



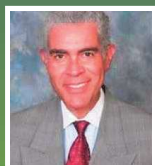
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6624 FLORA AVE  
BELL, CA 90201

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11 DETACHED SINGLE STORY  
2BR/1BA HOMES WITH 1-CAR  
GARAGE - LARGE LOT

Offering Memorandum



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SECTION 1

# PROPERTY INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

Built in 1958, the Property consists of approximately 7,986 square feet of living space and is comprised of 11 One Story Single Family Detached Homes each 2 Bedroom/1 Bath, with a One-Car garage situated on a rare, large approximate 0.65-acre lot.

## PROPERTY HIGHLIGHTS

- Rare Large .65 Acre Lot
- 11 Single Family Homes with 1-Story Garage
- One Story Construction
- Significant Rental Upside - Approximate 166% with no Rent Control
- Rents are 60% of the Market for 2BR/1BA Units
- 7.6 Market Rent CAP Rate/4.02 Current Cap on Below Market Rents - 60% of the Market

## OFFERING SUMMARY

Sale Price:	\$3,135,000
Number of Units:	11
Lot Size:	28,143 SF
Building Size:	7,986 SF
NOI:	\$126,164.00
Cap Rate:	4.02%

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
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Total Households	1,372	3,613	15,801
Total Population	4,787	12,793	58,574
Average HH Income	\$66,509	\$69,299	\$72,966



# Property Description



## PROPERTY DESCRIPTION

Built in 1958, the Property consists of approximately 7,986 square feet of living space and is comprised of 11 One Story Single Family Detached Homes each 2 Bedroom/1 Bath, with a One-Car garage situated on a rare, large approximate 0.65-acre lot.

## LOCATION DESCRIPTION

Located just South of Gage Avenue to the North, The Property is in a well-maintained Residential neighborhood comprised primarily of single-family and low-density multi-family buildings. The Location allows easy access to employment, education, and retail establishments with the 710 Freeway and 110 Freeways within short driving distance.



# Complete Highlights



## PROPERTY HIGHLIGHTS

- Rare Large .65 Acre Lot
- 11 Single-Family Homes with 1-Story Garage
- One Story Construction
- Significant Rental Upside - Approximate 166% with no Rent Control
- Rents are 60% of the Market for 2BR/1BA Units
- 7.6 Market Rent CAP Rate/4.0 Current Cap on Below Market Rents - 60% of the Market
- Zoned BLR3YY For Future Development Opportunity





SECTION 2

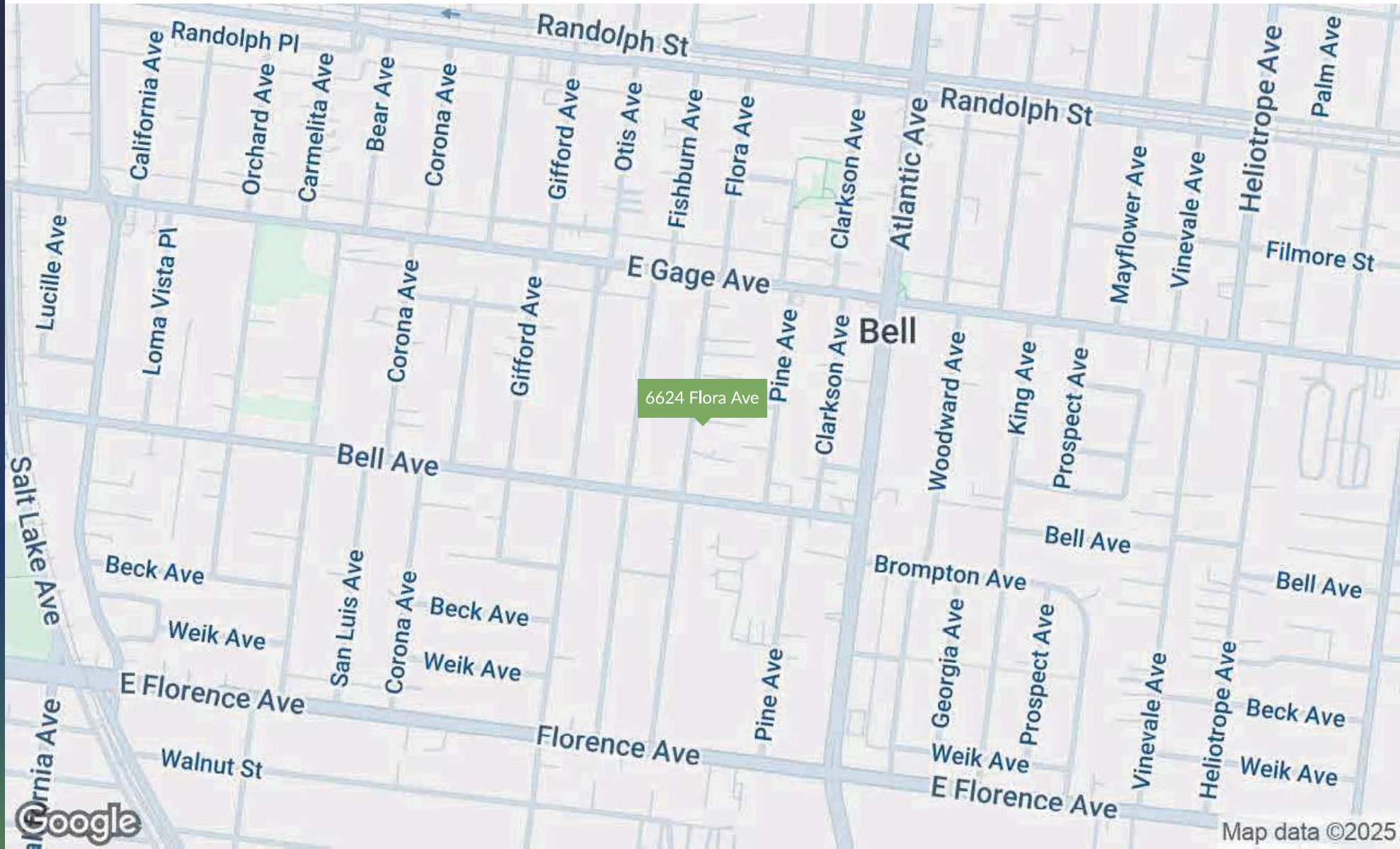
# LOCATION INFORMATION

# Retailer Map



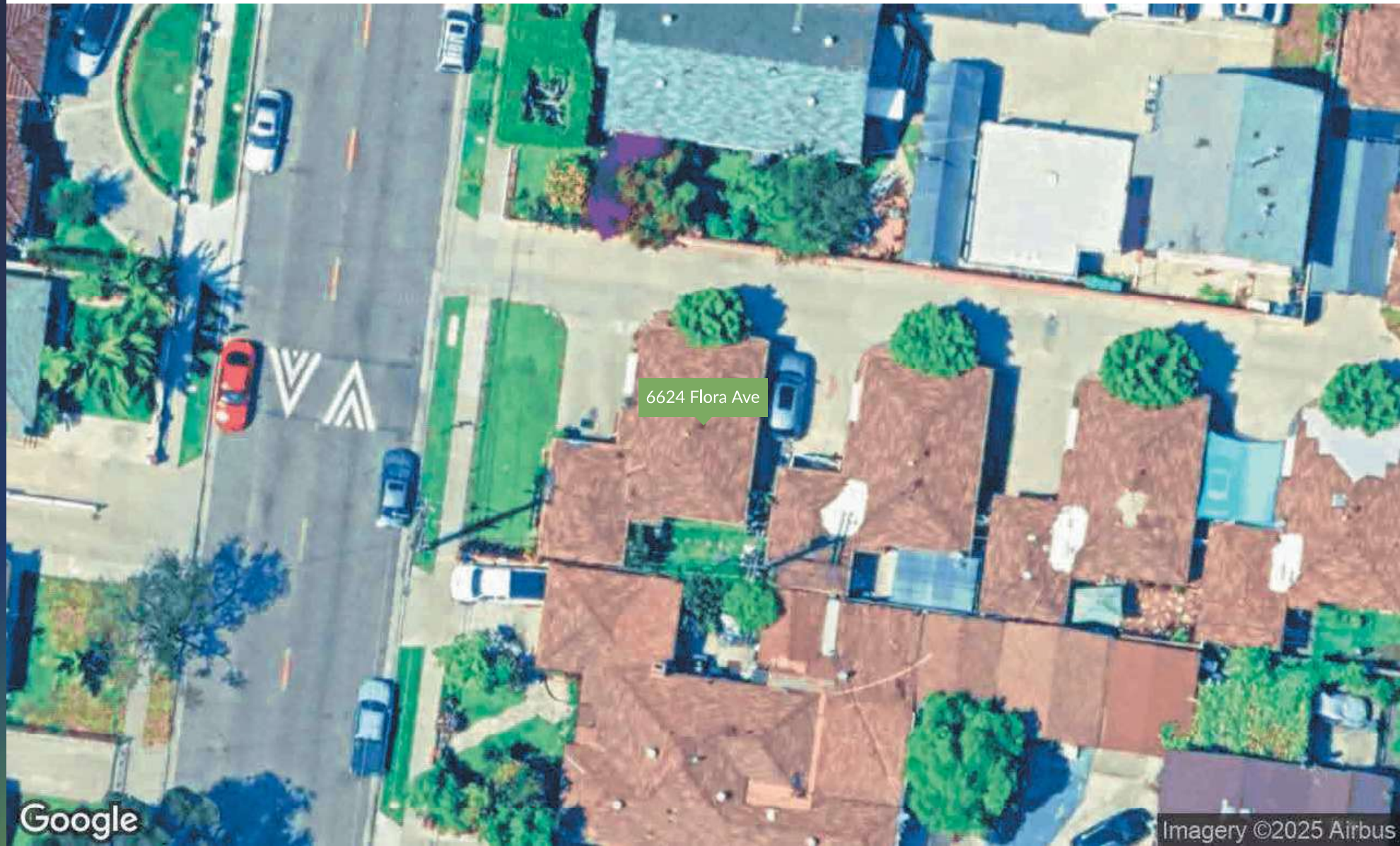


# Location Map





# Aerial Map



FOR SALE |

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SPERRY - SPERRY COMMERCIAL | 18881 VON KARMAN AVE., SUITE 800 | IRVINE, CA 92612

SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



FOR SALE |

SECTION 3

# FINANCIAL ANALYSIS

# Financial Summary



## INVESTMENT OVERVIEW

Price	\$3,135,000
Price per SF	\$393
Price per Unit	\$285,000
GRM	15.83
CAP Rate	4.02%
Cash-on-Cash Return (yr 1)	4.02%
Total Return (yr 1)	\$126,164

## CURRENT - ESTIMATED EXPENSES

## MARKET- ESTIMATED EXPENSES

Price	\$3,135,000
Price per SF	\$393
Price per Unit	\$285,000
GRM	9.5
CAP Rate	7.61%
Cash-on-Cash Return (yr 1)	7.61%
Total Return (yr 1)	\$238,448

## OPERATING DATA

Gross Scheduled Income	\$198,000
Total Scheduled Income	\$198,000
Vacancy Cost	\$4,950
Gross Income	\$193,050
Operating Expenses	\$66,886
Net Operating Income	\$126,164
Pre-Tax Cash Flow	\$126,164

## CURRENT - ESTIMATED EXPENSES

## MARKET- ESTIMATED EXPENSES

Gross Scheduled Income	\$330,000
Total Scheduled Income	\$330,000
Vacancy Cost	\$8,250
Gross Income	\$321,750
Operating Expenses	\$83,302
Net Operating Income	\$238,448
Pre-Tax Cash Flow	\$238,448

## FINANCING DATA

## CURRENT - ESTIMATED EXPENSES

## MARKET- ESTIMATED EXPENSES

Market Rents based on \$2,500 Per Home - Current Rent at \$1,500 for 2BR/1BA Units with Garage



# Income & Expenses



INCOME SUMMARY	CURRENT - ESTIMATED EXPENSES	MARKET- ESTIMATED EXPENSES
Gross Scheduled Income	\$198,000	\$330,000
Less Vacancy	(\$4,950)	(\$8,250)
Vacancy Cost	(\$4,950)	(\$8,250)
<b>GROSS INCOME</b>	<b>\$193,050</b>	<b>\$321,750</b>
 EXPENSES SUMMARY	 CURRENT - ESTIMATED EXPENSES	 MARKET- ESTIMATED EXPENSES
Real Estate Tax (Estimated at 1.25%)	\$39,188	\$39,188
Insurance (\$0.40 Per Foot)	\$3,194	\$3,194
Maintenance (8% of SGI)	\$9,984	\$26,400
Utilities (\$100 per Unit)	\$13,200	\$13,200
Trash (\$10 Per Unit)	\$1,320	\$1,320
<b>OPERATING EXPENSES</b>	<b>\$66,886</b>	<b>\$83,302</b>
 <b>NET OPERATING INCOME</b>	 <b>\$126,164</b>	 <b>\$238,448</b>

Market Rents based on \$2,500 Per Home - Current Rent at \$1,500 for 2BR/1BA Units with Garage

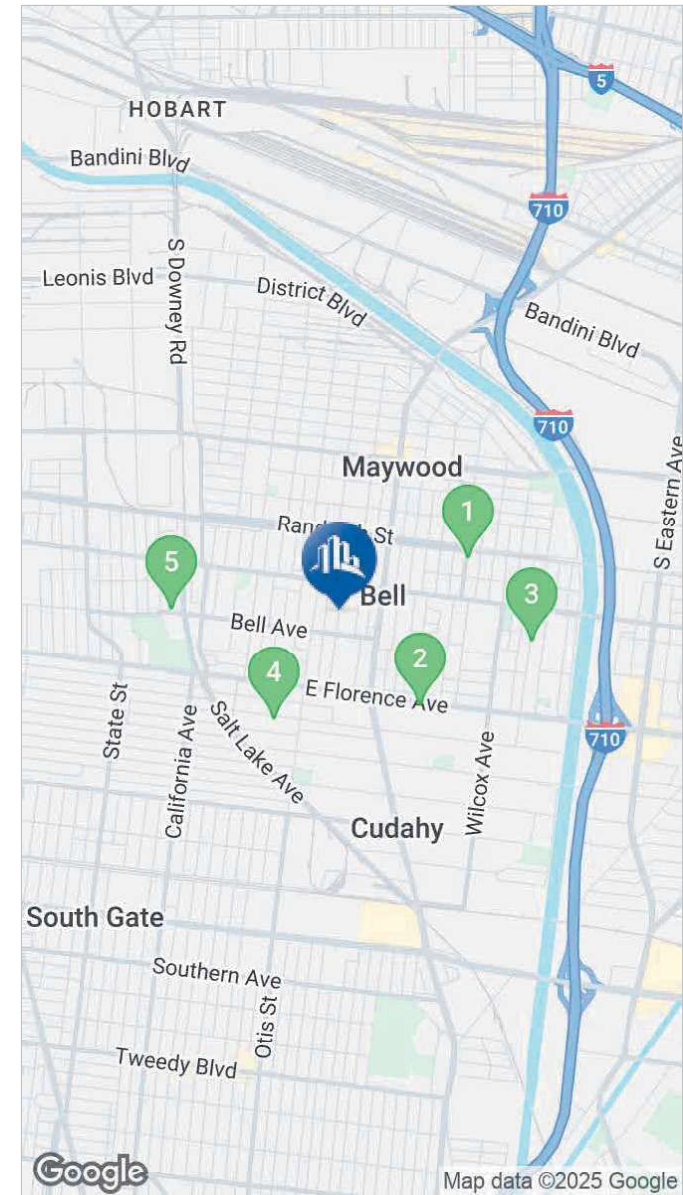
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# SALE COMPARABLES



# Sale Comps Map & Summary

	NAME/ADDRESS	PRICE	PRICE/SF	PRICE/ACRE	PRICE/UNIT	DEAL STATUS
★	11 Detached Single Story 2BR/1BA Homes with 1-Car Garage - Large Lot 6624 Flora Ave Bell, CA	\$3,135,000	\$392.56	\$4,852,382	\$285,000	Subject Property
1	6210 Heliotrope Bell, CA	\$1,175,000	\$423.42	\$6,911,764.71	\$235,000	Sold 9/11/2025
2	14 Unit Town Home Units 4704 Florence Ave Bell, CA	\$6,600,000	\$336.73	\$8,699,083.18	\$471,429	Sold 4/11/2025
3	6620 Crafton Avenue Bell, CA	\$1,350,000	\$444.08	\$5,625,000.00	\$270,000	Sold 12/13/2024
4	4022 Live Oak Bell, CA	\$1,250,000	\$207.99	\$5,681,818.18	\$250,000	Sold 11/25/2024
5	3427 Bell Ave Bell, CA	\$1,130,000	\$392.63	\$8,692,307.69	\$226,000	Sold 11/25/2024
AVERAGES		\$2,301,000	\$360.97	\$7,121,994.75	\$290,486	



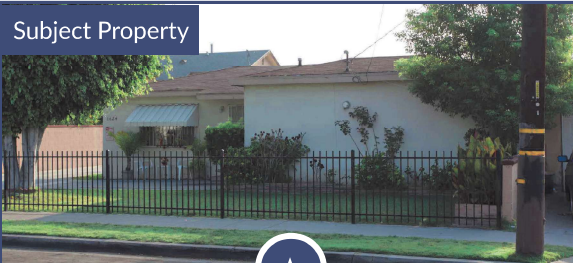
SECTION 5

# LEASE COMPARABLES



# Lease Comps - 2BR/1BA

Subject Property

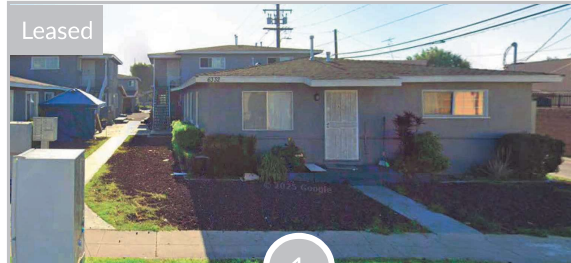


★

**11 DETACHED SINGLE STORY  
2BR/1BA HOMES WITH 1-CAR  
GARAGE - LARGE LOT**

Avg Rent: \$973

Leased



1

**6332 FISHBURN AVE**  
Bell, CA 90201

Avg Rent: \$2,750

Leased



2

**6210 PROSPECT**  
Bell, CA 90201

Avg Rent: \$2,650

Leased

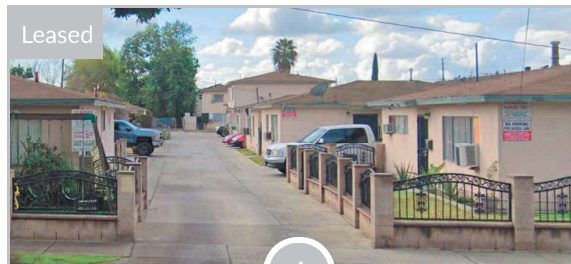


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**4405 ELIZABETH**  
Cudahy, CA 90201

Avg Rent: \$2,300

Leased



4

**5104 1/2 LIVE OAK**  
Bell Gardens, CA 90201

Avg Rent: \$2,300

# Area Analytics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	58,574	299,704	950,699
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,801	79,521	249,277
Persons per HH	3.7	3.8	3.8
Average HH Income	\$72,966	\$76,574	\$78,897
Average House Value	\$648,193	\$658,741	\$674,046
Per Capita Income	\$19,720	\$20,151	\$20,762

*Map and demographics data derived from AlphaMap*