



9720 Cedar St, Bellflower, CA 90706

**BRC**Advisors  
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY

**BRC**Advisors  
REAL ESTATE INVESTMENT SERVICES



**JOHN KATNIK**

SENIOR VICE PRESIDENT

CELL: (310) 956-2291

JOHN@BRCADVISORS.COM

LICENSE: CA #02002695

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# PROPERTY OVERVIEW

John Katnik of BRC Advisors, as the exclusive listing advisor, is proud to present this unique 4-unit apartment opportunity in the city of Bellflower! The offering features a total of 4 single level cottage style units consisting of 4,532 total building square feet on a massive 18,996 square foot lot. The unit mix comprises of one 2-bedroom/1.5-bathroom plus den and three 2-bedroom/1-bathroom units. There is immediate upside or owner-user potential with the larger front house and back cottage being delivered vacant at close of escrow. All units include washer/dryer hookups and spacious floorplans!

Along the property there is ample parking on-site. There are 7 single car garages (4 built in 2019) along with multiple open spaces and carports. The garages built in 2019 are an easy ADU play as it is a newer structure with electrical already in place (buyer to verify). Most utilities are individually metered on the property including gas and electricity keeping utility costs relatively low. Bellflower does not have local rent control, making this property subject to AB-1482 allowing healthy rent increases for the future owner.

Located in a residential area, the property benefits from a quiet environment while being close to essential services and retail. The proximity to major thoroughfares allows for easy commuting to nearby cities, with public transport options available. Do not miss your opportunity to acquire this rare asset in the city of Bellflower!



# PROPERTY OVERVIEW

## INVESTMENT HIGHLIGHTS

### Unique Cottage Style Fourplex in Bellflower

This opportunity consists of all single level cottage style units on an oversized lot.

### Two Vacant Units at Closing

The larger cottage and back cottage will be delivered vacant at close of escrow making this the perfect owner-user opportunity

### ADU Potential

With 4 single car garages built in 2019, a new investor can take advantage of the newer structure and build an ADU (buyer to verify).

### Washer Dryer Hookups and Ample Parking

Each unit has a washer/dryer hookup and there is ample parking on-site.

### No Local Rent Control – Only Subject to AB-1482

The property is subject to AB-1482 State Rent Control, making it easier to raise rents in the future.



# EXECUTIVE SUMMARY

OFFERING PRICE

**\$1,400,000**

CURRENT CAP RATE	PROFORMA CAP RATE
<b>6.89%</b>	<b>7.88%</b>

CURRENT GRM	PROFORMA GRM
<b>10.56</b>	<b>9.52</b>

PRICE PER UNIT

**\$350,000**

PRICE PER SF

**\$308.91**

PROPERTY ADDRESS

9720 CEDAR ST, BELLFLOWER, CA 90706

APN

7161-018-006

## VITAL DATA

UNITS	4
GROSS SQUARE FEET	4,532
LOT SIZE	18,996
OCCUPANCY	50%
YEAR BUILT	1923
ZONING	BFR2

## UNIT MIX

NUMBER OF UNITS	UNIT TYPE
3	2 BED / 1 BATH (HOUSE)
1	2 BED / 1.5 BATH (HOUSE)

# PROPERTY OVERVIEW

## PROPERTY PHOTOS



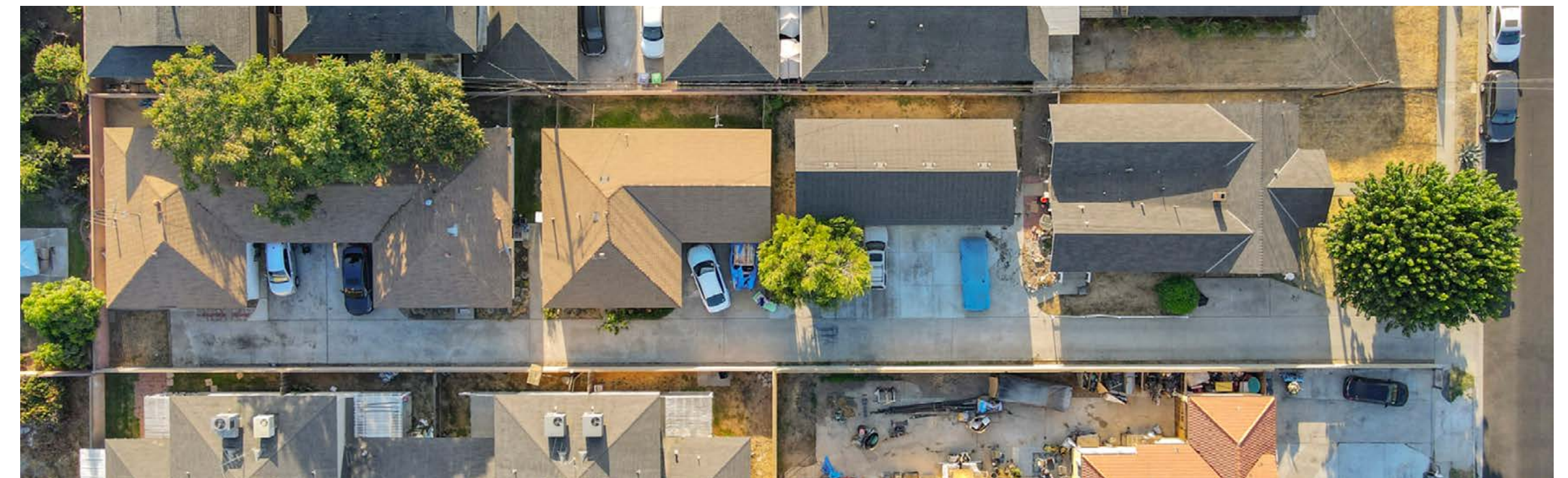
# FINANCIAL ANALYSIS

## ANNUALIZED OPERATING DATA

INCOME	CURRENT	PRO FORMA
BASE RENTAL INCOME	\$132,612	\$147,000
<b>GROSS POTENTIAL INCOME</b>	\$132,612	\$147,000
VACANCY ALLOWANCE	\$3,978 (3.00%)	\$4,410 (3.00%)
EFFECTIVE GROSS INCOME ("EGI")	\$128,634	\$142,590
OPERATING EXPENSES	\$32,208 (25%)	\$32,208 (23%)
<b>NET OPERATING INCOME</b>	\$96,426	\$110,382

## ANNUALIZED EXPENSES

OPERATING EXPENSES	CURRENT	PRO FORMA
TAXES (1.1%)	\$15,310	\$15,310
INSURANCE	\$6,798	\$6,798
UTILITIES	\$4,200	\$4,200
REPAIRS/MAINTENANCE	\$2,500	\$2,500
LANDSCAPING	\$2,400	\$2,400
RESERVES	\$1,000	\$1,000
<b>TOTAL EXPENSES</b>	\$32,208	\$32,208
TOTAL EXPENSES PER UNIT	\$8,052	\$8,052
TOTAL EXPENSES PER SQ. FT.	\$7.11	\$7.11



*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.*

SECTION 03

# RENT ROLL

UNIT NO.	UNIT TYPE	UNIT SF	MONTHLY RENT	RENT/SF	PR MONTHLY RENT	PF RENT/SF	COMMENTS
9720 (VACANT)	2 BED /1.5 BATH (HOUSE)	1,300	\$3,250	\$2.50	\$3,250	\$2.50	WASHER/DRYER HOOKUP; INCLUDES DEN
9720 1/2	2 BED /1 BATH (HOUSE)	1,075	\$2,295	\$2.13	\$3,000	\$2.79	WASHER/DRYER HOOKUP
9722	2 BED /1 BATH (HOUSE)	1,075	\$2,506	\$2.33	\$3,000	\$2.79	WASHER/DRYER HOOKUP
9722.5 (VACANT)	2 BED /1 BATH (HOUSE)	1,075	\$3,000	\$2.79	\$3,000	\$2.79	WASHER/DRYER HOOKUP
<b>TOTAL</b>		<b>4,525</b>	<b>\$11,051</b>		<b>\$12,250</b>		

Square Footage of Units Estimated | Buyer to Verify



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# PROPERTY OVERVIEW

## PROPERTY PHOTOS



# LOCATION OVERVIEW

## THE SOUTH BAY

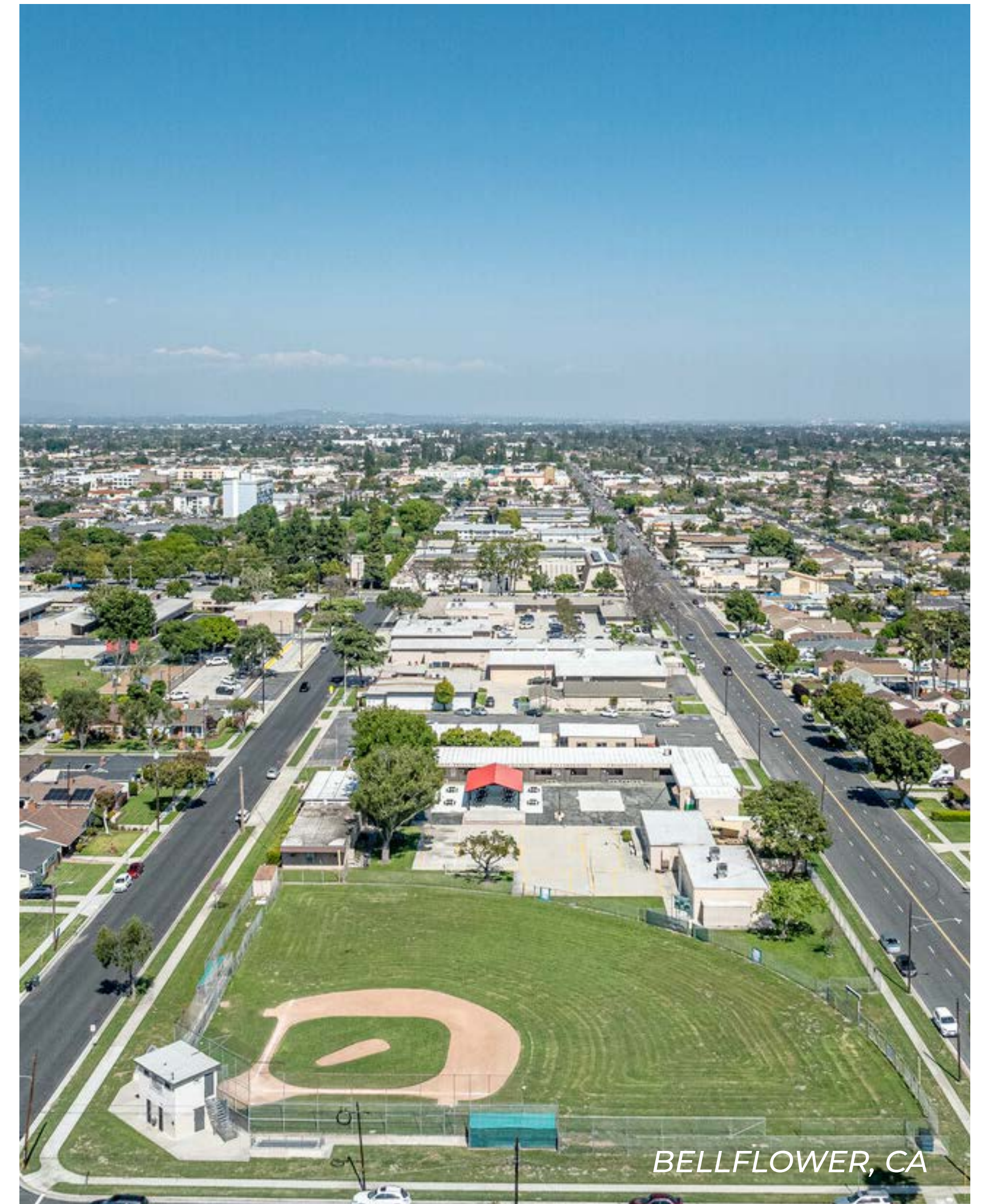
Bellflower, California, is a vibrant suburban city located in Los Angeles County, approximately 20 miles southeast of downtown Los Angeles. With a population of around 77,000, the city is known for its diverse demographics, encompassing a wide range of cultures and backgrounds, which contributes to its rich community fabric. Bellflower is well-connected by major highways, including the 91 and 605 Freeways, providing residents with convenient access to surrounding cities such as Long Beach, Cerritos, and Downey, as well as to the broader Los Angeles metropolitan area.

Economically, Bellflower features a mix of retail, healthcare, and service-oriented businesses. The city is home to several shopping centers, including the Bellflower Plaza and the Towne Center, which offer a variety of dining, shopping, and entertainment options. Additionally, Bellflower has made strides in revitalizing its downtown area, encouraging local businesses and enhancing the overall community experience.

The city has a rich history that dates back to its agricultural roots, with its name derived from the bellflower plant that once thrived in the region. Today, Bellflower has transformed into a dynamic urban environment while still maintaining elements of its historical charm. Parks and recreational facilities, such as the Bellflower Sports Park and the John F. Kennedy Park, provide residents with ample opportunities for outdoor activities and community gatherings.

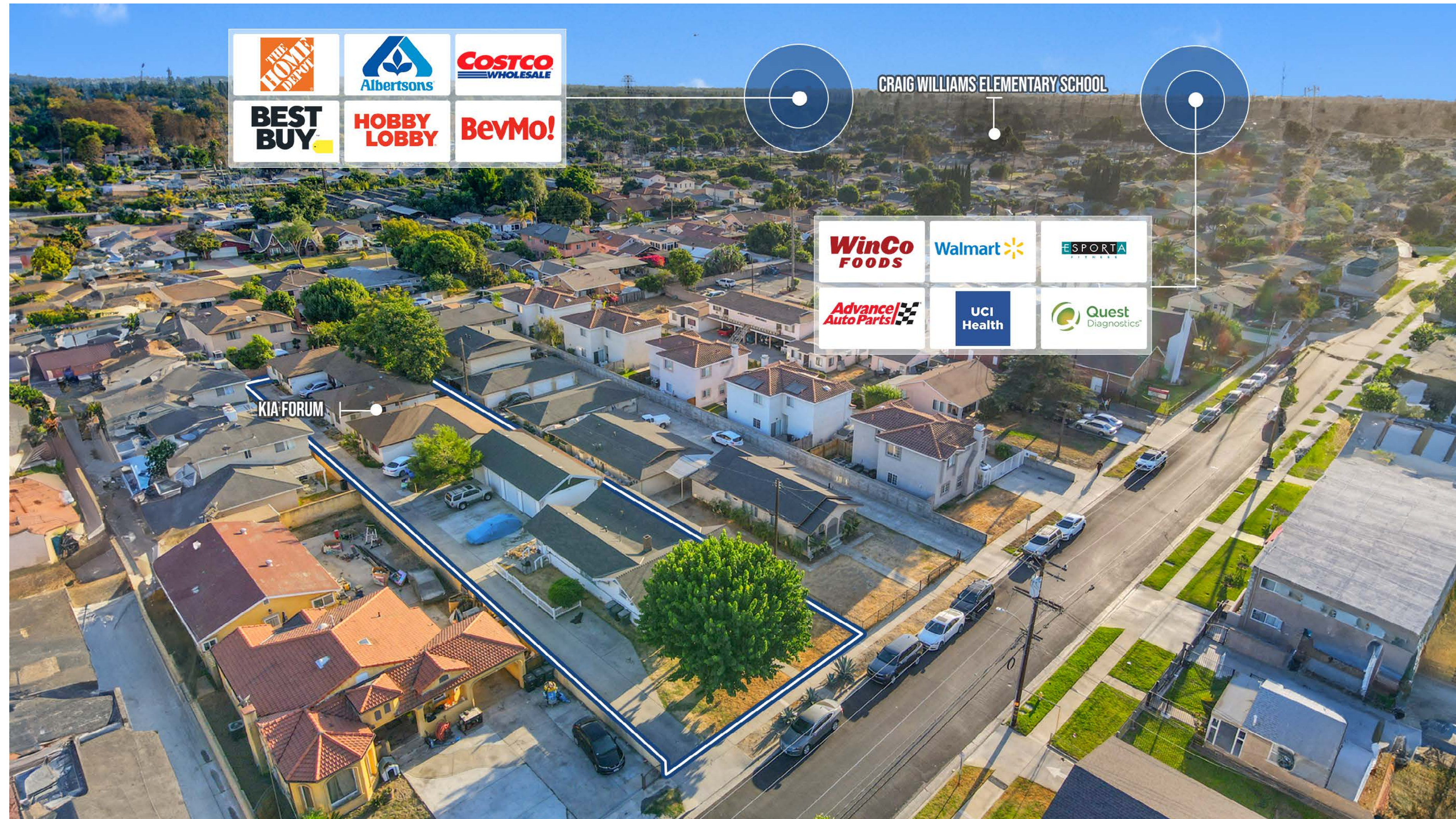
Education is also a key focus in Bellflower, with several public and private schools serving the community, as well as access to higher education institutions nearby. The city hosts various community events throughout the year, including farmers' markets, holiday celebrations, and cultural festivals, which foster a strong sense of community and engagement among residents.

Overall, Bellflower combines suburban living with urban convenience, making it an appealing place for families and individuals looking for a welcoming community with access to the amenities of Los Angeles.

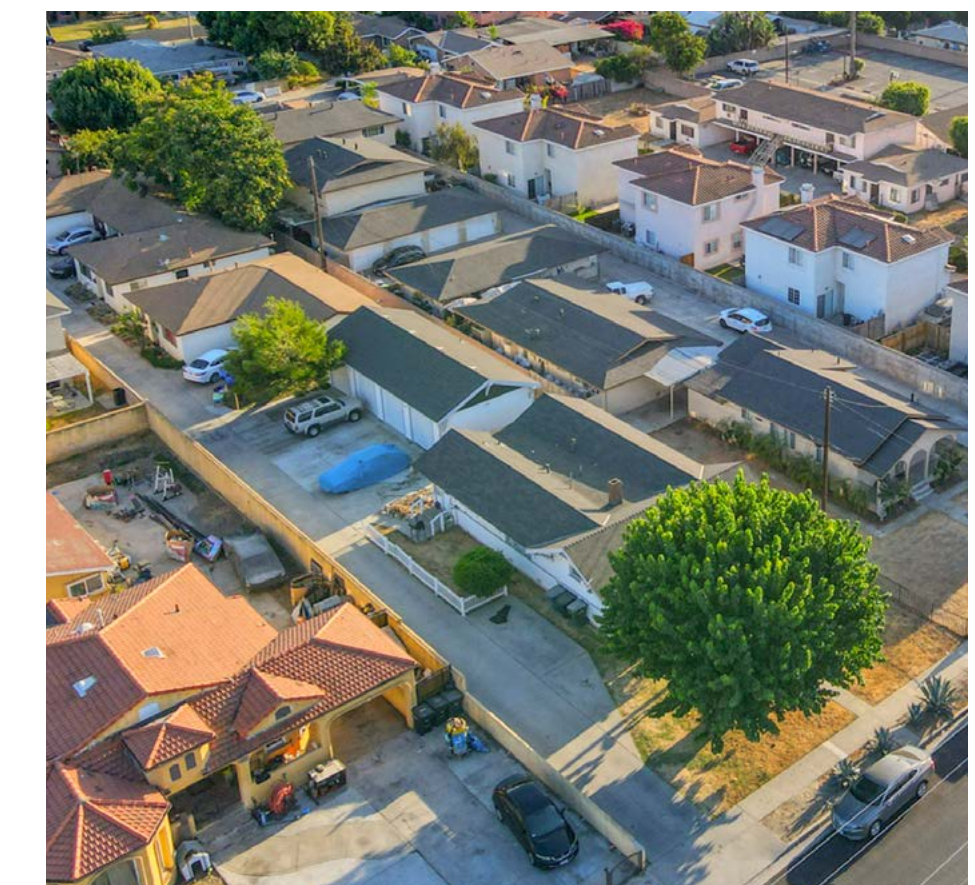
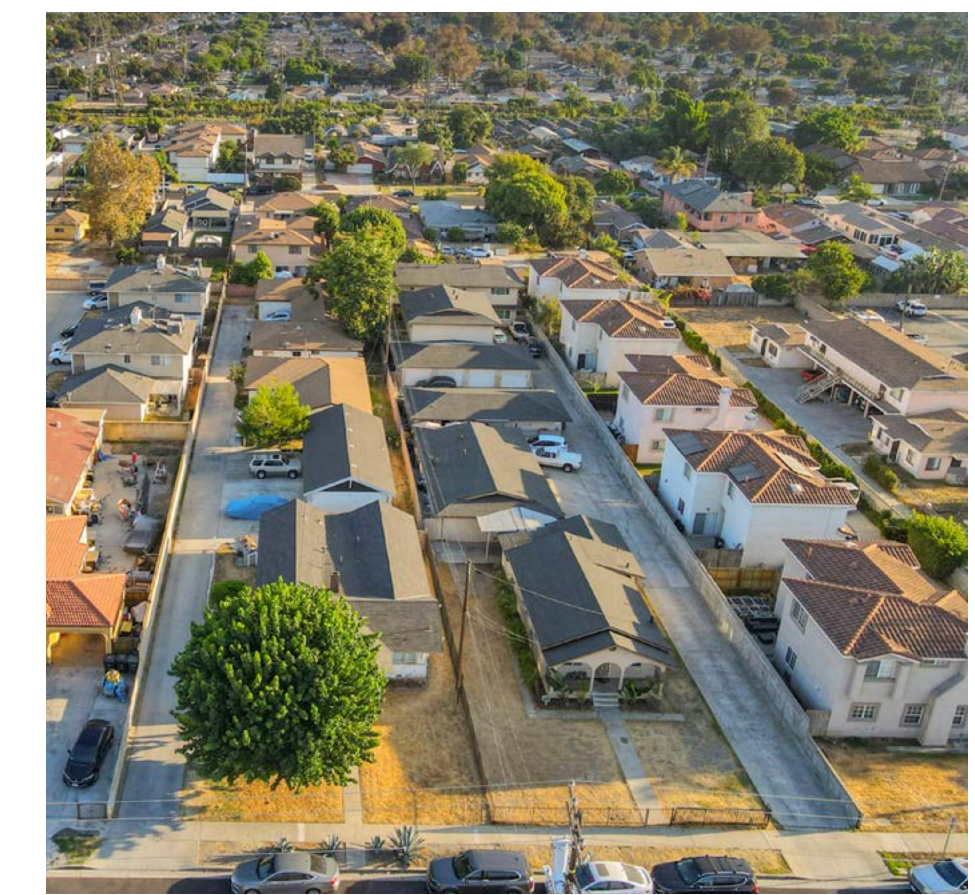


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# LOCATION OVERVIEW AERIAL VIEW



AERIAL VIEW



# LOCATION OVERVIEW WALKABILITY



**SUBJECT PROPERTY:  
9720 CEDAR ST**

**1**

**THOMAS JEFFERSON ELEMENTARY**  
10 MIN WALK - 0.5 MILES FROM SUBJECT PROPERTY

**2**

**CRAIG WILLIAMS ELEMENTARY**  
15 MIN WALK - 0.7 MILES FROM SUBJECT PROPERTY

**3**

**MAYFAIR HIGH AND MIDDLE SCHOOL**  
20 MIN WALK - 1 MILE FROM SUBJECT PROPERTY

**4**

**SAINT JOSEPH HIGH SCHOOL**  
25 MIN WALK - 1.2 MILES FROM SUBJECT PROPERTY

**5**

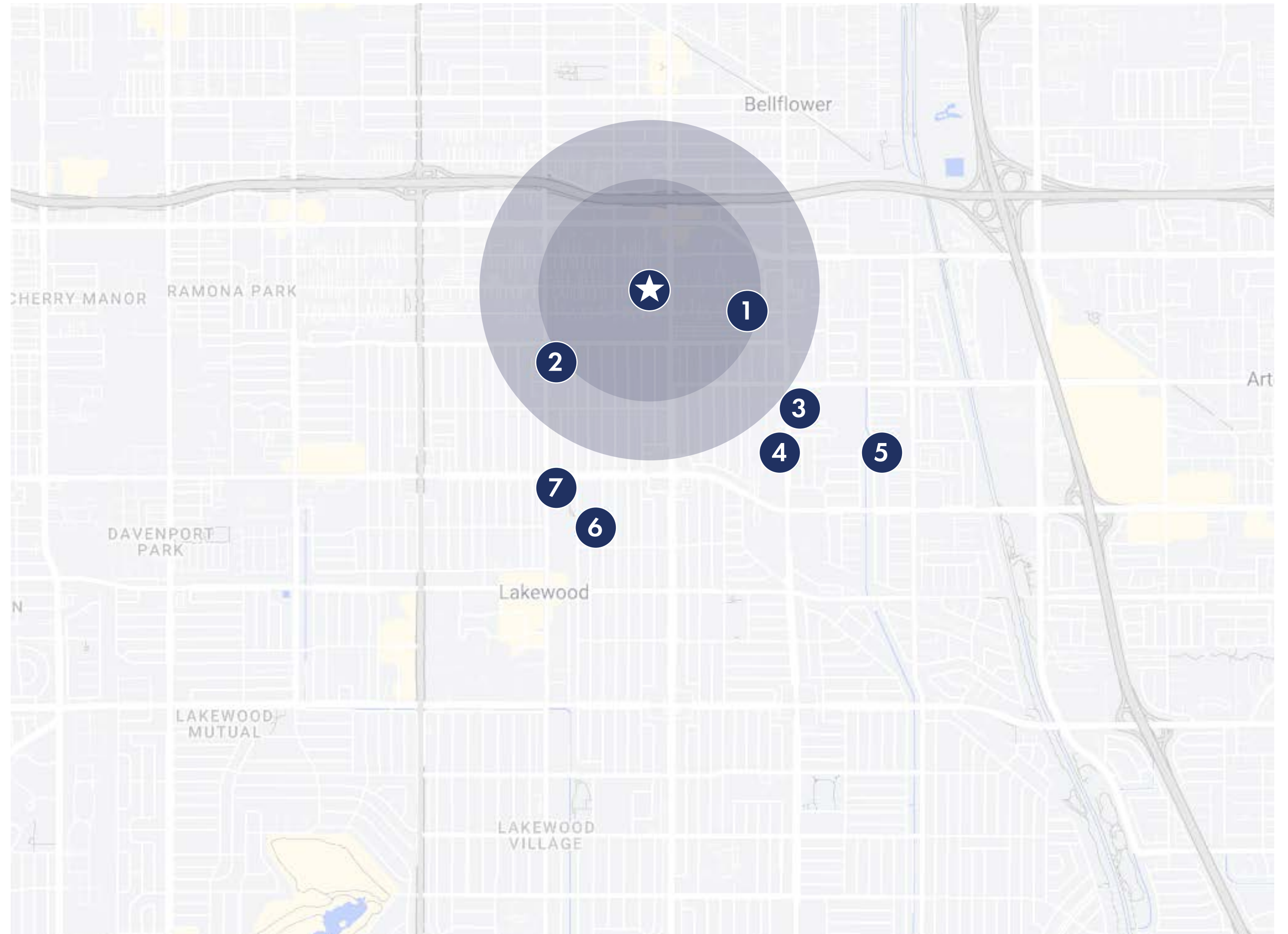
**ESTHER LINDSTROM ELEMENTARY**  
32 MIN WALK - 1.6 MILE FROM SUBJECT PROPERTY

**6**

**STEPHEN FOSTER ELEMENTARY**  
30 MIN WALK - 1.5 MILE FROM SUBJECT PROPERTY

**7**

**MAYFAIR PARK**  
30 MIN WALK - 1.5 MILE FROM SUBJECT PROPERTY



# LOCATION OVERVIEW FUN THINGS TO DO



**SUBJECT PROPERTY:  
9720 CEDAR ST**

**1**

**CAL STATE LONG BEACH**

15 MIN DRIVE- 6.5 MILES FROM SUBJECT PROPERTY

**2**

**LONG BEACH AIRPORT**

12 MIN DRIVE- 4.5 MILES FROM SUBJECT PROPERTY

**3**

**KNOTT'S BERRY FARM**

20 MIN DRIVE - 8.8 MILES FROM SUBJECT PROPERTY

**4**

**DISNEYLAND PARK**

30 MIN DRIVE - 15 MILES FROM SUBJECT PROPERTY

**5**

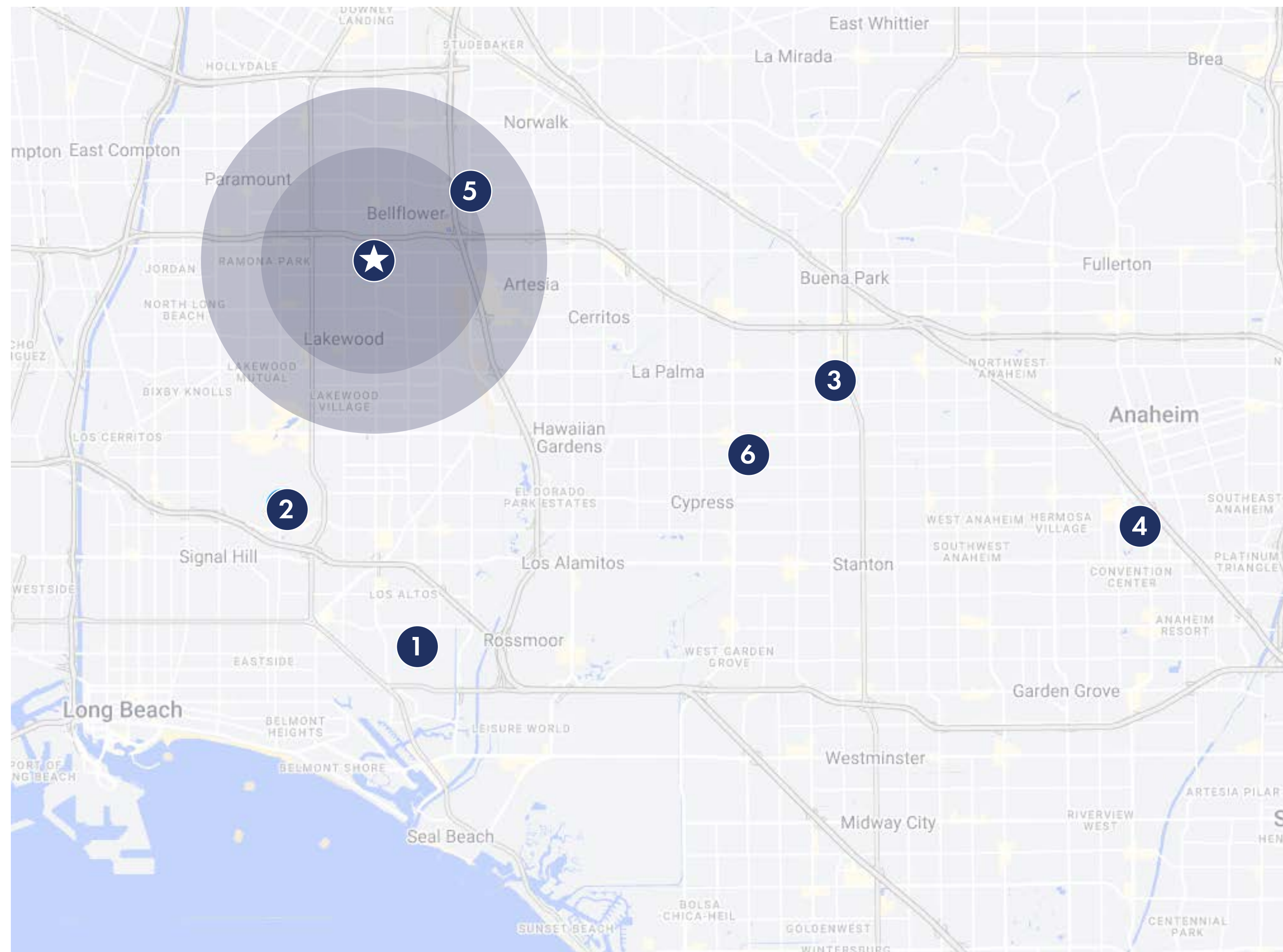
**CERRITOS COLLEGE**

12 MIN DRIVE - 3.1 MILES FROM SUBJECT PROPERTY

**6**

**CYPRESS COLLEGE**

22 MIN DRIVE- 9 MILES FROM SUBJECT PROPERTY



# LOCATION OVERVIEW CONTINUED



**CAL STATE LONG BEACH**

Cal State Long Beach is known for its vibrant campus life and diverse student body, offering a wide range of academic programs and extracurricular activities.



**LONG BEACH AIRPORT**

Long Beach Airport is known for its convenient, user-friendly design and efficient service, making it a popular choice for travelers in Southern California.



**KNOTT'S BERRY FARM**

Knott's Berry Farm is a beloved amusement park in Buena Park, California, famous for its thrilling rides and family-friendly attractions. Originally a berry farm, it has transformed into a vibrant destination.



**DISNEYLAND**

Disneyland, located in Anaheim, California, is the iconic theme park known as "The Happiest Place on Earth," where guests can experience the magic of Disney through immersive attractions and beloved characters.



**CERRITOS COLLEGE**

Cerritos College is a community college in Norwalk, California, known for its strong academic programs and commitment to student success. Cypress College has a diverse student body and a wide range of vocational and transfer options.



**CYPRESS COLLEGE**

Cypress College, located in Cypress, California, offers a variety of academic and vocational programs aimed at supporting student success and career readiness.

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