

# EXCLUSIVE LISTING

4704 Florence Ave, Bell CA 90291

**LENDER OWNED! NEWLY BUILT NON-RENT CONTROLLED** - COO Issued Feb 2023, 14 Townhome style units + 1 Office  
High CAP Rate, ALL 4Bedroom Large units, Recently Foreclosed



**CONTACT HAN  
DIRECT  
TO DISCUSS AND  
SCHEDULE  
A PRIVATE TOUR!**

## SUMMARY

Subject Property:	4704 Florence Ave Bell, CA 90291
Asking Price:	\$7,000,000
Building Area:	23,316 SF
Lot Size:	32,240 SF
No. of Units:	14 Residential + 1 Office
Year Built (Date Finalized):	Dec 30, 2022
Cert. Of Occupancy Issuance Date:	Feb 7, 2023
APN#:	6226-002-400
Zoning:	BLC3R
Unit Mix:	1 x 4B + 3B Townhome 13 x 4B+2B Townhome 1 x Office Suite

## Investment & Property Highlights

- LENDER OWNED! NON-Rent-Control apartment investment – newly built completed in Dec 2022 and COO issued in Feb 2023
- Offered at attractive CAP Rate with additional upside including converting office structure to ADU
- Offered at a low price of \$300/SF for a brand-new construction
- Positive Leverage deal on a new product without rent control restriction
- Fully occupied with clear potential for future rent increases
- Subject property was appraised for more than \$9million back in May 2023 (report will be provided during escrow)
- Located in a high density and high demand area for rental units
- Central location near many major employment centers
- Superb access to FWY 710 provides easy access to FWY 5, FWY 101, and FWY 105
- BRAND NEW Construction completed in Dec 2022 (based on COO)
- Superb unit mix of Fourteen 4-bedroom townhome style units with direct access to 2 car garages
- Brand new everything – MEP: Copper plumbing, abs sewer pipe, new roof, new electrical
- Large lot size with long driveway into the main residential buildings providing extra privacy
- Excellent amenities: garage spaces, several common area green spaces, gated with intercom system, big mailbox center in front of the lot, security cameras in common area, etc.
- Extra 2 story structure that could be rented out as private office and self-storage/laundry room or even converted to ADUs.
- Ample parking with private garages and an open parking area

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BELL GARDENS GOLF COURSE

DOWNEY

RIO HONDO GOLF CLUB

BELL GARDENS MARKETPLACE

4704 FLORENCE AVE

FLORENCE AVE

Walk Score  
**78**

**Very Walkable**

Most errands can be accomplished on foot.

Exclusively Listed By:

**HAN WIDJAJA CHEN**

**626.594.4900**

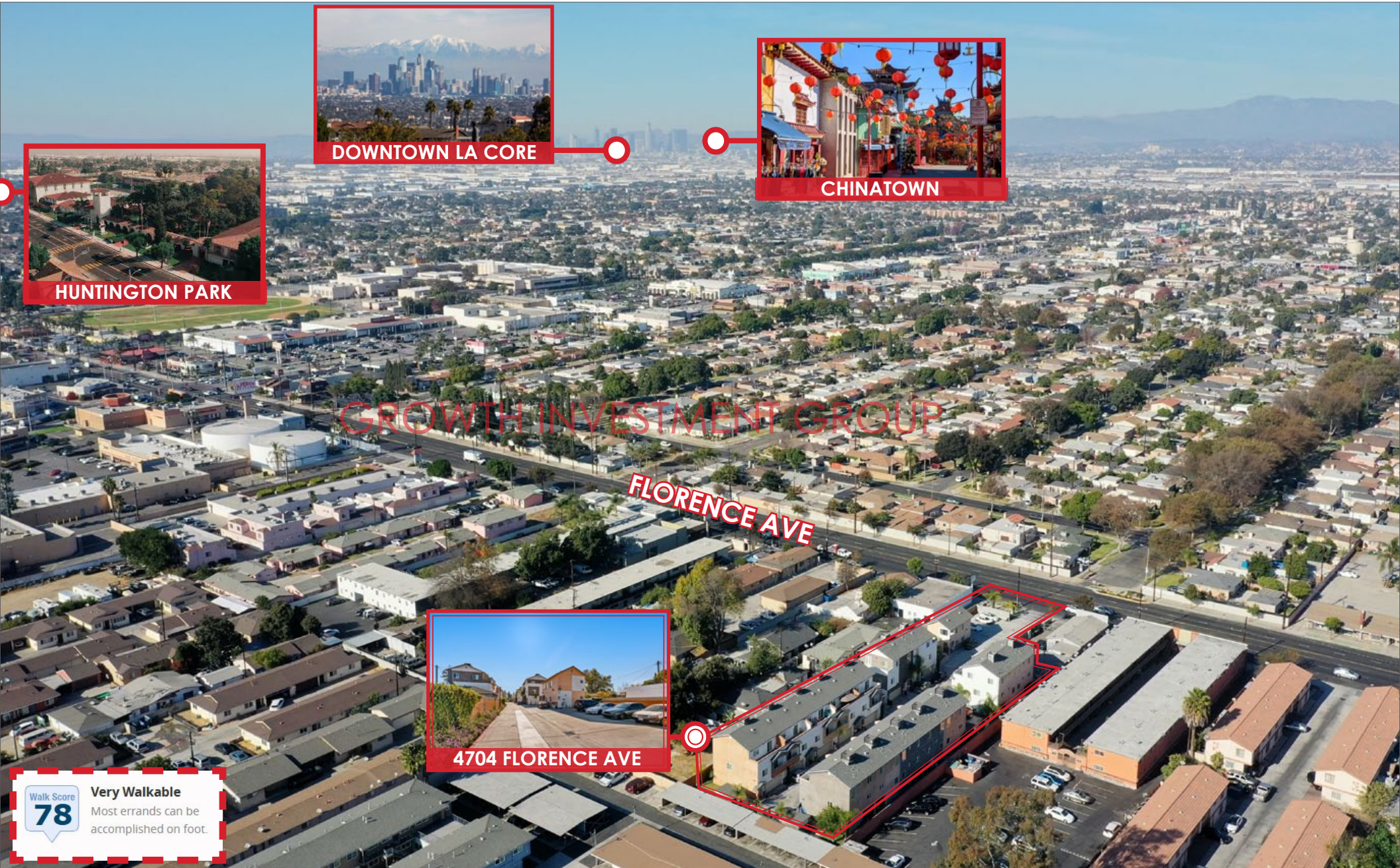
**han.chen@growthinvestmentgroup.com**

Broker License# 01749321

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