



Commercial Real Estate

FOR SALE

7000 & 7006 GRANGER AVENUE,
BELL GARDENS, CA 90201

—
12 Unit
Multi-Family
Investment
—





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The Property

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Executive Summary

7000 & 7006 GRANGER AVENUE, BELL GARDENS, CA 90201

The CREM Group is pleased to exclusively present 7000 & 7006 Granger Avenue in Bell Gardens, CA—a 12-unit multifamily offering comprised of two adjacent 6-unit buildings. Built in 1961 and situated on a large 20,329-square-foot lot, this property presents a unique opportunity for investors seeking a stable asset with significant rental upside. Each unit is separately metered for gas and electric and equipped with in-unit washer and dryer hookups plus covered parking for every unit. With a competitive price point reflecting a current CAP rate of 5.33% and a market CAP rate of 7.69%, 7000-7006 Granger Avenue offers an attractive balance of stability and potential for value growth.



Located in the heart of Bell Gardens, this property is ideally positioned in a dense residential area with strong local demand for rental housing. The city is known for its vibrant community and offers numerous local amenities. Just a short distance away, residents have access to Bell Gardens Veterans Park, a popular spot featuring a community center, sports fields, and outdoor recreation areas. The property is also close to Bell Gardens High School, known for its strong academic and athletic programs, and Suva Elementary School, providing quality education for families in the neighborhood. The nearby Bell Gardens Marketplace offers a variety of shopping and dining options, including Target, Starbucks, and In-N-Out Burger.



Bell Gardens offers excellent connectivity to the greater Los Angeles area, with easy access to the 710, 5, and 105 Freeways, making commuting convenient. The area is also well-served by public transportation, including Metro bus lines that connect residents to key destinations throughout the region. With a rich blend of cultural events, community activities, and access to top employers in neighboring cities, 7000 & 7006 Granger Avenue presents a compelling opportunity for investors seeking steady cash flow and significant rental growth potential.





Property Overview

7000 & 7006 GRANGER AVENUE, BELL GARDENS, CA 90201

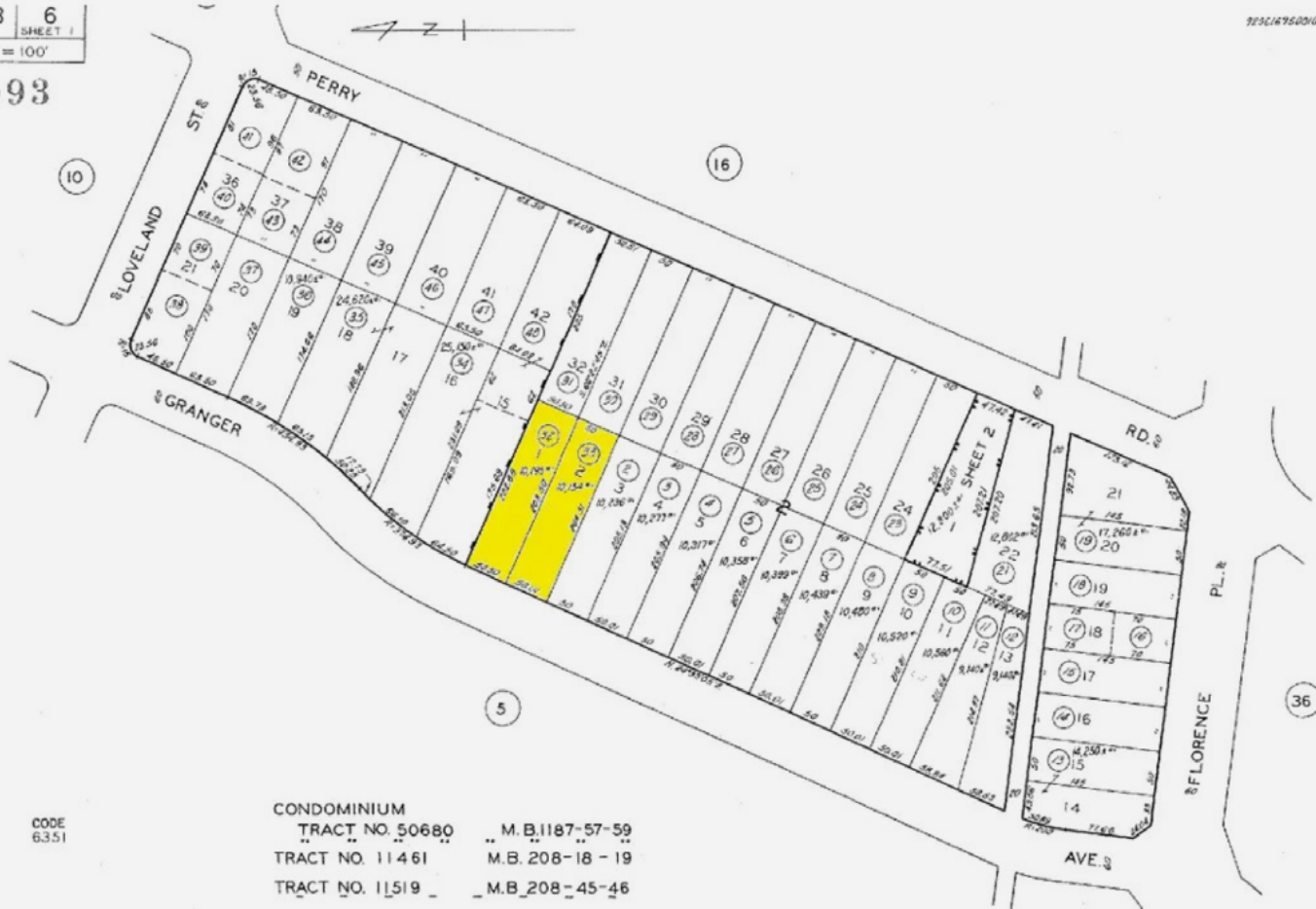
PRICE:	\$2,900,000
UNIT COUNT:	12 (TWO ADJACENT 6-UNIT BUILDINGS)
PRICE/UNIT:	\$241,667
BUILDING SQ FT:	8,400
PRICE/SF:	\$345.24
LOT SIZE:	20,329
CURRENT CAP RATE:	5.36%
PRO FORMA CAP RATE:	7.69%
UNIT MIX:	12 (2+1)
YEAR BUILT:	1961
ZONING:	R-3
APN:	6358-006-032, 033

Parcel Map

7000 & 7006 GRANGER AVENUE, BELL GARDENS, CA 90201

358 | 6
SHEET 1
SCALE 1" = 100'

1993



283C1675001001-12

CODE
6.351

CONDOMINIUM
TRACT NO. 50680 .. M.B.1187-57-59
TRACT NO. 11461 .. M.B. 208-18-19
TRACT NO. 11519 .. M.B.208-45-46

FOR PREV. ASSMT SEE:
6.358-6

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Aerial Photos

7000 & 7006 GRANGER AVENUE, BELL GARDENS, CA 90201



Aerial Photos

7000 & 7006 GRANGER AVENUE, BELL GARDENS, CA 90201

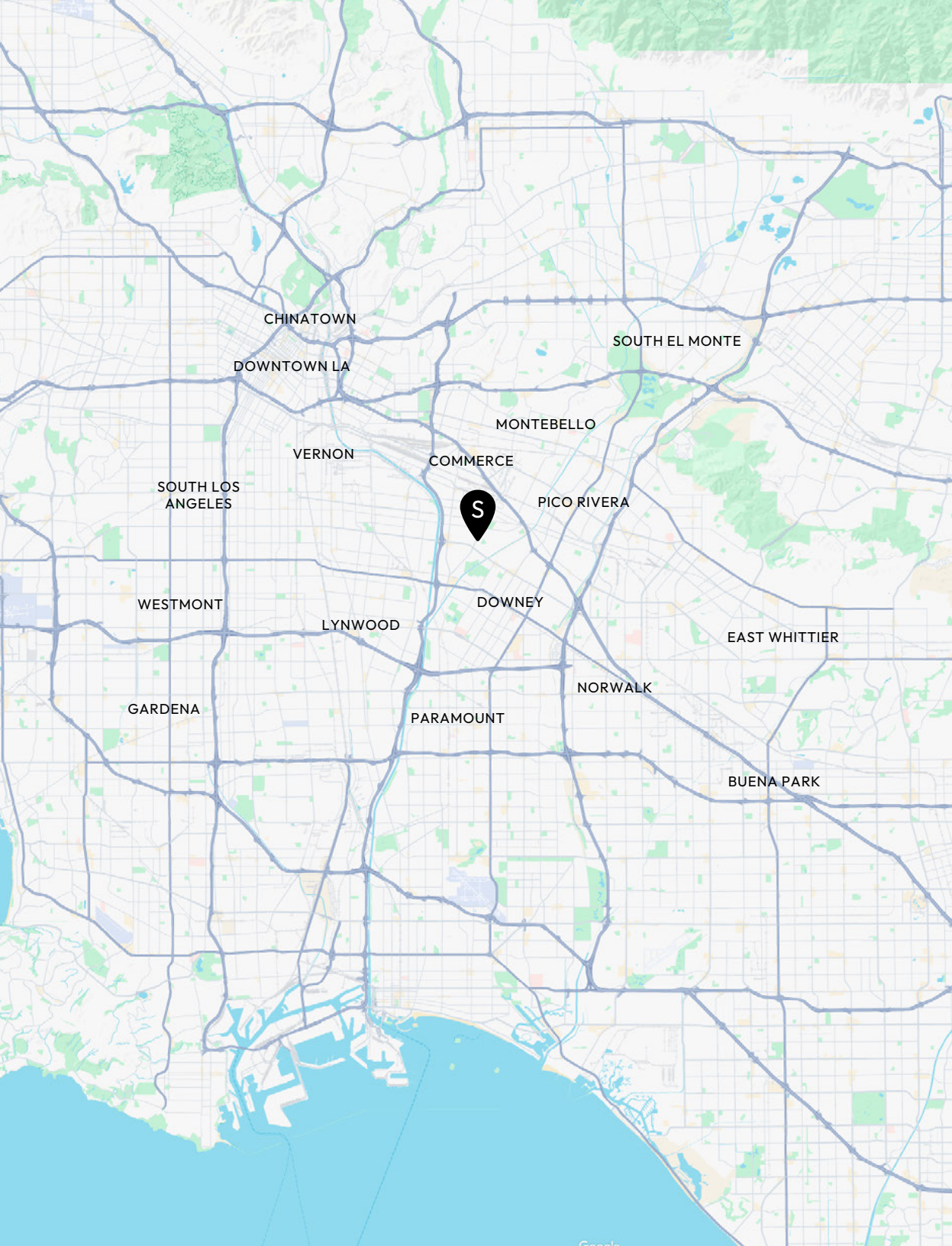


Investment Highlights

7000 & 7006 GRANGER AVENUE, BELL GARDENS, CA 90201

- ✓ Well-maintained multifamily investment opportunity consisting of twelve 2 bed/1 bath units with over 30% upside in rents
- ✓ All units separately metered for gas & electric plus on-site covered parking and in-unit washer and dryer hookups.
- ✓ Situated on a generous lot of 20,329 square feet
- ✓ Densely populated area with over 705,000 people and over 100,00 renter occupied households within a 5-mile radius
- ✓ Benefitting from easy access to the 710, 5, and 105 freeways and well served by public transportation
- ✓ Surrounded by popular destinations such as Bell Gardens Veterans Park, Parkwest Bicycle Hotel & Casino, Bell Gardens Golf Course, Bell Gardens Marketplace, and more.





Demographics

BELL GARDENS

POPULATION
(within 5-mile radius) **705,501**

AVG. HOUSEHOLD INCOME
(within 2-mile radius) **\$81,540**

RENTER OCCUPIED HOUSEHOLDS
(within 5-mile radius) **100,328**

MEDIAN AGE
(within 2-mile radius) **35.2**

02

Financials

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Rent Roll & Operating Data

7000 & 7006 GRANGER AVENUE, BELL GARDENS, CA 90201

Price \$2,900,000
Current CAP Rate 5.36%
ProForma CAP Rate 7.69%
Price Per Unit: \$ 241,667
Current GRM: 11.96
Pro Forma GRM: 9.17
Building SF 8,400
Lot Size 20,329
Price/SF (Building) \$345
Price/SF Land \$143
Year Built 1961
Zoning R-3

ANNUALIZED INCOME	CURRENT		MARKET	
Scheduled Gross Income:	\$242,520		\$316,080	
Vacancy Rate:	-\$7,276	3%	-\$9,482	3%
Expenses:	-\$79,773	33%	-\$83,451	26%
Net Operating Income:	\$155,471		\$223,147	

EXPENSES	Per Unit	
Property Taxes @ 1.25%	\$36,250	\$3,021
Management (5%)	\$12,126	\$1,011
Insurance	\$3,785	\$315
Repairs & Maintenance	\$6,000	\$500
Water	\$5,193	\$433
Trash	\$5,514	\$460
Pest	\$625	\$52
Landscaping/Gardener	\$2,400	\$200
Plumbing	\$1,880	\$157
Misc. & Reserves	\$6,000	\$500
Total Expenses	\$79,773	
Expenses/SF	\$9.50	
Expenses/Unit	\$6,648	

RENT ROLL						
Unit Number	Type	Approx. SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF
1	2+1	700	\$ 1,555.00	\$ 2.22	\$ 2,195.00	\$ 3.14
2	2+1	700	\$ 1,780.00	\$ 2.54	\$ 2,195.00	\$ 3.14
3	2+1	700	\$ 1,760.00	\$ 2.51	\$ 2,195.00	\$ 3.14
4	2+1	700	\$ 1,705.00	\$ 2.44	\$ 2,195.00	\$ 3.14
5	2+1	700	\$ 1,780.00	\$ 2.54	\$ 2,195.00	\$ 3.14
6	2+1	700	\$ 1,705.00	\$ 2.44	\$ 2,195.00	\$ 3.14
7	2+1	700	\$ 900.00	\$ 1.29	\$ 2,195.00	\$ 3.14
8	2+1	700	\$ 1,660.00	\$ 2.37	\$ 2,195.00	\$ 3.14
9	2+1	700	\$ 2,030.00	\$ 2.90	\$ 2,195.00	\$ 3.14
10	2+1	700	\$ 1,920.00	\$ 2.74	\$ 2,195.00	\$ 3.14
11	2+1	700	\$ 1,670.00	\$ 2.39	\$ 2,195.00	\$ 3.14
12	2+1	700	\$ 1,745.00	\$ 2.49	\$ 2,195.00	\$ 3.14
TOTAL:		8,400	\$ 20,210.00	\$ 2.41	\$ 26,340.00	\$ 3.14

RENT SUMMARY					
# of Units	Unit Type	CURRENT		MARKET	
		Avg Rent/Unit	Monthly Income	Avg Rent/Unit	Monthly Income
12	2+1	\$1,684.17	\$20,210.00	\$2,195.00	\$26,340.00
Monthly Scheduled Gross Income			\$20,210.00	\$26,340.00	
Annualized Scheduled Gross Income			\$242,520.00	\$316,080.00	



03

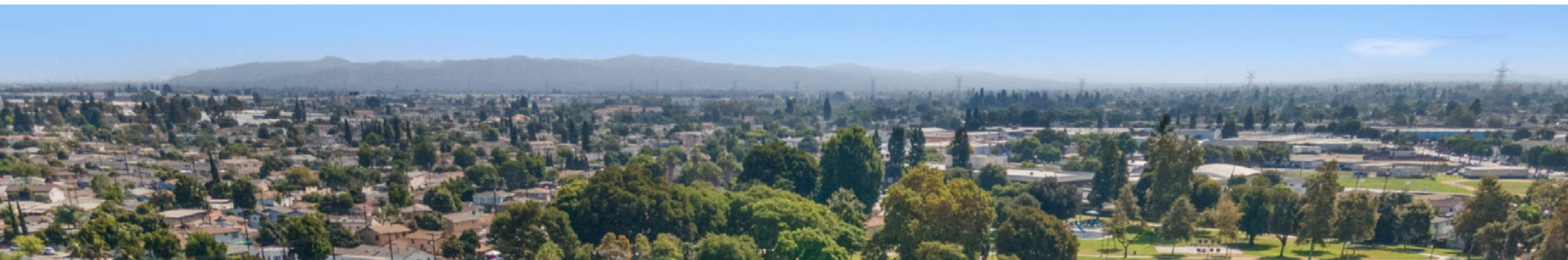
Sale Comparables

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Sale Comps

7000 & 7006 GRANGER AVENUE, BELL GARDENS, CA 90201



1 6008-6012 Gotham St
BELL GARDENS, CA 90201



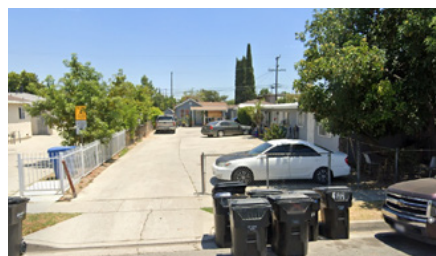
Price	\$ 1,375,000.00
Apt Units	5
Year Built	1947
Building SF	4,179
Building \$/SF	\$ 329.03
Lot Size (SF)	12,066
CAP Rate	Undisclosed
\$/Unit	\$ 275,000.00
Sales Date	10/31/2023
Mix	1 (1), 3 (2's), 1 (3)

2 6519 Darwell Ave
BELL GARDENS, CA 90201



Price	\$ 1,075,000.00
Apt Units	5
Year Built	1940
Building SF	3,055
Building \$/SF	\$ 351.88
Lot Size (SF)	10,974
CAP Rate	4.28%
\$/Unit	\$ 215,000.00
Sales Date	7/19/2023
Mix	2 (1's), 3 (2's)

3 6712 Granger Ave
BELL GARDENS, CA 90201



Price	\$ 1,220,000.00
Apt Units	5
Year Built	1953
Building SF	2,735
Building \$/SF	\$ 446.07
Lot Size (SF)	11,326
CAP Rate	Undisclosed
\$/Unit	\$ 244,000.00
Sales Date	6/12/2023
Mix	5 (1's)

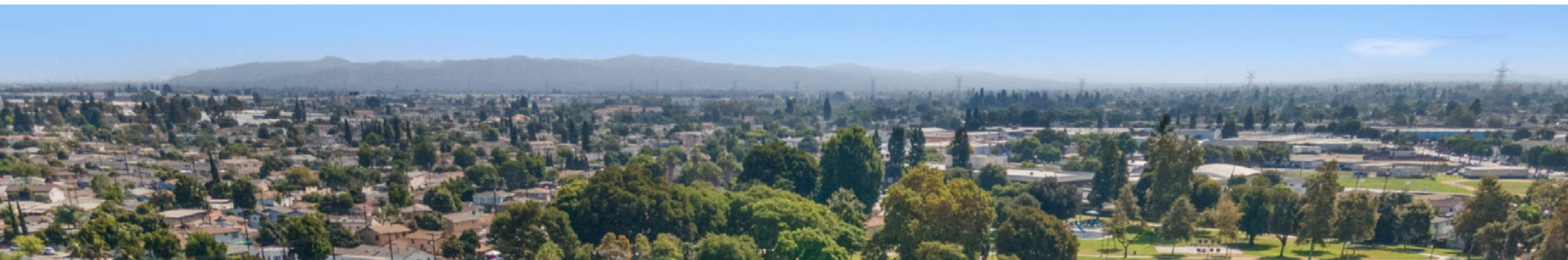
4 6523 Ajax Ave
BELL GARDENS, CA 90201



Price	\$ 1,360,000.00
Apt Units	6
Year Built	1947
Building SF	3,417
Building \$/SF	\$ 398.01
Lot Size (SF)	12,523
CAP Rate	Undisclosed
\$/Unit	\$ 226,666.67
Sales Date	5/31/2023
Mix	6 (1's)

Sale Comps

7000 & 7006 GRANGER AVENUE, BELL GARDENS, CA 90201



5 6726 Lanto St
COMMERCE, CA 90040



Price	\$ 1,598,000.00
Apt Units	6
Year Built	1963
Building SF	4,208
Building \$/SF	\$ 379.75
Lot Size (SF)	11,326
CAP Rate	Undisclosed
\$/Unit	\$ 266,333.33
Sales Date	5/26/2023
Mix	6 (2's)

AVERAGE

Price	\$ 1,325,600.00
Apt Units	5
Year Built	-
Building SF	3,519
Building \$/SF	\$ 380.95
Lot Size (SF)	11,643
CAP Rate	4.28%
\$/Unit	\$ 245,400.00
Mix	-

***7000-7006 GRANGER AVE**

Price	\$ 2,900,000.00
Apt Units	12
Year Built	1961
Building SF	8,400
Building \$/SF	\$ 345.24
Lot Size (SF)	20,329
CAP Rate	5.33%
\$/Unit	\$ 241,666.67
Mix	12 (2's)

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of 7000 & 7006 Granger Avenue (“Property”) and is not to be used for any other purpose.

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Get In Touch With Us

FOR MORE INFORMATION



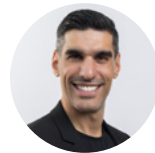
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