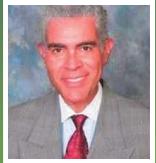




6624 FLORA AVE
BELL, CA 90201

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

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

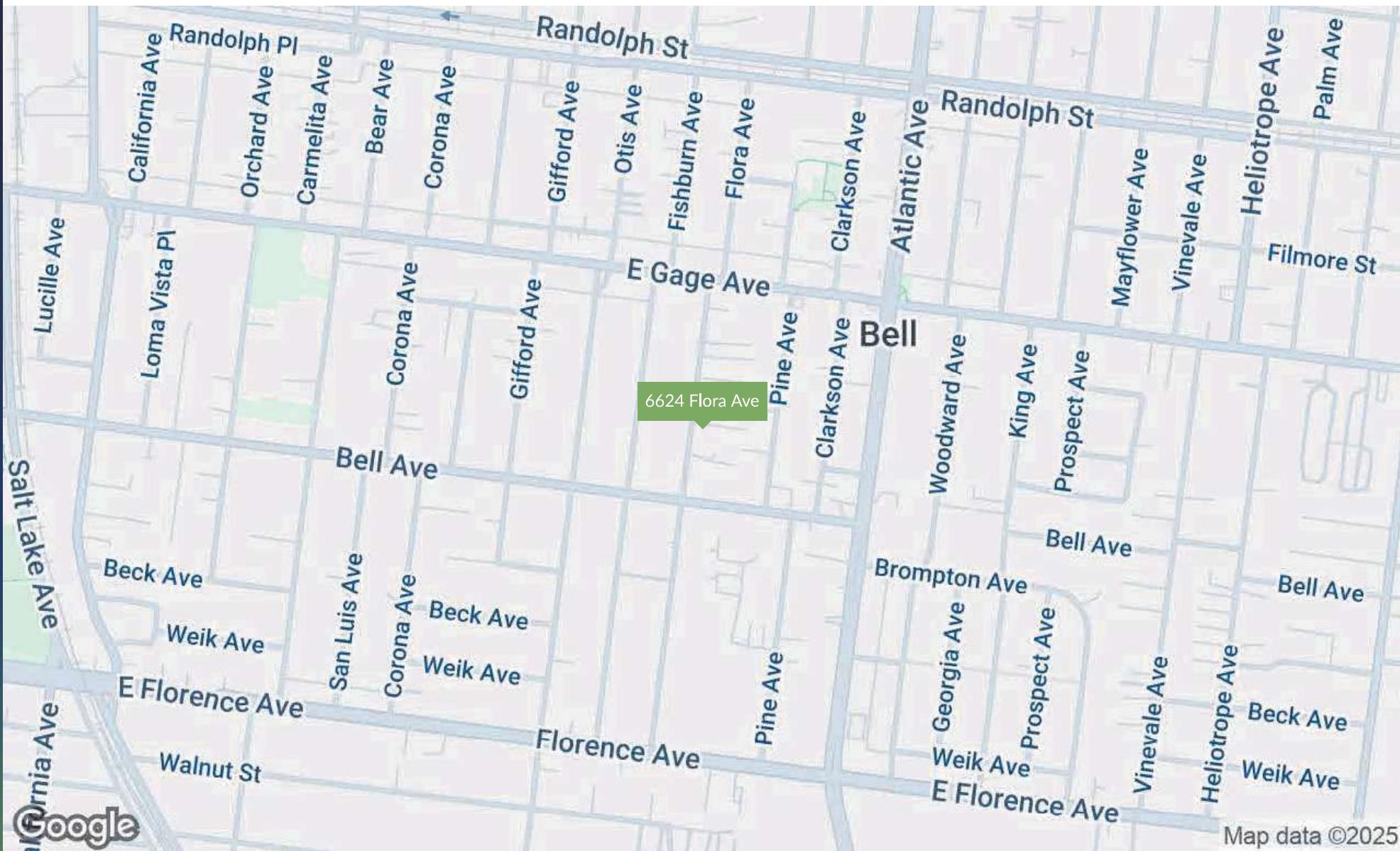
SECTION 2

LOCATION INFORMATION





Location Map



Aerial Map



SECTION 3

FINANCIAL ANALYSIS

Financial Summary



INVESTMENT OVERVIEW	CURRENT - ESTIMATED EXPENSES	MARKET- ESTIMATED EXPENSES
Price	\$3,135,000	\$3,135,000
Price per SF	\$393	\$393
Price per Unit	\$285,000	\$285,000
GRM	15.83	9.5
CAP Rate	4.02%	7.61%
Cash-on-Cash Return (yr 1)	4.02%	7.61%
Total Return (yr 1)	\$126,164	\$238,448
OPERATING DATA	CURRENT - ESTIMATED EXPENSES	MARKET- ESTIMATED EXPENSES
Gross Scheduled Income	\$198,000	\$330,000
Total Scheduled Income	\$198,000	\$330,000
Vacancy Cost	\$4,950	\$8,250
Gross Income	\$193,050	\$321,750
Operating Expenses	\$66,886	\$83,302
Net Operating Income	\$126,164	\$238,448
Pre-Tax Cash Flow	\$126,164	\$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



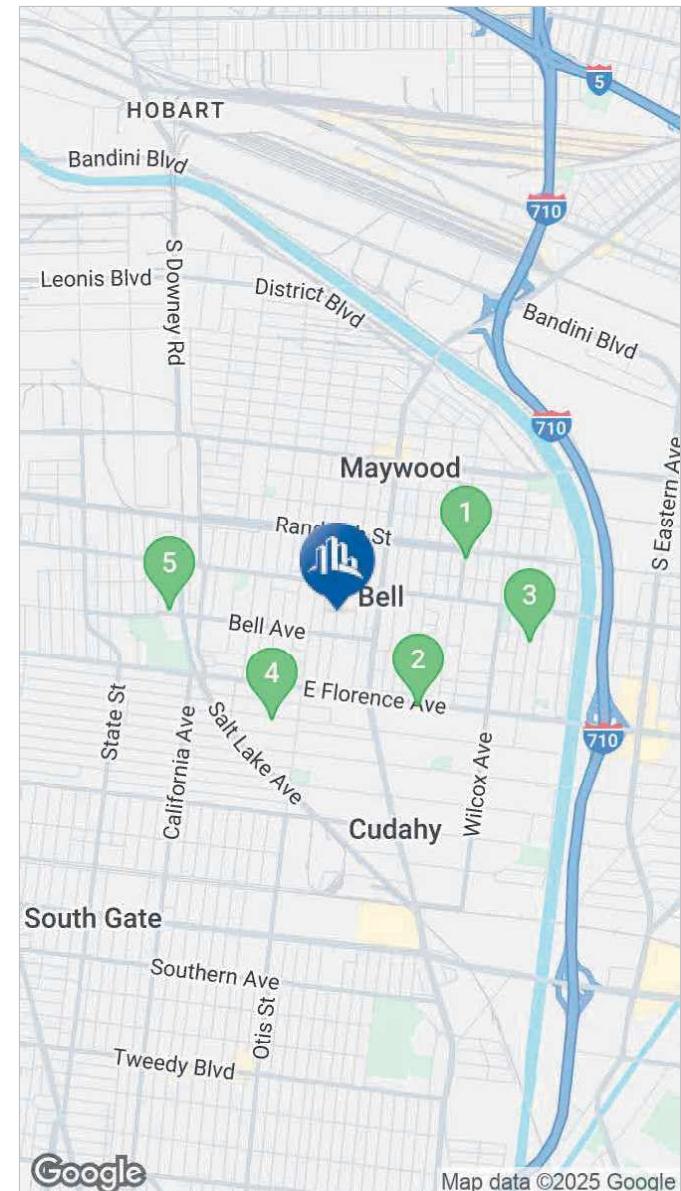
INCOME SUMMARY	CURRENT - ESTIMATED EXPENSES	MARKET- ESTIMATED EXPENSES
Gross Scheduled Income	\$198,000	\$330,000
Less Vacancy	(\$4,950)	(\$8,250)
Vacancy Cost	(\$4,950)	(\$8,250)
GROSS INCOME	\$193,050	\$321,750
EXPENSES SUMMARY	CURRENT - ESTIMATED EXPENSES	MARKET- ESTIMATED EXPENSES
Real Estate Tax (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
OPERATING EXPENSES	\$66,886	\$83,302
NET OPERATING INCOME	\$126,164	\$238,448

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



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

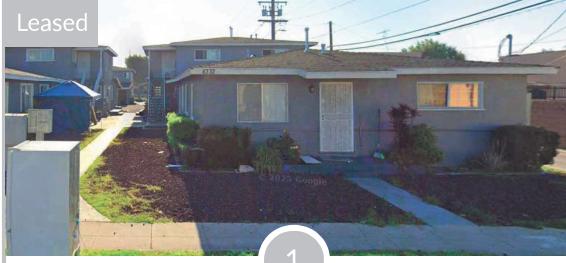
Subject Property



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



3

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

	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

	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