

NV

9833 WALNUT STREET
BELLFLOWER, CA 90706

Price: \$1,350,000



REALTY EXECUTIVES ALL
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TABLE OF CONTENTS

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SECTION I - Property Details

Property Summary	4
Investment Details	5
Property Description	6

SECTION II - Photos

Property Photos	8
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SECTION III - Maps / Demographics

Location Maps	14
Business Map	15
Demographics	16

SECTION IV - Snapshot Reports

Executive Summary	18
Unit Mix Report	19
Pro Forma Summary	20

SECTION V - Projections

Cash Flow Analysis	22
Annual Property Operating Data	23
Regional Map	24

SECTION I

Property Details





Property Summary

Building SF:	2,142
Lot Size:	6,868 SF
Parking Ratio:	1:1
Parking:	(3) 1 car garage
Price:	\$1,350,000
Year Built:	1954
Zoning:	BFR3

Property Overview

This triplex-style asset provides a unique detached unit configuration that enhances privacy and rental stability. Ideal for both investors and owner-users, the property is positioned to deliver consistent income in a high-demand rental market with upside potential.

Location Overview

Located just blocks from Downtown Bellflower, the property benefits from a walkable environment with convenient access to retail, dining, and transportation. The area continues to attract renters due to its central location and neighborhood accessibility.

INVESTMENT DETAILS

Walnut Estates
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05

Analysis

Analysis Date April 2026

Property

Property Type Multifamily
Property Walnut Estates
Address 9833 Walnut Street
City, State Bellflower, CA 90706
Year Built 1954

Purchase Information

Purchase Price \$1,350,000
Fair Market Value \$1,350,000
Units 3
Total Rentable SF 2,120
Lot Size 6,868 sf
Resale Valuation 4.00% (Annual Appreciation)
Resale Expenses 8.00%

Income & Expense

Gross Operating Income \$92,625
Monthly GOI \$7,719
Total Annual Expenses (\$31,543)
Monthly Expenses (\$2,629)

Financial Information

Initial Equity \$405,000
LT Capital Gain 40.00%
Federal Tax Rate 15.00%
State Tax Rate 8.0000%

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$945,000	30 years	30 years	8.00%	\$6,934	

PROPERTY DESCRIPTION

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06



Property Description

Three detached 2-bedroom, 1-bath homes on a single lot in Bellflower, each with a private 1-car garage and laundry hookups. Recent improvements include newer plumbing and roofs replaced approximately three years ago, offering a low-maintenance investment with strong tenant appeal.

SECTION II

Photos



PROPERTY PHOTOS

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08



PROPERTY PHOTOS

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09



PROPERTY PHOTOS

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10



PROPERTY PHOTOS

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PROPERTY PHOTOS

Walnut Estates
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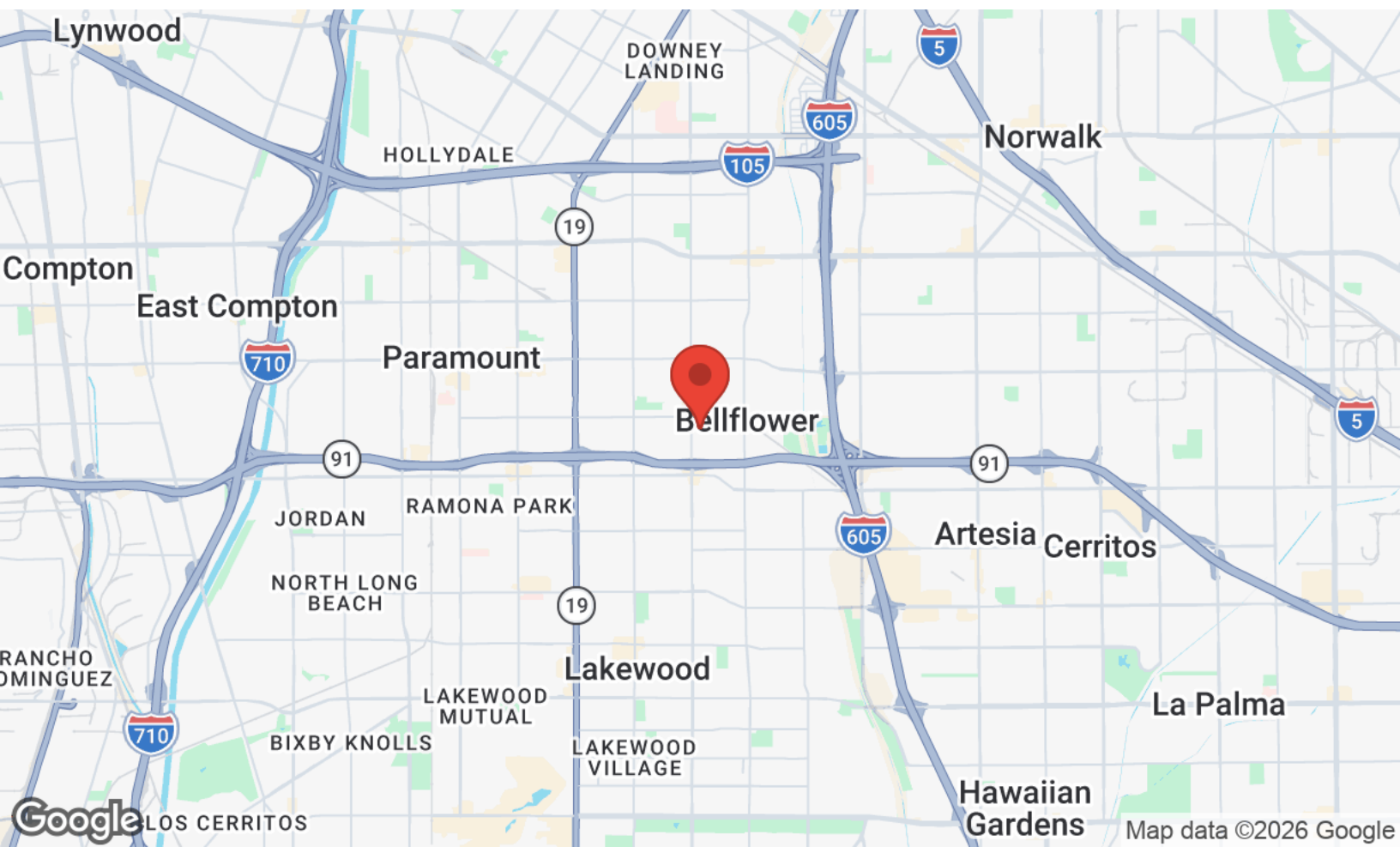
SECTION III

Maps / Demographics



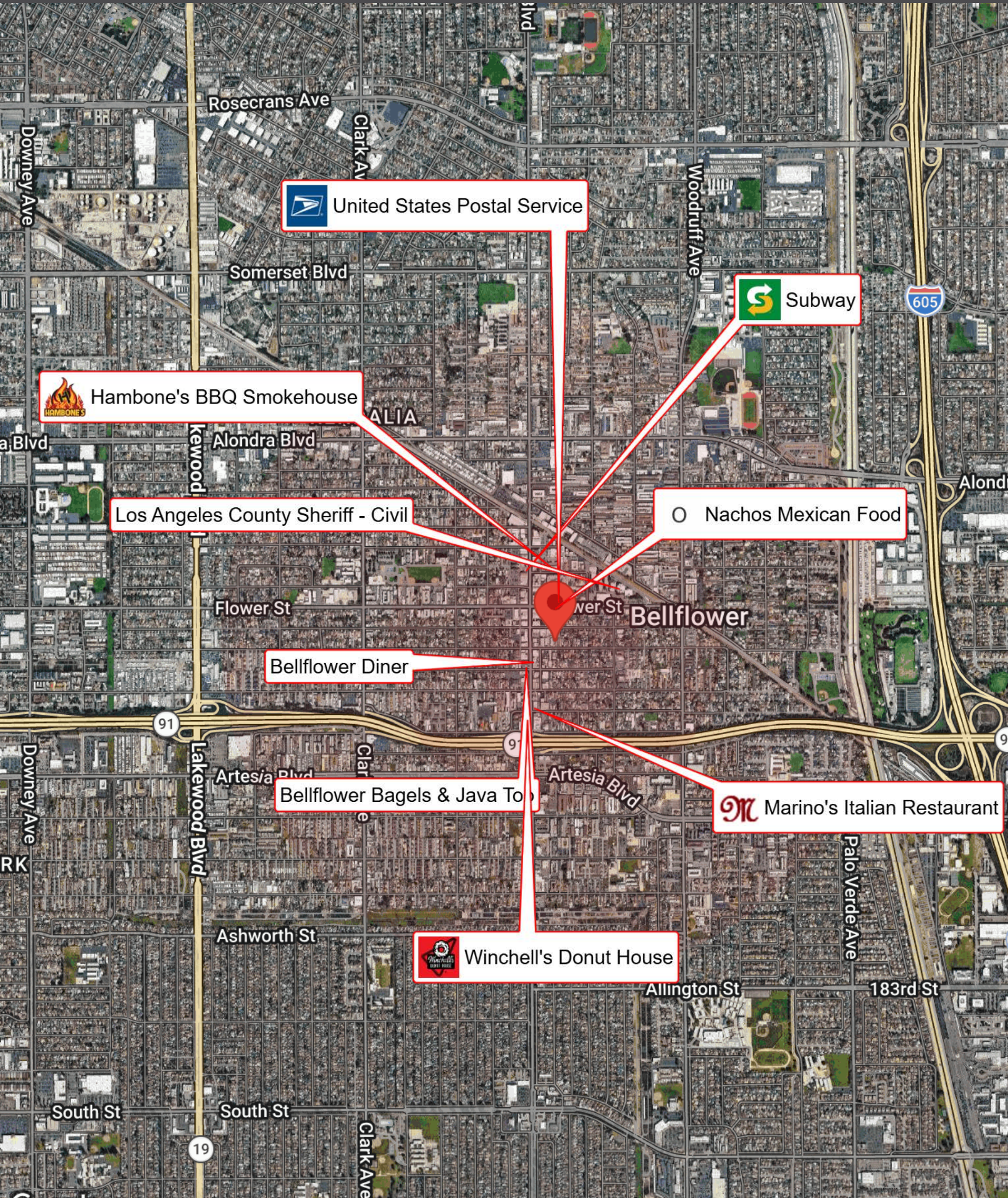
LOCATION MAPS

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BUSINESS MAP

Walnut Estates
9833 Walnut Street | Bellflower, CA 90706



 United States Postal Service

 Subway

 Hambone's BBQ Smokehouse

Los Angeles County Sheriff - Civil

 Nachos Mexican Food

Bellflower Diner

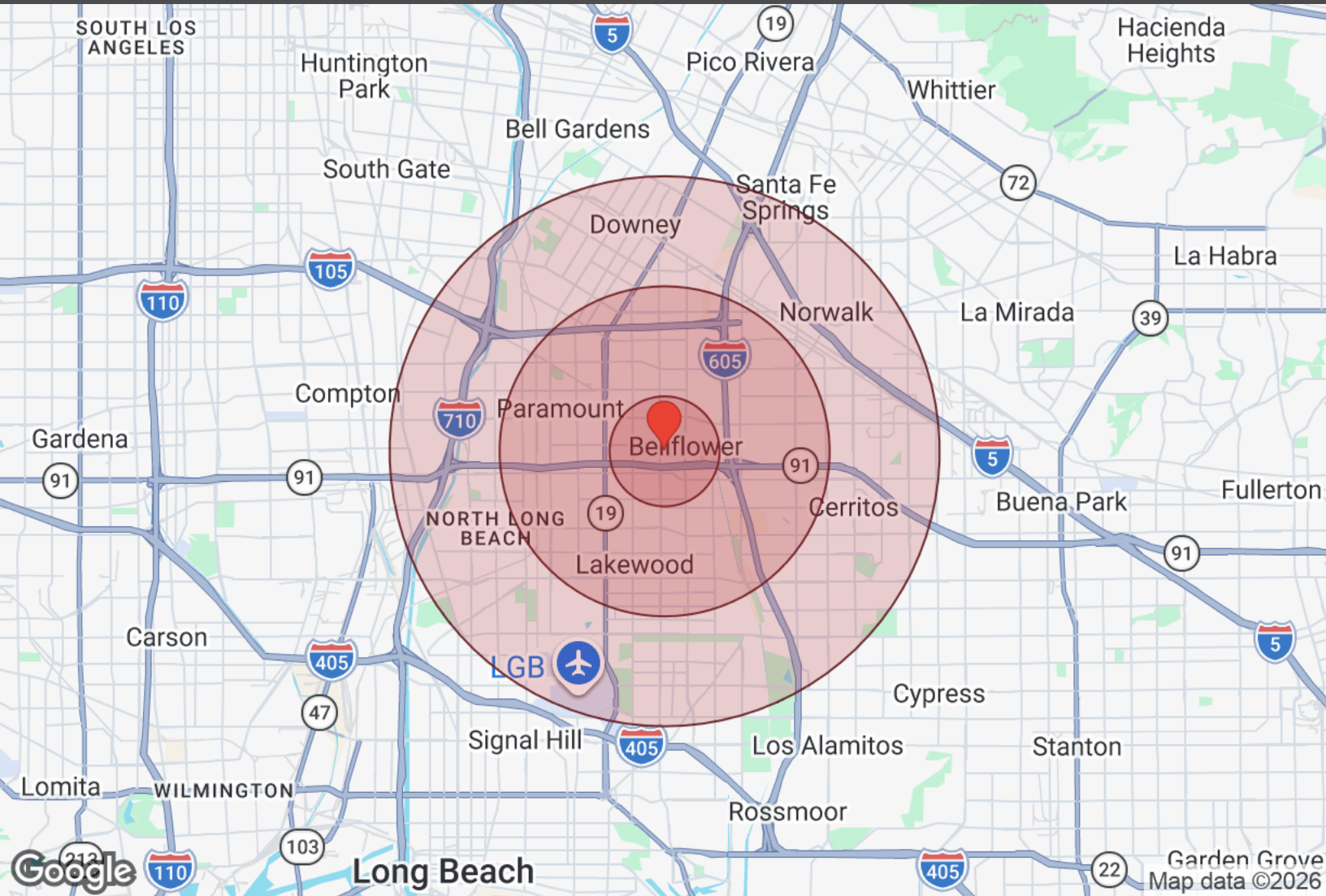
Bellflower Bagels & Java Top

 Marino's Italian Restaurant

 Winchell's Donut House

DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	20,824	132,789	333,022
Female	21,581	136,482	344,903
Total Population	42,405	269,271	677,926

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,827	45,695	110,502
Black	6,297	27,439	61,962
Am In/AK Nat	42	323	814
Hawaiian	229	1,266	2,779
Hispanic	21,800	145,810	379,639
Asian	6,335	42,679	107,451
Multiracial	806	5,520	13,423
Other	68	565	1,288

Housing	1 Mile	3 Miles	5 Miles
Total Units	15,315	89,776	224,877
Occupied	14,179	83,574	209,558
Owner Occupied	4,281	44,909	117,943
Renter Occupied	9,898	38,665	91,615
Vacant	1,135	6,202	15,319

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	7,802	46,871	118,553
Ages 15 - 24	5,642	35,815	91,159
Ages 25 - 54	18,195	113,903	284,788
Ages 55 - 64	5,038	33,464	82,898
Ages 65+	5,729	39,220	100,529

Income	1 Mile	3 Miles	5 Miles
Median	\$73,764	\$94,917	\$95,772
Under \$15k	1,371	4,870	13,341
\$15k - \$25k	1,164	4,058	9,755
\$25k - \$35k	865	4,369	11,439
\$35k - \$50k	1,572	7,450	17,722
\$50k - \$75k	2,224	11,957	29,618
\$75k - \$100k	2,040	11,402	27,564
\$100k - \$150k	2,398	17,052	41,312
\$150k - \$200k	1,132	9,943	26,249
Over \$200k	1,414	12,475	32,558

SECTION IV

Snapshot Reports



Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,350,000
Investment - Cash	\$405,000
First Loan (Fixed)	\$945,000

Investment Information

Purchase Price	\$1,350,000
Price per Unit	\$450,000
Price per SF	\$636.79
Expenses per Unit	(\$10,514)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$97,500
Total Vacancy and Credits	(\$4,875)
Operating Expenses	(\$31,543)
Net Operating Income	\$61,082
Debt Service	(\$83,209)
Cash Flow Before Taxes	(\$22,127)
After Tax Results	
Total Interest (Debt Service)	(\$75,315)
Depreciation and Amortization	(\$35,276)
Taxable Income (Loss)	(\$49,508)
Tax Savings (Costs)	\$11,387
Cash Flow After Taxes	(\$10,740)

Financial Indicators

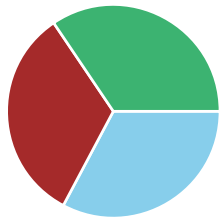
Cash-on-Cash Return Before Taxes	-5.46%
Debt Coverage Ratio	0.73
Capitalization Rate	4.52%
Gross Rent Multiplier	13.85
Gross Income / Square Feet	\$45.99
Gross Expenses / Square Feet	(\$14.88)
Operating Expense Ratio	34.05%

UNIT MIX REPORT

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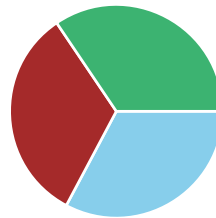
Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	2 Bedroom, 1 Bath	700	\$2,700	\$2,700	\$2,700	\$2,700
1	2 Bedroom, 1 Bath	720	\$2,725	\$2,725	\$2,725	\$2,725
1	2 Bedroom, 1 Bath	700	\$2,700	\$2,700	\$2,700	\$2,700
3		2,120		\$8,125		\$8,125

UNIT MIX



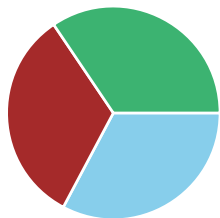
- 2 Bedroom, 1 Bath
- 2 Bedroom, 1 Bath
- 2 Bedroom, 1 Bath

UNIT MIX SQUARE FEET



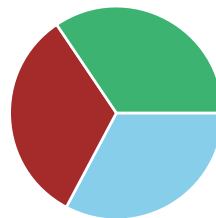
- 2 Bedroom, 1 Bath
- 2 Bedroom, 1 Bath
- 2 Bedroom, 1 Bath

UNIT MIX INCOME



- 2 Bedroom, 1 Bath
- 2 Bedroom, 1 Bath
- 2 Bedroom, 1 Bath

UNIT MIX MARKET INCOME



- 2 Bedroom, 1 Bath
- 2 Bedroom, 1 Bath
- 2 Bedroom, 1 Bath



Investment Summary

Price	\$1,350,000
Year Built	1954
Units	3
Price/Unit	\$450,000
RSF	2,120
Price/RSF	\$636.79
Lot Size	6,868 sf
Floors	1
Parking Ratio	1:1
APN	7109-019-012
Cap Rate	4.52%
Market Cap Rate	4.52%
GRM	13.85
Market GRM	13.85

Financing Summary

Loan 1 (Fixed)	\$945,000
Initial Equity	\$405,000
Interest Rate	8%
Term	30 years
Monthly Payment	\$6,934
DCR	.73

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
2 Bedroom, 1 Bath	1	\$32,400	\$32,400	\$32,400	\$32,400
2 Bedroom, 1 Bath	1	\$32,700	\$32,700	\$32,700	\$32,700
2 Bedroom, 1 Bath	1	\$32,400	\$32,400	\$32,400	\$32,400
Totals	3		\$97,500		\$97,500

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$97,500	\$97,500
- Less: Vacancy	(\$4,875)	(\$4,875)
Effective Gross Income	\$92,625	\$92,625
- Less: Expenses	(\$31,543)	(\$31,543)
Net Operating Income	\$61,082	\$61,082
- Debt Service	(\$83,209)	(\$83,209)
Net Cash Flow after Debt Service	(\$22,127)	(\$22,127)
+ Principal Reduction	\$7,894	\$7,894
Total Return	(\$14,233)	(\$14,233)

Annualized Expenses

Description	Actual	Market
Property Management Fee	\$4,875	\$4,875
Building Insurance	\$3,213	\$3,213
Grounds Maintenance	\$780	\$780
Maintenance	\$2,000	\$2,000
Taxes - Real Estate	\$16,875	\$16,875
Trash Removal	\$1,800	\$1,800
Utility - Water	\$2,000	\$2,000
Total Expenses	\$31,543	\$31,543
Expenses Per RSF	\$14.88	\$14.88
Expenses Per Unit	\$10,514	\$10,514

SECTION V

Projections



CASH FLOW ANALYSIS

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22

Before-Tax Cash Flow Year Ending	Year 1 03/2027	Year 2 03/2028	Year 3 03/2029	Year 4 03/2030	Year 5 03/2031
Before-Tax Cash Flow					
Gross Scheduled Income	\$97,500	\$100,425	\$103,438	\$106,541	\$109,737
Turnover Vacancy	(\$4,875)	(\$5,021)	(\$5,172)	(\$5,327)	(\$5,487)
Total Operating Expenses	(\$31,543)	(\$31,689)	(\$31,840)	(\$31,995)	(\$32,155)
Net Operating Income	\$61,082	\$63,715	\$66,426	\$69,219	\$72,095
Loan Payment	(\$83,209)	(\$83,209)	(\$83,209)	(\$83,209)	(\$83,209)
Before-Tax Cash Flow	(\$22,127)	(\$19,494)	(\$16,783)	(\$13,990)	(\$11,114)
Cash-On-Cash Return	-5.46%	-4.81%	-4.14%	-3.45%	-2.74%
Taxable Income					
Net Operating Income	\$61,082	\$63,715	\$66,426	\$69,219	\$72,095
Depreciation	(\$35,276)	(\$36,815)	(\$36,815)	(\$36,815)	(\$35,276)
Loan Interest	(\$75,315)	(\$74,659)	(\$73,950)	(\$73,181)	(\$72,349)
Taxable Income (Loss)	(\$49,508)	(\$47,759)	(\$44,338)	(\$40,777)	(\$35,529)
After-Tax Cash Flow					
Before-Tax Cash Flow	(\$22,127)	(\$19,494)	(\$16,783)	(\$13,990)	(\$11,114)
Income Taxes	\$11,387	\$10,985	\$10,198	\$9,379	\$8,172
After-Tax Cash Flow	(\$10,740)	(\$8,510)	(\$6,585)	(\$4,611)	(\$2,942)
Cash-On-Cash Return	-2.65%	-2.10%	-1.63%	-1.14%	-0.73%

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



ANNUAL PROPERTY OPERATING DATA

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23

Description Year Ending	Year 1 03/2027	Year 2 03/2028	Year 3 03/2029	Year 4 03/2030	Year 5 03/2031
Income					
Rental Income	\$97,500	\$100,425	\$103,438	\$106,541	\$109,737
Gross Scheduled Income	\$97,500	\$100,425	\$103,438	\$106,541	\$109,737
Turnover Vacancy	(\$4,875)	(\$5,021)	(\$5,172)	(\$5,327)	(\$5,487)
Gross Operating Income	\$92,625	\$95,404	\$98,266	\$101,214	\$104,250
Expenses					
Property Management Fee	(\$4,875)	(\$5,021)	(\$5,172)	(\$5,327)	(\$5,487)
Building Insurance	(\$3,213)	(\$3,213)	(\$3,213)	(\$3,213)	(\$3,213)
Grounds Maintenance	(\$780)	(\$780)	(\$780)	(\$780)	(\$780)
Maintenance	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)
Taxes - Real Estate	(\$16,875)	(\$16,875)	(\$16,875)	(\$16,875)	(\$16,875)
Trash Removal	(\$1,800)	(\$1,800)	(\$1,800)	(\$1,800)	(\$1,800)
Utility - Water	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)
Total Operating Expenses	(\$31,543)	(\$31,689)	(\$31,840)	(\$31,995)	(\$32,155)
Operating Expense Ratio	34.05%	33.22%	32.40%	31.61%	30.84%
Net Operating Income	\$61,082	\$63,715	\$66,426	\$69,219	\$72,095

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REGIONAL MAP

Walnut Estates
9833 Walnut Street | Bellflower, CA 90706

