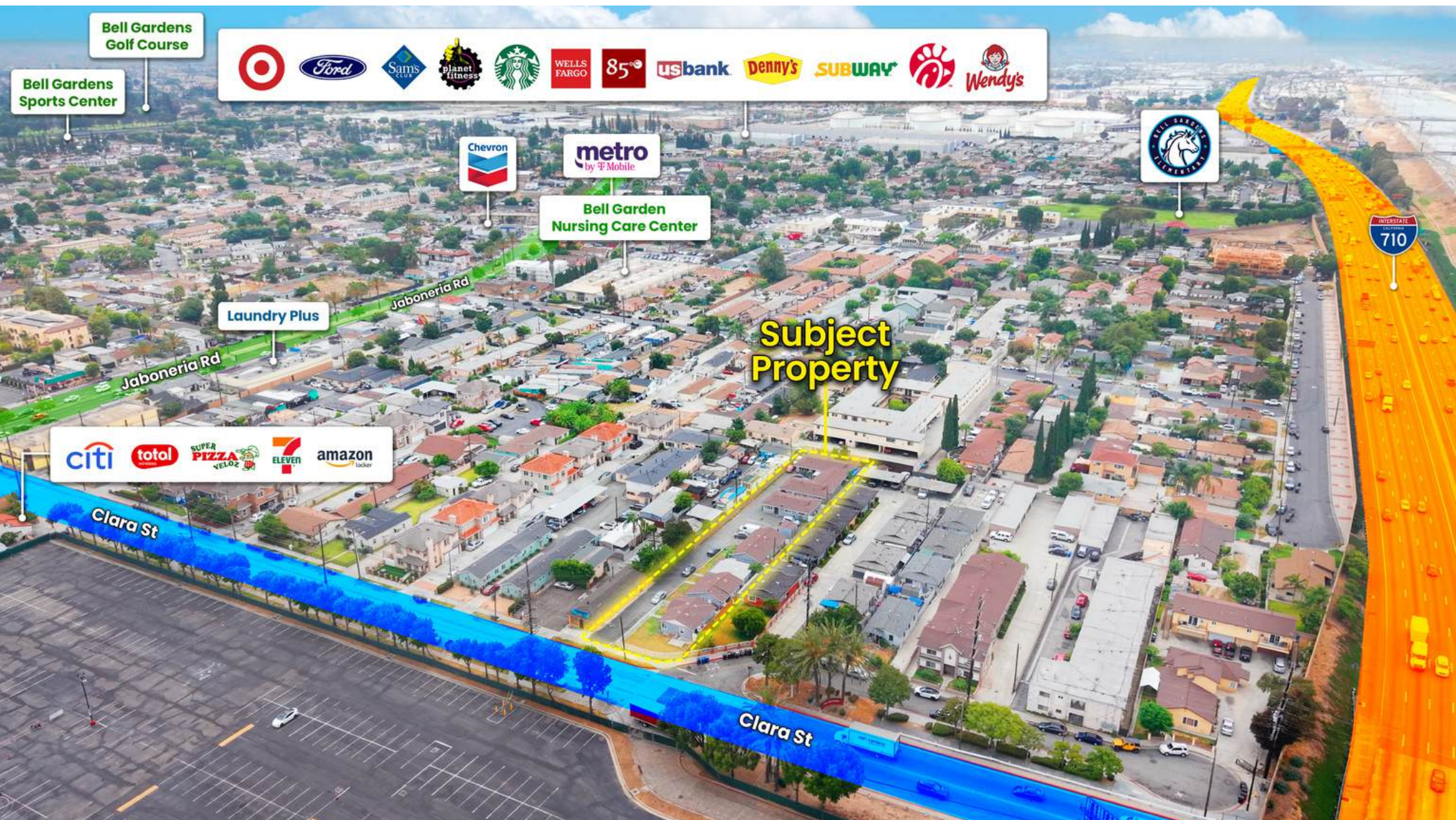
Rent Control: Local ordinance applies; verify coverage, registration, exemptions, and permitted increases.

FUNDAMENTALS

- Dense Southeast LA County rental market
- Immediate access to I-710 and I-5 corridors
- Commerce rail stations within minutes
- Nearby schools support family-sized unit demand
- Near major Southeast LA employment corridors

LOCAL MAP

5540 Clara St | Bell Gardens, CA



AREA PERKS

5540 Clara St | Bell Gardens, CA



CONTACT US

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19

Years of
Experience

400+

Number of total
transactions closed

\$600M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

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