



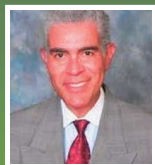
SPERRY

SPERRY COMMERCIAL

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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FOR SALE |

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SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Sperry Global Commercial is pleased to present the Exclusively Listed Property.

PRICE IMPROVED: The Seller has reduced the List Price to \$2,800,000 from the original \$3,135,000

LOCATION:

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 offers easy access to employment, education, and retail establishments, with the 710 Freeway and 110 Freeways within a short driving distance.

DESCRIPTION:

Built in 1958, the Property consists of approximately 7,986 square feet of living space. It is comprised of 11 one-story single-family detached Homes, each with 2 Bedrooms and 1 Bath, with a One-Car garage situated on a rare, large, approximately 0.65-acre lot.

OFFERING SUMMARY

Sale Price:	\$2,800,000
Number of Units:	11
Lot Size:	28,143 SF
Building Size:	7,986 SF
NOI:	\$126,143.00
Cap Rate:	4.51%/7.74 Market Rents

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

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MARKETING - OFFERS:

The Seller has asked for a Call for Offers by Monday, April 6, 2026, but reserves the right to accept an Offer that comes in before this date. The seller will request verification of Funds with an offer and will also require a lender's letter of approval if a loan is to be obtained as part of the Purchase. The Seller will not finance the sale.

SITE INSPECTION AND VISITS:

The Tenants are not aware of the sale and are not to be disturbed or to show the interior of their homes. All property showings are to be through the listing agent - Luis Vazquez at 310-704-9109 or luis.vazquez@sperrycga.com

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Complete Highlights



PROPERTY HIGHLIGHTS

- First Time on the Market in 23 Years
- Rare Large .65 Acre Lot
- 11 Detached Single-Family One-Story Homes with Garage
- One Story Construction
- Significant Rental Upside - Approximate 166% with no Rent Control
- Rents are 60% of the Market for 2BR/1BA Units
- 7.74 Market Rent CAP Rate/4.51 Current Cap on Below Market Rents - 60% of the Market
- Zoned BLR3YY For Future Development Opportunity

Additional Photos



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SECTION 2

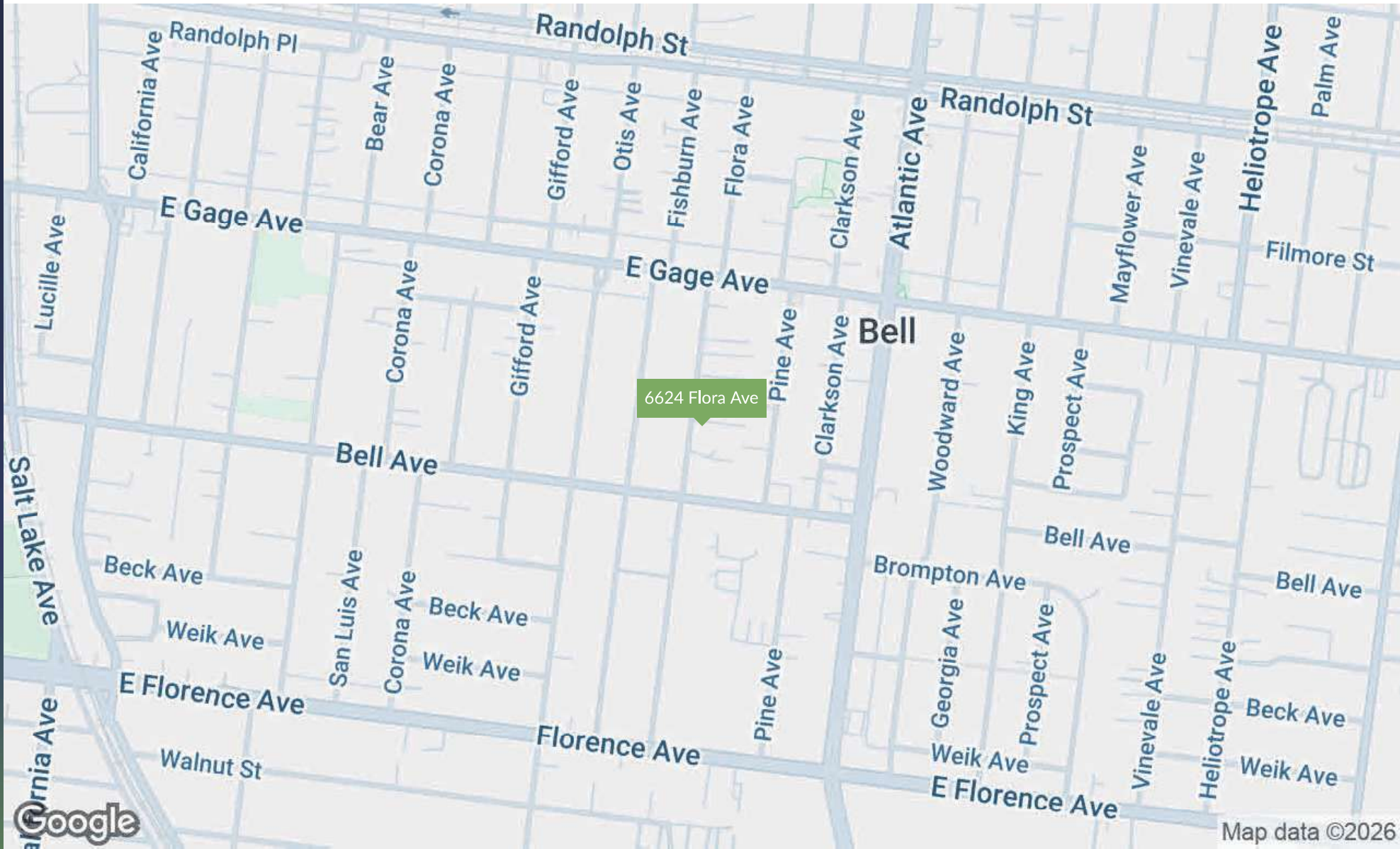
LOCATION INFORMATION

Retailer Map



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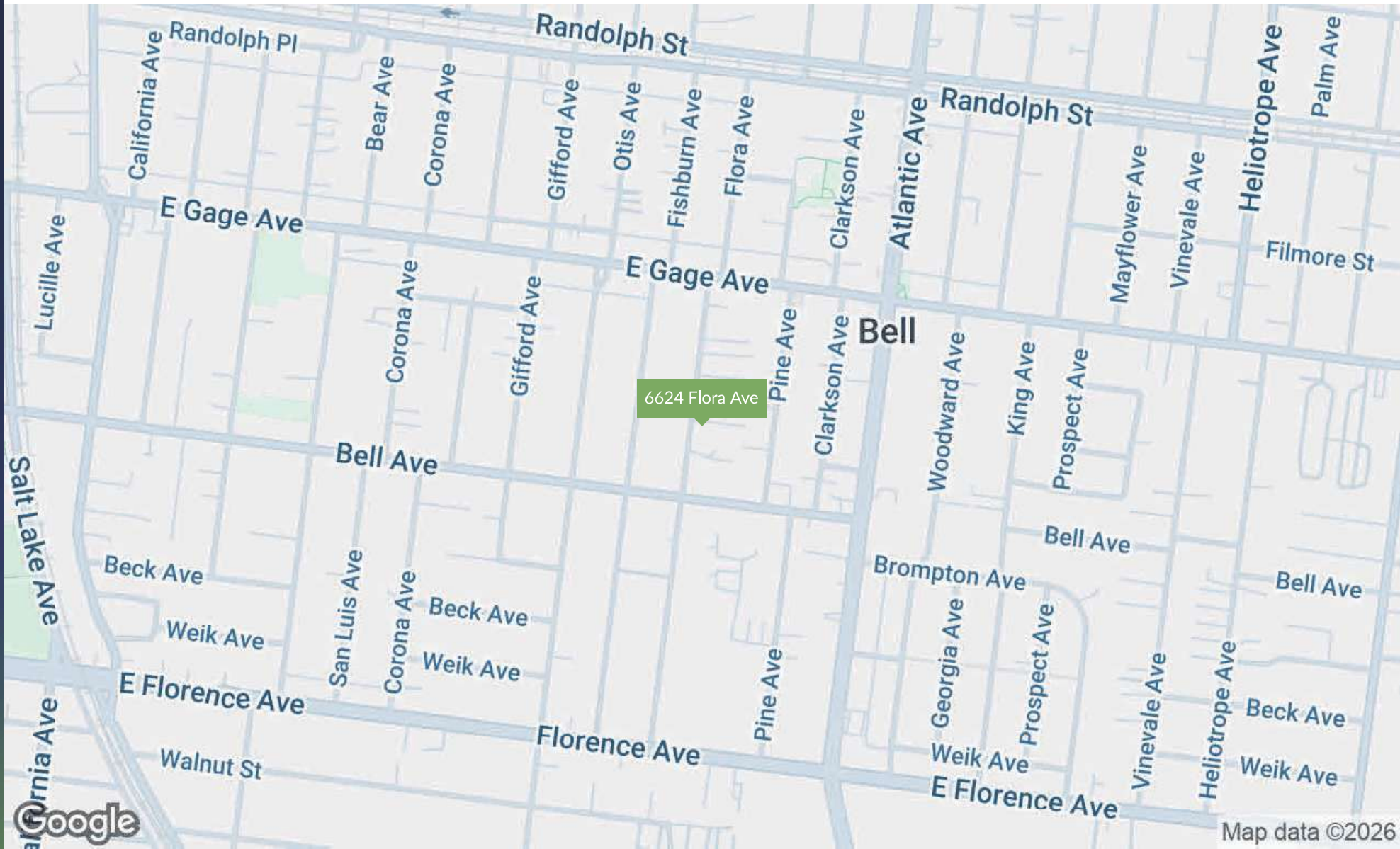
Regional Map



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Location Map



FOR SALE |

Aerial Map



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SECTION 3

FINANCIAL ANALYSIS

Financial Summary



INVESTMENT OVERVIEW	CURRENT - ESTIMATED EXPENSES	MARKET- ESTIMATED EXPENSES
Price	\$2,800,000	\$3,135,000
Price per SF	\$351	\$393
Price per Unit	\$254,545	\$285,000
GRM	14.14	9.5
CAP Rate	4.51%	7.74%
Cash-on-Cash Return (yr 1)	4.51%	8.67%
Total Return (yr 1)	\$126,143	\$242,636

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	\$62,698	\$79,114
Net Operating Income	\$126,143	\$242,636
Pre-Tax Cash Flow	\$126,143	\$242,636

FINANCING DATA	CURRENT - ESTIMATED EXPENSES	MARKET- ESTIMATED EXPENSES
Down Payment	\$2,800,000	\$2,800,000

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%)	\$35,000	\$35,000
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	\$62,698	\$79,114
NET OPERATING INCOME	\$126,143	\$242,636

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



FOR SALE |

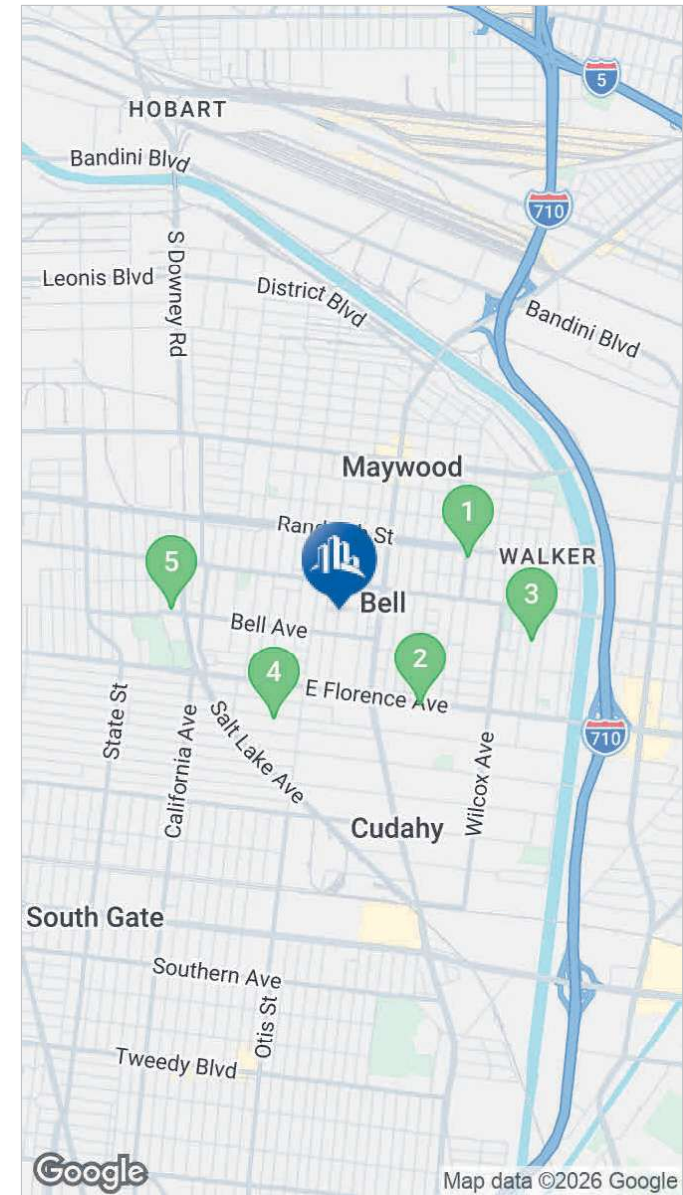
SECTION 4

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	\$2,800,000	\$350.61	\$4,333,866	\$254,545	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	



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FOR SALE |

SECTION 5

LEASE COMPARABLES

Lease Comps - 2BR/1BA

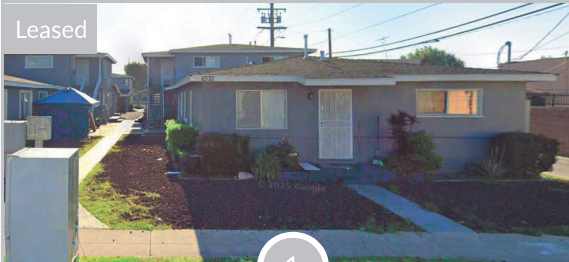
Subject Property



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

Avg Rent: \$973

Leased



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6332 FISHBURN AVE
Bell, CA 90201

Avg Rent: \$2,750

Leased



2

6210 PROSPECT
Bell, CA 90201

Avg Rent: \$2,650

Leased

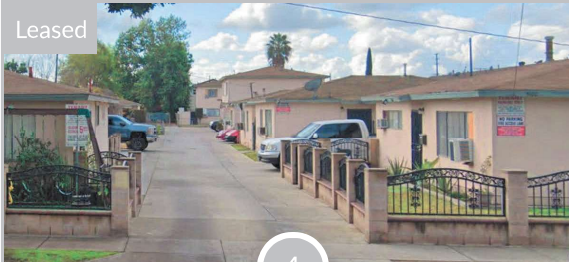


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4405 ELIZABETH
Cudahy, CA 90201

Avg Rent: \$2,300

Leased



4

5104 1/2 LIVE OAK
Bell Gardens, CA 90201

Avg Rent: \$2,300