



# 6221 CORONA AVENUE

## BELL, CA | 7 UNITS | \$2,350,000



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# PROPERTY INFORMATION

Total Units	7
Number of Buildings	3
Total Building SF	4,801 SF
Lot Size	10,435 SF (.24 Acres)
Year Built	1920
Year Renovated	2025
Zoning	R3



## INVESTMENT HIGHLIGHTS

- Offered at \$2,350,000
- All Units Completely Renovated
- Turnkey Investment Opportunity
- 100% Occupied
- (1) two bedroom one bath with private yard
- (1) three bedroom two bath with private parking
- (4) one bedroom one bath and (1) ADU
- 5.21% Current Cap Rate & 12.36 GRM
- \$335,714.29 per Unit

# PROPERTY PHOTOS

THREE BED / TWO BATH





# PROPERTY PHOTOS

## DETACHED TWO BED / ONE BATH





# PROPERTY PHOTOS

## (4) ONE BED / ONE BATH UNITS





# PROPERTY PHOTOS

## ONE BED / ONE BATH ADU



# FINANCIAL ANALYSIS

## OVERVIEW

Purchase Price	\$2,350,000
Square Feet	4,801
# of Units	7
# of Buildings	3
Per Unit Price	\$335,714.29
Price / SF	\$489.48
Cap Rate (Estimated)	5.21%
GRM (Estimated)	12.36

## RENT ROLL

Unit	Unit Type	Monthly Rent
1	3 Bed / 2 Bath	\$3,300.00
A	2 Bed / 1 Bath	\$2,950.00
B	1 Bed / 1 Bath	\$1,950.00
C	1 Bed / 1 Bath	\$1,850.00
D	1 Bed / 1 Bath	\$2,000.00
E	1 Bed / 1 Bath	\$1,850.00
ADU	1 Bed / 1 Bath	\$1,950.00
Total		\$15,850.00

## ANNUALIZED OPERATING DATA

Scheduled Rent Income	\$190,200.00
Less: Vacancy Rate (3%)	\$(5,706.00)
Effective Gross Income (EGI)	\$184,494.00
Less: Estimated Operating Expenses	\$(62,124.40)
Net Operating Income (NOI)	\$122,369.60
Cap Rate (Estimated)	5.21%
GRM (Estimated)	12.36

## Estimated Operating Expenses

New Taxes (1.25%)	\$(29,375.00)
Insurance	\$(6,700.00)
Property Management (6% of EGI)	\$(11,069.64)
Utilities	\$(1,000.00)
Trash	\$(4,800.00)
Landscaping	\$(1,800.00)
Repairs & Maintenance (4% of EGI)	\$(7,379.76)
Total Estimated Operating Expenses	\$(62,124.40)

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