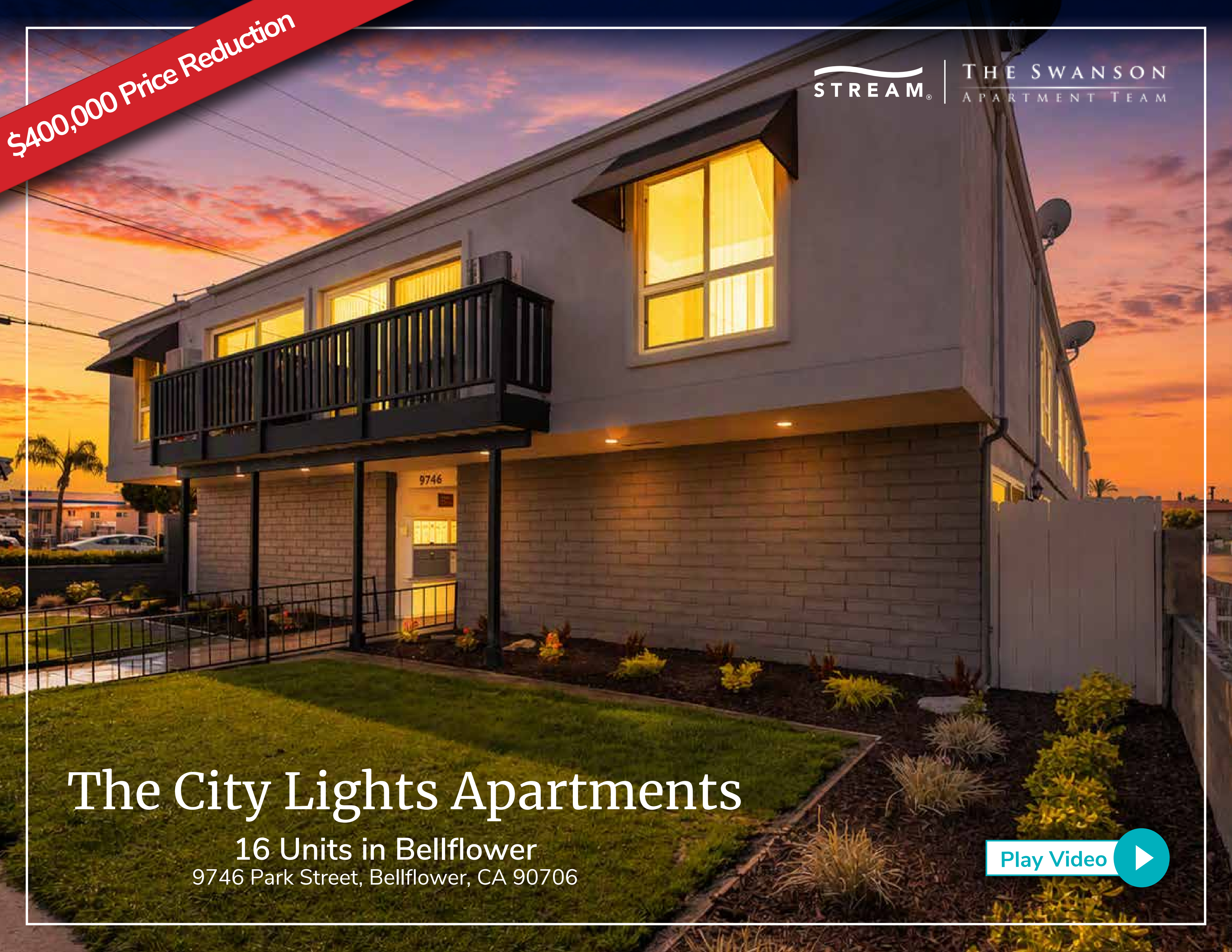


$400,000 Price Reduction

STREAM | The Swanson Apartment Team

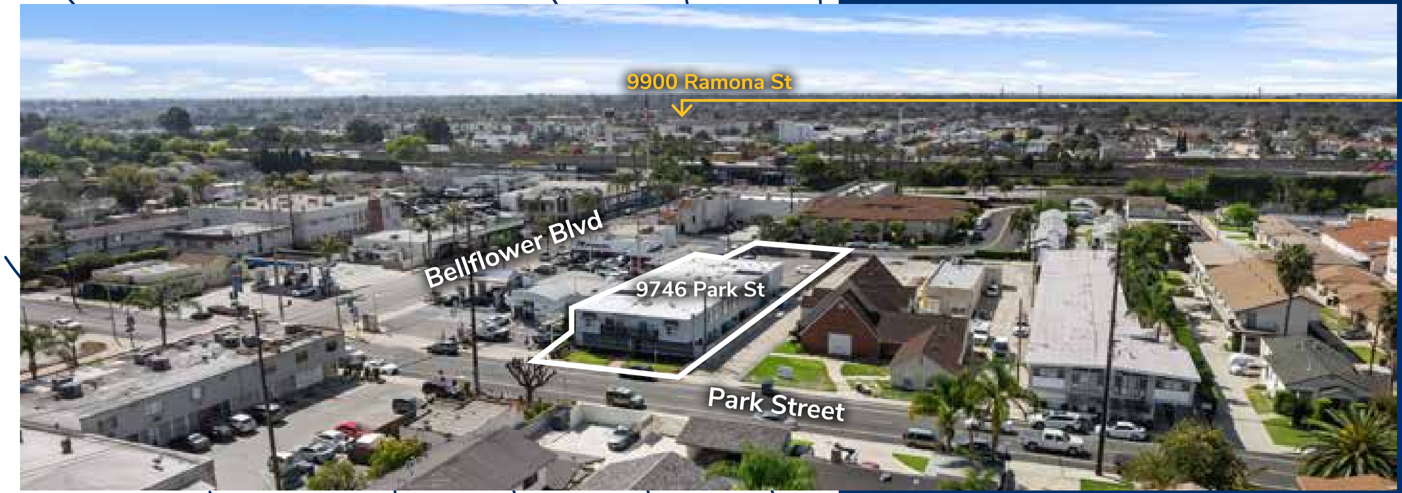
The City Lights Apartments

16 Units in Bellflower

9746 Park Street, Bellflower, CA 90706

Play Video


Downtown Bellflower
2 Minute Walk
Park Street
Bellflower Blvd
Beach Street



Note: Current Owner is also selling 9900 Ramona Street - 12 Units in Bellflower. Inquire with Agent for more information.

STREAM®

Contacts

Pat Swanson
Managing Director
949.203.3049
pat.swanson@streamrealty.com
Lic. 01382974

Michael Bouras
Senior Associate
949.203.3051
michael.bouras@streamrealty.com
Lic. 01986753

Liam Skelly
Senior Associate
949.732.3760
liam.skelly@streamrealty.com
Lic. 02039422

Property Information

16
UNITS

11,012 SF
BUILDING SIZE

17,425 SF
LOT SIZE

1967
YEAR BUILT

Property Highlights

- 6.34% Actual Cap Rate | 7.84% Pro Forma Cap Rate
- 10.12 Actual GIM | 8.68 Pro Forma GIM
- 16-unit multifamily property in Bellflower, CA
- No Rent Control (Subject only to CA – AB 1482)
- Mix: (8) 2 Bed / 1 Bath & (8) 1 Bed / 1 Bath Units
- 24 Total Parking Spaces (22 Open & 2 Covered Spaces)
- Large Patios & Balconies
- Storage Lockers for all tenants, and a Large Laundry Facility
- 2 minute walk to Downtown Bellflower

Recent Renovations & Capital Improvements

- Over $500,000+ in Capital Improvements made
- All new Electrical Sub Panels
- New Roof
- All new Vinyl Windows throughout
- Updated Landscaping and Irrigation
- New Euro/Modern Cabinets in all Renovated Units
- Washer/Dryers included in select units
- New Exterior Paint
- Significant Wood and Stucco upgrades completed
- SB 721 work completed with all new Balconies

Video & 3D Tours

PROPERTY VIDEOS

9746 Park St., Bellflower - Daytime		View Property Tour
9746 Park St., Bellflower - Evening		View Property Tour
Unit 5	1 Bedroom / 1 Bath (Renovated)	View 1 Bedroom 3D Tour
Unit 6	2 Bedroom / 1 Bath (Renovated)	View 2 Bedroom 3D Tour
Unit 7	1 Bedroom / 1 Bath (Renovated)	View 1 Bedroom 3D Tour
Unit 8	2 Bedroom / 1 Bath (Renovated)	View 2 Bedroom 3D Tour









9746





Downtown
Bellflower
2 Minute Walk
Park Street
Bellflower Blvd
Beach Street


91 Freeway
Park Street
Beach Street
Bellflower Blvd

Financial Analysis

Offering Summary

	LISTING PRICE
	$3,998,000
$ / UNIT	**$249,875**
SALES COMP SUMMARY AVG. $ / UNIT	$299,491
ACTUAL CAP RATE	**6.34%**
YEAR 1 CAP RATE	7.04%
PRO FORMA CAP RATE	7.84%
SALES COMP SUMMARY AVG. CAP RATE	5.35%
ACTUAL GIM	**10.12**
YEAR 1 GIM	9.38
PRO FORMA GIM	8.68
SALES COMP SUMMARY AVG. GRM	12.53
$ / SQ. FT.	**$363**
SALES COMP SUMMARY AVG. $ / SQ. FT.	$313

Financing Assumptions

DOWN PAYMENT	$1,375,000	34%
LOAN AMOUNT	$2,623,000	66%
INTEREST RATE	6.10%	
YEAR AMORTIZED	30	
DEBT COVERAGE RATIO	1.30	
TERMS	5 Year Fixed	5-4-3-2-1 PPP
DATE OF QUOTE	Aug 2026	

UNIT #	UNIT TYPE	SF EST.	LAST INCREASE	CURRENT RENT EST.	YEAR 1 (5%+CPI EST.)	PRO FORMA
1	1 Bedroom / 1 Bath Classic	626	7/1/26	$1,485	$1,616	$2,100
2	1 Bedroom / 1 Bath (R3 - Renovated with W/D)	626	6/1/26	$1,995	$2,100	$2,100
3	1 Bedroom / 1 Bath Classic	626	7/1/26	$1,803	$1,962	$2,100
4	2 Bedroom / 1 Bath Classic	750	9/26/25	$2,250	$2,448	$2,500
5	1 Bedroom / 1 Bath (R3 - Renovated with W/D)	626	12/6/25	$1,995	$2,100	$2,100
6	2 Bedroom / 1 Bath (R3 - Renovated)	750	8/5/26	$2,300	$2,500	$2,500
7	1 Bedroom / 1 Bath (R3 - Renovated)	626	2/1/26	$1,999	$2,100	$2,100
8	2 Bedroom / 1 Bath (R3 - Renovated with W/D)	750	MTM	$2,299	$2,500	$2,500
9	2 Bedroom / 1 Bath - Classic	750	6/1/25	$1,943	$2,114	$2,500
10	1 Bedroom / 1 Bath (R3 - Renovated)	626	7/1/26	$1,991	$2,100	$2,100
11	2 Bedroom / 1 Bath Classic	800	6/1/25	$1,938	$2,108	$2,500
12	1 Bedroom / 1 Bath Classic	626	7/1/26	$1,839	$2,001	$2,100
14	2 Bedroom / 1 Bath (Renovated with W/D)	750	8/30/25	$2,375	$2,500	$2,500
15	1 Bedroom / 1 Bath Classic	626	11/1/25	$1,447	$1,575	$2,100
16	2 Bedroom / 1 Bath Classic	750	6/1/25	$1,943	$2,114	$2,500
17	2 Bedroom / 1 Bath Classic	750	6/1/25	$1,943	$2,114	$2,500
	Totals	11,058		$31,546	$33,952	$36,800
	Plus Misc. Estimated (Credit Check, Late Fees, Parking, Etc.)			$100	$100	$100
	Plus Laundry Est.			$125	$125	$125
	Plus Pets (¼ of Building at $50/Pet)			Optional	$200	$200
	Plus RUBS			$1,155	$1,155	$1,155
	Total Monthly Income			$32,925	$35,531	$38,380
	Annualized			X 12	X 12	X 12
	Total Annual Income			$395,105	$426,377	$460,556

Operating Statement

PROPERTY INCOME		CURRENT RENT	YEAR 1	PRO FORMA
Gross Monthly Rental Income		$31,546	$33,952	$36,800
Annualized		X 12	X 12	X 12
Gross Annual Rents		$378,548	$407,421	$441,600
Plus Misc.	Est.	$1,200	$1,200	$1,200
Plus Laundry	Est.	$1,500	$1,500	$1,500
Plus Pets (¼ of Building)	$50/Pet	Optional	$2,400	$2,400
Plus RUBS		$13,856	$13,856	$13,856
Gross Annual Income		$395,105	$426,377	$460,556
Less Vacancy	3%	$(11,853)	$(12,791)	$(13,817)
Annual Gross Operating Income		$383,252	$413,586	$446,740

PROPERTY EXPENSES		EXPENSES		
Less New Property Taxes	1.11733%	$(42,012)	$(42,012)	$(42,012)
Less Tax Assessments	Actual	$(5,631)	$(5,631)	$(5,631)
Less Insurance	Actual	$(10,115)	$(10,115)	$(10,115)
Less On-Site	⅓ of Rent (Proposed)	$(9,200)	$(10,000)	$(10,000)
Less On-Site Payroll	$20/Hr - 7Hrs/Wk (Proposed)	$(6,720)	$(6,720)	$(6,720)
Less Management:	4.50%	$(17,246)	$(18,611)	$(20,103)
Less Electricity	12 Mth Trailing	$(3,008)	$(3,008)	$(3,008)
Less Gas	12 Mth Trailing	$(4,446)	$(4,446)	$(4,446)
Less Water	12 Mth Trailing	$(4,494)	$(4,494)	$(4,494)
Less Trash	12 Mth Trailing	$(6,873)	$(6,873)	$(6,873)
Less Landscape	$250/Mth Actual	$(3,000)	$(3,000)	$(3,000)
Less Maintenance/Repairs	$500/Unit Estimate	$(8,000)	$(8,000)	$(8,000)
Less Turnover	$250/Unit Estimate	$(4,000)	$(4,000)	$(4,000)
Less Misc. (Ads, Pest, Fees, Etc.)	$200/Mth Estimate	$(2,400)	$(2,400)	$(2,400)
Total Expenses		$(127,145)	$(129,310)	$(130,802)
Net Operating Income		$256,107	$284,276	$315,938
Less New Debt Service	Interest Only	$(190,743)	$(190,743)	$(190,743)
Cash Flow		$65,364	$93,533	$125,195
Cash on Cash Return		4.75%	6.80%	9.11%
Plus Principal Reduction		$31,614	$31,614	$31,614
Total Return on Investment		$96,978	$125,147	$156,809
Percentage of Total Return on Investment		7.05%	9.10%	11.40%

Market Comparables

Sales Comparables

★ **9746 PARK ST, BELLFLOWER** — **SUBJECT PROPERTY**

UNITS	16	CAP	6.34%
PRICE	$3,998,000	GIM	10.12
PRICE/UNIT	$249,875	BUILT	1967
PRICE/SF	$363	UNIT MIX	(8)2Bd/2Ba, (8)1Bd/1Ba

1 9112 Cedar St, Bellflower — **Sold 1/26/26**

UNITS	6	CAP	4.65%
PRICE	$2,130,000	GRM	14.06
PRICE/UNIT	$355,000	BUILT	1988
PRICE/SF	$291	UNIT MIX	(6)2Bd/1.5Ba

2 9513 Cedar St, Bellflower — **Sold 1/23/26**

UNITS	7	CAP	4.90%
PRICE	$2,505,000	GRM	13.34
PRICE/UNIT	$357,857	BUILT	1986
PRICE/SF	$299	UNIT MIX	(1)3Bd/2Ba, (6)2Bd/2Ba

3 9040 Ramona St, Bellflower — **Sold 1/5/26**

UNITS	22	CAP	6.00%
PRICE	$4,990,000	GRM	9.97
PRICE/UNIT	$226,818	BUILT	1961
PRICE/SF	$274	UNIT MIX	(10)2Bd/1Ba, (12)1Bd/1Ba

Sales Comparables

4 7246 Petrol St, Paramount — Sold 12/30/25

UNITS	10	CAP	5.70%
PRICE	$2,900,000	GRM	13.00
PRICE/UNIT	$290,000	BUILT	1986
PRICE/SF	$313	UNIT MIX	(10)2Bd/2Ba

5 9863 Alondra Blvd, Bellflower — Sold 12/24/25

UNITS	8	CAP	5.75%
PRICE	$1,955,000	GRM	13.00
PRICE/UNIT	$244,375	BUILT	1936
PRICE/SF	$327	UNIT MIX	(6)2Bd/1Ba, (1)1Bd/1Ba, (1)Studio

6 15627 Belshire Ave, Norwalk — Sold 12/17/25

UNITS	9	CAP	4.50%
PRICE	$2,550,000	GRM	13.70
PRICE/UNIT	$283,333	BUILT	1987
PRICE/SF	$368	UNIT MIX	(9)2Bd1/Ba

7 15531 Woodruff Ave, Bellflower — Sold 12/15/25

UNITS	10	CAP	4.64%
PRICE	$3,800,000	GRM	N/A
PRICE/UNIT	$380,000	BUILT	1987
PRICE/SF	$315	UNIT MIX	(1)3Bd/2Ba, (9)2Bd/2Ba

Sales Comparables

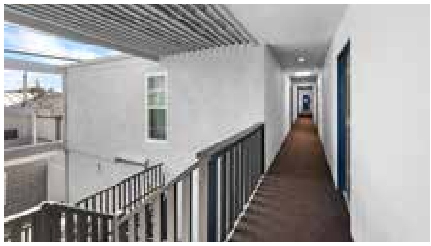
8	12128 Imperial Hwy, Norwalk		Sold 12/3/25
UNITS	14	CAP	6.62%
PRICE	$4,212,500	GRM	10.66
PRICE/UNIT	$300,893	BUILT	1963
PRICE/SF	$371	UNIT MIX	(14)2Bd/1Ba

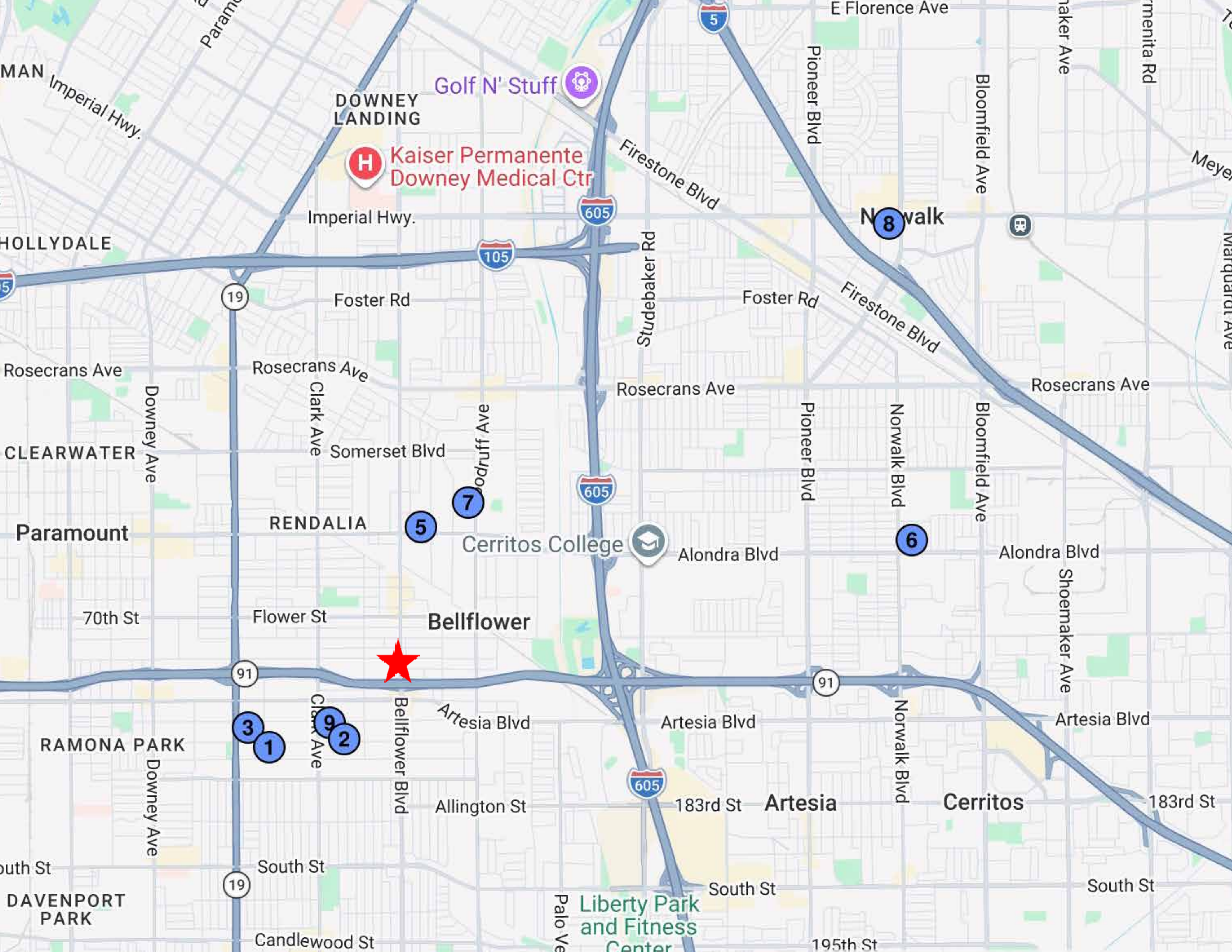
9	9432 Ramona St, Bellflower		Sold 11/25/25
UNITS	7	CAP	N/A
PRICE	$1,800,000	GRM	N/A
PRICE/UNIT	$257,143	BUILT	1989
PRICE/SF	$265	UNIT MIX	(2)2Bd/1Ba, (2)1Bd/1Ba

Sales Comparables Summary

	PROPERTY	SOLD	UNITS	SALES PRICE	CAP RATE	GRM	$/SF	$/UNIT
1	9112 Cedar St, Bellflower	1/26/2026	6	$2,130,000	4.65%	14.06	$291	$355,000
2	9513 Cedar St, Bellflower	1/23/2026	7	$2,505,000	4.90%	13.34	$299	$357,857
3	9040 Ramona St, Bellflower	1/5/2026	22	$4,990,000	6.00%	9.97	$274	$226,818
4	7246 Petrol St, Paramount	12/30/2025	10	$2,900,000	5.70%	13.00	$313	$290,000
5	9863 Alondra Blvd, Bellflower	12/24/2025	8	$1,955,000	5.75%	13.00	$327	$244,375
6	15627 Belshire Ave, Norwalk	12/17/2025	9	$2,550,000	4.50%	13.70	$368	$283,333
7	15531 Woodruff Ave, Bellflower	12/15/2025	10	$3,800,000	4.64%	N/A	$315	$380,000
8	12128 Imperial Hwy, Norwalk	12/3/2025	14	$4,212,500	6.62%	10.66	$371	$300,893
9	9432 Ramona St, Bellflower	11/25/2025	7	$1,800,000	N/A	N/A	$265	$257,143
		Total Average	10	$2,982,500	5.35%	12.53	$313	$299,491





DOWNEY LANDING
Golf N' Stuff
Kaiser Permanente Downey Medical Ctr
Imperial Hwy.
Imperial Hwy.
HOLLYDALE
Firestone Blvd
Norwalk
Foster Rd
Foster Rd
Studebaker Rd
Pioneer Blvd
Bloomfield Ave
Rosecrans Ave
Rosecrans Ave
Rosecrans Ave
Rosecrans Ave
Clark Ave
Downey Ave
Somerset Blvd
CLEARWATER
Paramount
RENDALIA
Cerritos College
Alondra Blvd
Alondra Blvd
Norwalk Blvd
Shoemaker Ave
70th St
Flower St
Bellflower
Artesia Blvd
Artesia Blvd
Artesia Blvd
Bellflower Blvd
RAMONA PARK
Allington St
183rd St
Artesia
Cerritos
183rd St
South St
South St
South St
DAVENPORT PARK
Candlewood St
Liberty Park and Fitness Center
195th St
E Florence Ave

Pat Swanson
Managing Director
949.203.3049
pat.swanson@streamrealty.com
Lic. 01382974

Liam Skelly
Senior Associate
949.732.3760
liam.skelly@streamrealty.com
Lic. 02039422

Michael Bouras
Senior Associate
949.203.3051
michael.bouras@streamrealty.com
Lic. 01986753

STREAM®

streamrealty.com