

# 4255 N. Bellflower Blvd.

Long Beach, CA 90808

Price: \$1,750,000

4255 North Bellflower Boulevard



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REALTYONEGROUP

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## PROPERTY DESCRIPTION

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### Rare Investment Opportunity in Highly Desirable Lakewood Village

Discover this well-maintained 4-plex (quadruplex) situated in the highly sought-after Lakewood Village neighborhood of Long Beach – an area known for its strong rental demand, family-friendly vibe, excellent schools, proximity to parks, shopping, and easy access to major freeways and the beach. Built in 1943, this classic multi-family property spans approximately 2,320 square feet on a generous 6,945 sq ft lot, featuring 4 units each one bedroom one bathroom. 4 bedrooms.

- Current monthly rental revenue: \$8,140 (strong gross income providing solid cash flow potential for investors).
- Proven track record as an income-producing asset in a stable, appreciating market.
- Opportunity to add value: The property could accommodate an ADU (Accessory Dwelling Unit) – a significant upside in California's ADU-friendly environment, potentially boosting rental income further through additional units.

Lakewood Village remains a top choice for real estate investors due to its low vacancy rates, consistent appreciation, and desirable location near retail, dining, and recreational amenities. This 4-plex offers immediate income with room for optimization, making it an attractive addition to any portfolio focused on Long Beach multifamily properties.

# PROPERTY PHOTOS

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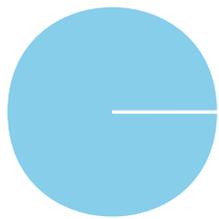


# UNIT MIX REPORT

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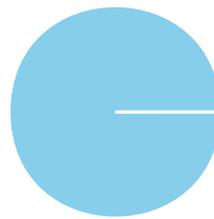
Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
4	1 Bed/1 Bath	580	\$2,035	\$8,140	\$2,300	\$9,200
<b>4</b>		<b>2,320</b>		<b>\$8,140</b>		<b>\$9,200</b>

UNIT MIX



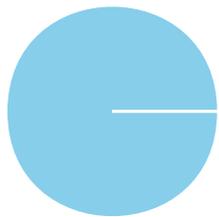
● 1 Bed/1 Bath

UNIT MIX SQUARE FEET



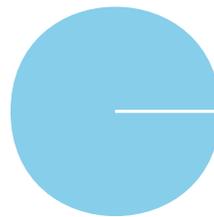
● 1 Bed/1 Bath

UNIT MIX INCOME



● 1 Bed/1 Bath

UNIT MIX MARKET INCOME



● 1 Bed/1 Bath

# PRO FORMA SUMMARY

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## Investment Summary

Price	\$1,750,000
Year Built	1943
Units	4
Price/Unit	\$437,500
RSF	2,320
Price/RSF	\$754.31
Lot Size	6,945 sf
Floors	2
APN	7183-011-029
Cap Rate	3.84%
Market Cap Rate	4.95%
GRM	17.92
Market GRM	14.88

## Financing Summary

Loan 1 (Fixed)	\$1,400,000
Initial Equity	\$350,000
Interest Rate	6.125%
Term	30 years
Monthly Payment	\$8,507
DCR	.66

## Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
1 Bed/1 Bath	4	\$24,420	\$97,680	\$27,600	\$110,400
<b>Totals</b>	<b>4</b>		<b>\$97,680</b>		<b>\$110,400</b>

## Annualized Income

Description	Actual	Market
<b>Gross Potential Rent</b>	<b>\$97,680</b>	<b>\$110,400</b>
- Less: Vacancy	(\$2,930)	(\$3,312)
+ Misc. Income	\$0	\$7,200
<b>Effective Gross Income</b>	<b>\$94,750</b>	<b>\$114,288</b>
- Less: Expenses	(\$27,600)	(\$27,600)
<b>Net Operating Income</b>	<b>\$67,150</b>	<b>\$86,688</b>
- Debt Service	(\$102,079)	(\$102,079)
<b>Net Cash Flow after Debt Service</b>	<b>(\$34,929)</b>	<b>(\$15,391)</b>
+ Principal Reduction	\$16,795	\$16,795
<b>Total Return</b>	<b>(\$18,134)</b>	<b>\$1,404</b>

## Annualized Expenses

Description	Actual	Market
Building Insurance	\$2,250	\$2,250
Taxes - Real Estate	\$21,350	\$21,350
Utilities	\$4,000	\$4,000
<b>Total Expenses</b>	<b>\$27,600</b>	<b>\$27,600</b>
<b>Expenses Per RSF</b>	<b>\$11.90</b>	<b>\$11.90</b>
<b>Expenses Per Unit</b>	<b>\$6,900</b>	<b>\$6,900</b>



Rentometer, Inc.  
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## 4255 N Bellflower Blvd Long Beach, CA

Results based on 12, single bedroom, rentals seen within 12 months in a 3.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$2,314 $\pm$ 2%	\$2,235	\$2,185	\$2,443

Report generated: 01 Feb 2026

### Historical Trend Line



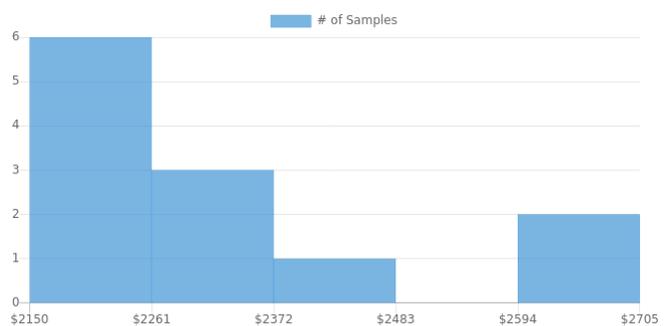
### Average Rent by Bedroom Type



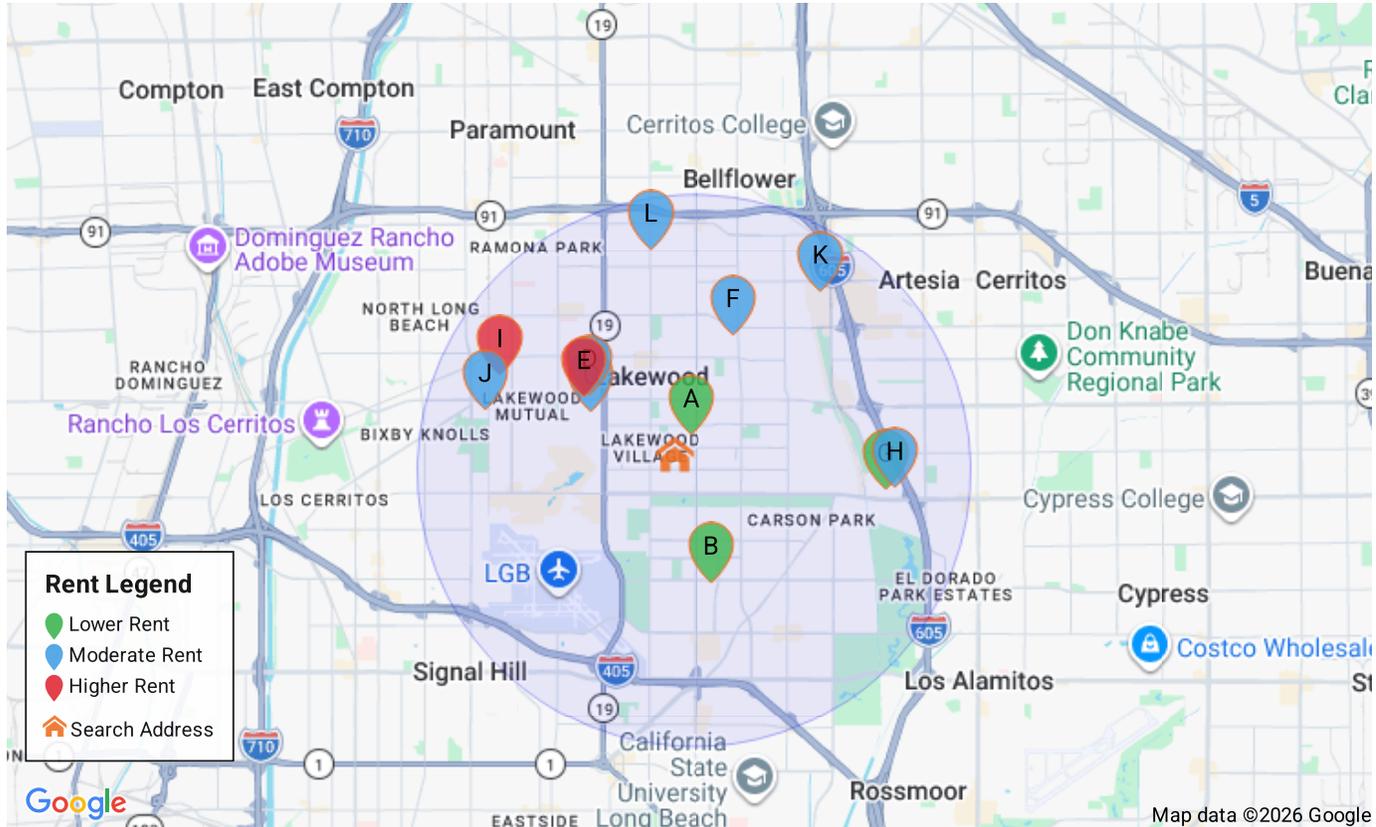
### Summary Statistics

Sample Size	12
Sample Min	\$2,150
Sample Max	\$2,700
Sample Median	\$2,235
Sample Mean	\$2,314
Sample Standard Deviation	\$192
25th – 75th Percentile	\$2,185 – 2,443
10th – 90th Percentile	\$2,068 – 2,559
5th – 95th Percentile	\$1,999 – 2,629

### Rent Distribution



# Sample of Listings Used



Address	Distance	Rent	Size	\$/ft <sup>2</sup>	Beds	Baths	Bldg Type	Last Seen
<b>A</b> 4550 Montair Ave, Long Beach, CA 90808	0.49 mi	\$2,175	850 ft <sup>2</sup>	\$2.56/ft <sup>2</sup>	1 bed	1ba	Apartment	Nov 2025
<b>B</b> 5606 E Wardlow Rd, Long Beach, CA 90808	1.47 mi	\$2,150	600 ft <sup>2</sup>	\$3.58/ft <sup>2</sup>	1 bed	1ba	House	Sep 2025
<b>C</b> 4815 Oliva Ave, Lakewood, CA 90712	1.55 mi	\$2,195	497 ft <sup>2</sup>	\$4.42/ft <sup>2</sup>	1 bed	1ba	House	Aug 2025
<b>D</b> 4905 Castana Ave, Lakewood, CA 90712	1.68 mi	\$2,410	811 ft <sup>2</sup>	\$2.97/ft <sup>2</sup>	1 bed	1ba	Apartment	Jan 2026
<b>E</b> 4907 1/4 Hayter Ave, Lakewood, CA 90712	1.74 mi	\$2,670	1,085 ft <sup>2</sup>	\$2.46/ft <sup>2</sup>	1 bed	1ba	Apartment	Mar 2025
<b>F</b> 5800 South St, Lakewood, CA 90713	1.86 mi	\$2,350	756 ft <sup>2</sup>	\$3.11/ft <sup>2</sup>	1 bed	1ba	Apartment	Jun 2025
<b>G</b> 11441 216th St, Lakewood, CA 90715	2.53 mi	\$2,150	780 ft <sup>2</sup>	\$2.76/ft <sup>2</sup>	1 bed	1ba	Apartment	Jan 2026
<b>H</b> 11509 216th St, Lakewood, CA 90715	2.62 mi	\$2,275	612 ft <sup>2</sup>	\$3.72/ft <sup>2</sup>	1 bed	1ba	Apartment	Jan 2026
<b>I</b> 2513 Denmead St, Lakewood, CA 90712	2.83 mi	\$2,700	1,000 ft <sup>2</sup>	\$2.70/ft <sup>2</sup>	1 bed	1ba	House	Aug 2025

# ATTACHMENT 1

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	Address	Distance	Rent	Size	\$/ft <sup>2</sup>	Beds	Baths	Bldg Type	Last Seen
J	4800 Clair Del Ave, Long Beach, CA 90807	2.84 mi	\$2,195	800 ft <sup>2</sup>	\$2.74/ft <sup>2</sup>	1 bed	1ba	Apartment	Nov 2025
K	18427 Studebaker Rd, Cerritos, CA 90703	2.87 mi	\$2,295	670 ft <sup>2</sup>	\$3.43/ft <sup>2</sup>	1 bed	1ba	Apartment	Mar 2025
L	17818 Clark Ave, Bellflower, CA 90706	2.94 mi	\$2,195	835 ft <sup>2</sup>	\$2.63/ft <sup>2</sup>	1 bed	1ba	House	Jan 2026

## Public Record Data

This information is compiled from various public sources and has not been verified by Rentometer. We do not have the ability to change this information.

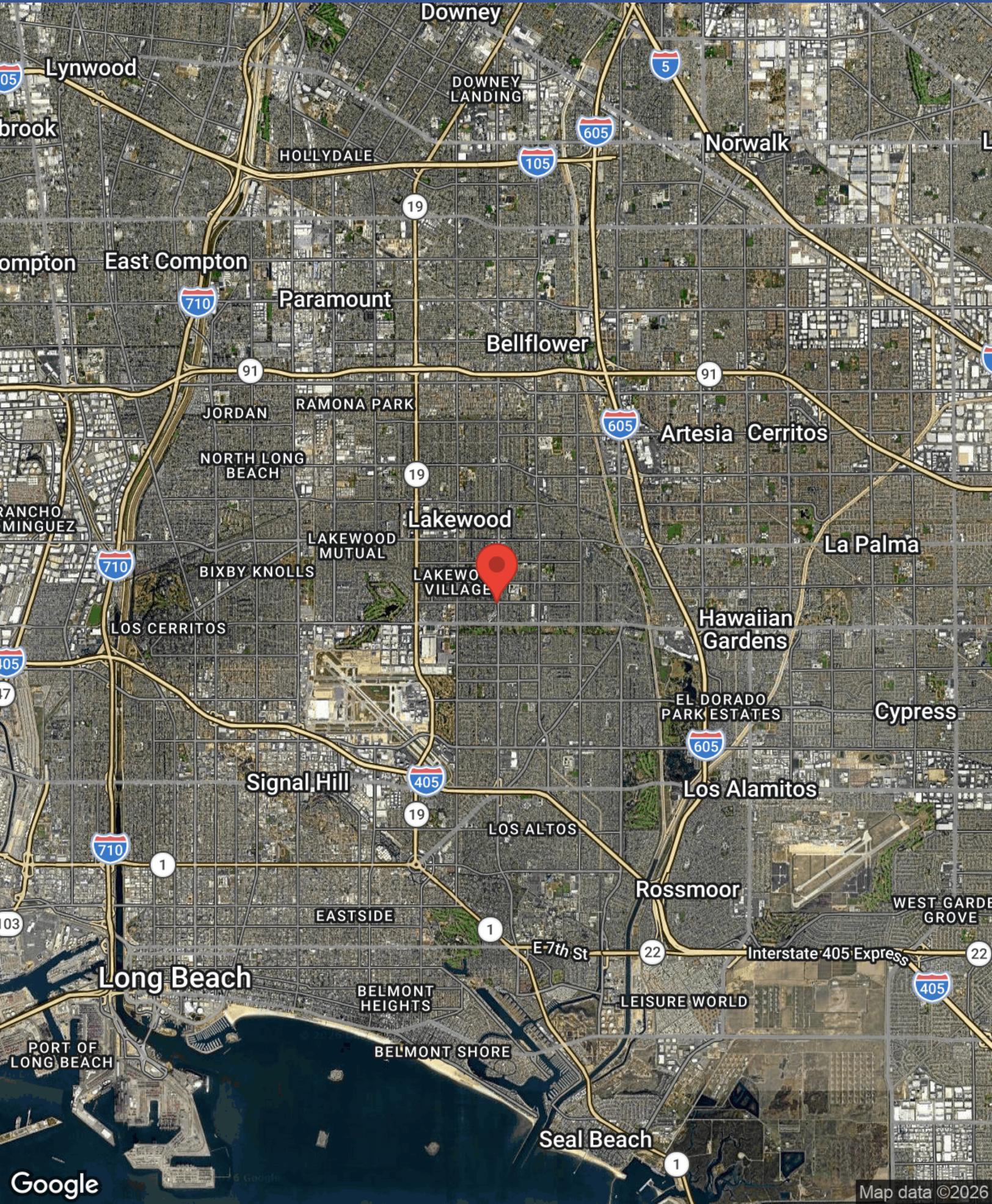
Vitals		Property Size	
Bedrooms	4	Building Area	2,320 ft <sup>2</sup>
Baths	4	Lot Area	0.1590 acres
Year Built	1943	Lot Dimensions	0.0×0.0
Property Use Group	Multi-Unit/Multi-Family Residential		
Tax Information		Deed Information	
Year Assessed	2025	Mortgage Amount	\$632,000
Assessed Value	\$1,083,795	Mortgage Date	2005-10-12
Tax Fiscal Year	2024	Lender Name	SOUTHSTAR FUNDING LLC
Tax Rate Area	05-531		
Tax Billed Amount	\$14,026.40		
Sale Information		Other Information	
Assessor Last Sale Date	2005-08-23	Roof Material	Unknown
Assessor Last Sale Amount	\$790,000	HVAC Cooling Detail	Unknown
Deed Last Sale Date	2005-10-12	HVAC Heating Detail	Unknown
Deed Last Sale Amount	\$790,000	HVAC Heating Fuel	Unknown

*The research and data included in this report is aggregated from a variety of sources and many are third parties that are not affiliated with Rentometer, Inc. The information is believed to be accurate, but Rentometer, Inc. does not provide a warranty of any kind, either expressed or implied.*

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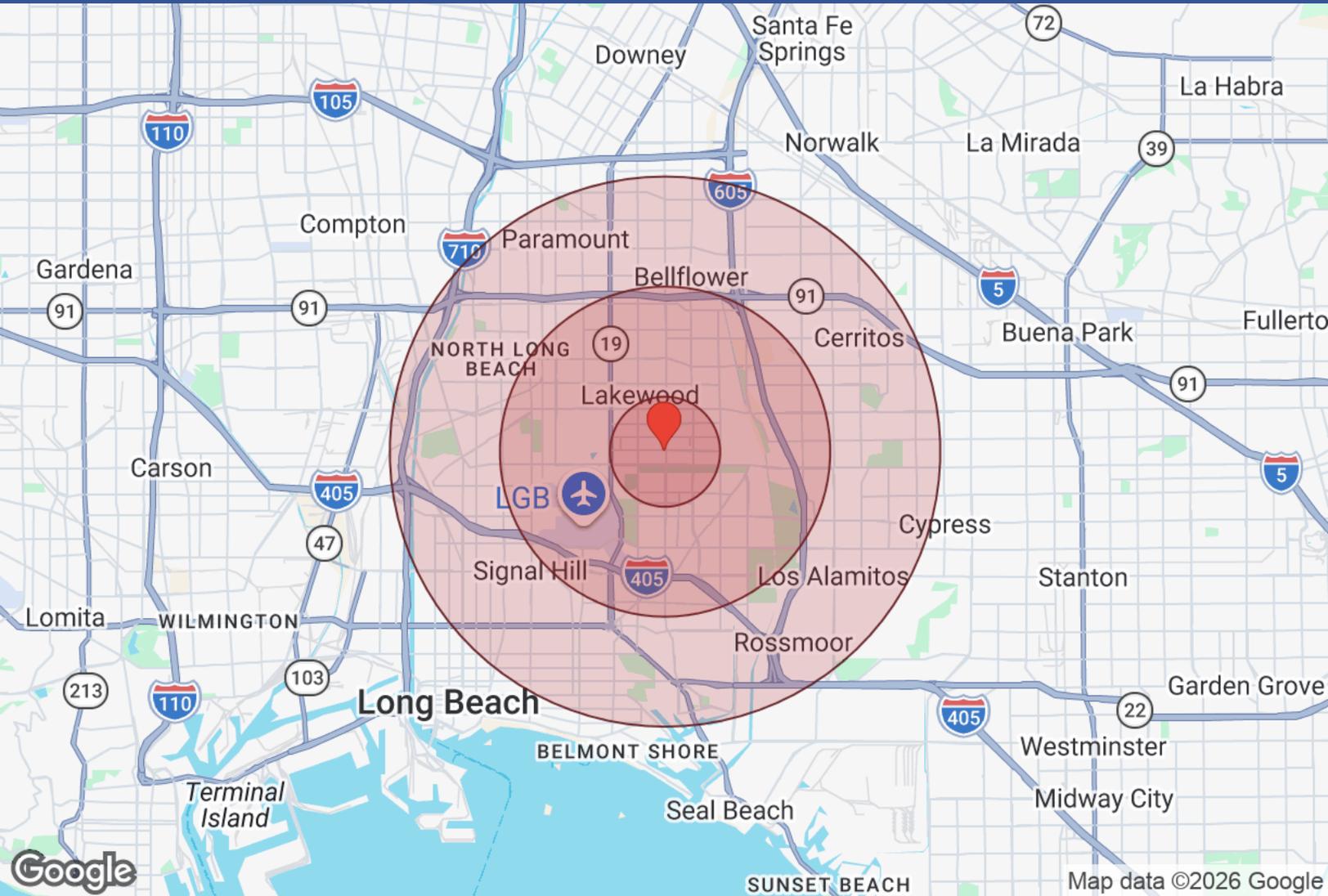
# REGIONAL MAP

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# DEMOGRAPHICS

4255 N. Bellflower Blvd.  
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	10,768	90,837	329,206
Female	11,238	95,211	337,247
Total Population	22,006	186,048	666,453
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	9,082	55,982	155,817
Black	1,356	19,442	68,911
Am In/AK Nat	26	242	800
Hawaiian	90	912	3,066
Hispanic	7,684	69,210	287,574
Asian	2,872	33,935	131,491
Multiracial	788	5,581	17,128
Other	106	744	1,666
Housing	1 Mile	3 Miles	5 Miles
Total Units	8,656	68,699	242,103
Occupied	8,023	63,774	224,844
Owner Occupied	5,850	41,471	119,690
Renter Occupied	2,173	22,303	105,154
Vacant	633	4,925	17,259

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,513	32,141	113,263
Ages 15 - 24	2,312	21,248	85,522
Ages 25 - 54	8,731	75,128	275,348
Ages 55 - 64	3,227	24,905	84,145
Ages 65+	4,224	32,625	108,176

Income	1 Mile	3 Miles	5 Miles
Median	\$125,269	\$113,866	\$98,949
Under \$15k	307	3,583	15,042
\$15k - \$25k	247	2,343	10,868
\$25k - \$35k	264	2,831	11,746
\$35k - \$50k	449	4,073	18,072
\$50k - \$75k	941	7,297	29,560
\$75k - \$100k	822	7,714	28,325
\$100k - \$150k	1,734	13,213	42,822
\$150k - \$200k	1,208	9,292	28,073
Over \$200k	2,051	13,429	40,338

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Austin Carr specializes exclusively in the disposition, acquisition, and exchange of investment properties in the greater Long Beach, California area. Austin has established himself as one of the leading investment property experts in Los Angeles County with private buyers, sellers, and asset managers alike. His high-level of success is due to his extensive market knowledge, aggressive pricing, market strategies, unrivaled work ethic, and dedication to helping his clients achieve their investment objectives. Carr approaches his real estate business from a client-centric perspective, choosing to focus his efforts on building long-term relationships with his clients rather than utilizing the traditional transaction-oriented business model. He is committed to the highest level of client service and ethical standards and ensuring that his clients receive the highest price the market will allow for their properties. He has been ranked amongst the top Long Beach investment brokers from 2015-2025. Austin has created an exclusive database of Southern California investment property owners by working with services such as RealNex, Loopnet, MLS, and CoStar. While utilizing his analytical abilities to track market conditions and advise his clientele with up-to-date information, Austin is able to customize each transaction for each client.

**Past and Present Affiliations:**

AIR Commercial Real Estate Association, CCIM Educational Background, The University of Arizona, B.S. , Regional Development. LoopNet, California BRE License #01986298, National Association of REALTORS®, Phi Gamma Delta, Long Beach Commercial Real Estate Council, and Co-Star.