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STREAM®

THE SWANSON
APARTMENT TEAM

16 Units in Bellflower

9746 Park Street, Bellflower, CA 90706



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Contacts

Pat Swanson
Managing Director
949.203.3049
pat.swanson@streamrealty.com
Lic. 01382974

Michael Bouras
Senior Associate
949.203.3051
michael.bouras@streamrealty.com
Lic. 01986753

Liam Skelly
Senior Associate
949.732.3760
liam.skelly@streamrealty.com
Lic. 02039422



Property Information



16
UNITS



11,012 SF
BUILDING SIZE



17,425 SF
LOT SIZE



1967
YEAR BUILT

Recent Renovations & Capital Improvements

- Over \$500,000+ in Capital Improvements made
- All new Electrical Sub Panels
- New Roof
- All new Vinyl Windows throughout
- Updated Landscaping and Irrigation
- New Euro/Modern Cabinets in all Renovated Units
- Washer/Dryers included in select units
- New Exterior Paint
- Significant Wood and Stucco upgrades completed
- SB 721 work completed with all new Balconies

Property Highlights

- 16-unit multifamily property in Bellflower, CA
- No Rent Control (Subject only to CA – AB 1482)
- Mix: (8) 2 Bed / 1 Bath & (8) 1 Bed / 1 Bath Units
- 24 Total Parking Spaces (22 Open & 2 Covered Spaces)
- Large Patios & Balconies
- Storage Lockers for all tenants, and a Large Laundry Facility
- 2-minute walk to Downtown Bellflower

Video & 3D Tours

PROPERTY VIDEOS

9746 Park St., Bellflower - Daytime

[View Property Tour](#)



9746 Park St., Bellflower - Evening

[View Property Tour](#)



Unit 5

1 Bedroom / 1 Bath
(Renovated)

[View 1 Bedroom 3D Tour](#)



Unit 7

1 Bedroom / 1 Bath
(Renovated)

[View 1 Bedroom 3D Tour](#)



Unit 8

2 Bedroom / 1 Bath
(Renovated)

[View 2 Bedroom 3D Tour](#)











Downtown
Bellflower

2 Minute Walk

Park Street

Bellflower Blvd

Beach Street



Park Street

Beach Street

Bellflower Blvd

91 Freeway



Market Comparables

Sales Comparables



★ 9746 PARK ST, BELLFLOWER		SUBJECT PROPERTY	
UNITS	16	CAP	5.58%
PRICE	\$4,398,000	GIM	11.11
PRICE/UNIT	\$274,875	BUILT	1967
PRICE/SF	\$399	UNIT MIX	(8)2Bd/2Ba, (8)1Bd/1Ba



1 9112 Cedar St, Bellflower		Sold 1/26/26	
UNITS	6	CAP	4.65%
PRICE	\$2,130,000	GRM	14.06
PRICE/UNIT	\$355,000	BUILT	1988
PRICE/SF	\$291	UNIT MIX	(6)2Bd/1.5Ba



2 9513 Cedar St, Bellflower		Sold 1/23/26	
UNITS	7	CAP	4.90%
PRICE	\$2,505,000	GRM	13.34
PRICE/UNIT	\$357,857	BUILT	1986
PRICE/SF	\$299	UNIT MIX	(1)3Bd/2Ba, (6)2Bd/2Ba



3 9040 Ramona St, Bellflower		Sold 1/5/26	
UNITS	22	CAP	6.00%
PRICE	\$4,990,000	GRM	9.97
PRICE/UNIT	\$226,818	BUILT	1961
PRICE/SF	\$274	UNIT MIX	(10)2Bd/1Ba, (12)1Bd/1Ba



Sales Comparables



4 7246 Petrol St, Paramount

Sold 12/30/25

UNITS	10	CAP	5.70%
PRICE	\$2,900,000	GRM	13.00
PRICE/UNIT	\$290,000	BUILT	1986
PRICE/SF	\$313	UNIT MIX	(10)2Bd/2Ba



5 9863 Alondra Blvd, Bellflower

Sold 12/24/25

UNITS	8	CAP	5.75%
PRICE	\$1,955,000	GRM	13.00
PRICE/UNIT	\$244,375	BUILT	1936
PRICE/SF	\$327	UNIT MIX	(6)2Bd/1Ba, (1)1Bd/1Ba, (1)Studio



6 15627 Belshire Ave, Norwalk

Sold 12/17/25

UNITS	9	CAP	4.50%
PRICE	\$2,550,000	GRM	13.70
PRICE/UNIT	\$283,333	BUILT	1987
PRICE/SF	\$368	UNIT MIX	(9)2Bd1/Ba



7 15531 Woodruff Ave, Bellflower

Sold 12/15/25

UNITS	10	CAP	4.64%
PRICE	\$3,800,000	GRM	N/A
PRICE/UNIT	\$380,000	BUILT	1987
PRICE/SF	\$315	UNIT MIX	(1)3Bd/2Ba, (9)2Bd/2Ba

Sales Comparables



8 12128 Imperial Hwy, Norwalk		Sold 12/3/25	
UNITS	14	CAP	6.62%
PRICE	\$4,212,500	GRM	10.66
PRICE/UNIT	\$300,893	BUILT	1963
PRICE/SF	\$371	UNIT MIX	(14)2Bd/1Ba

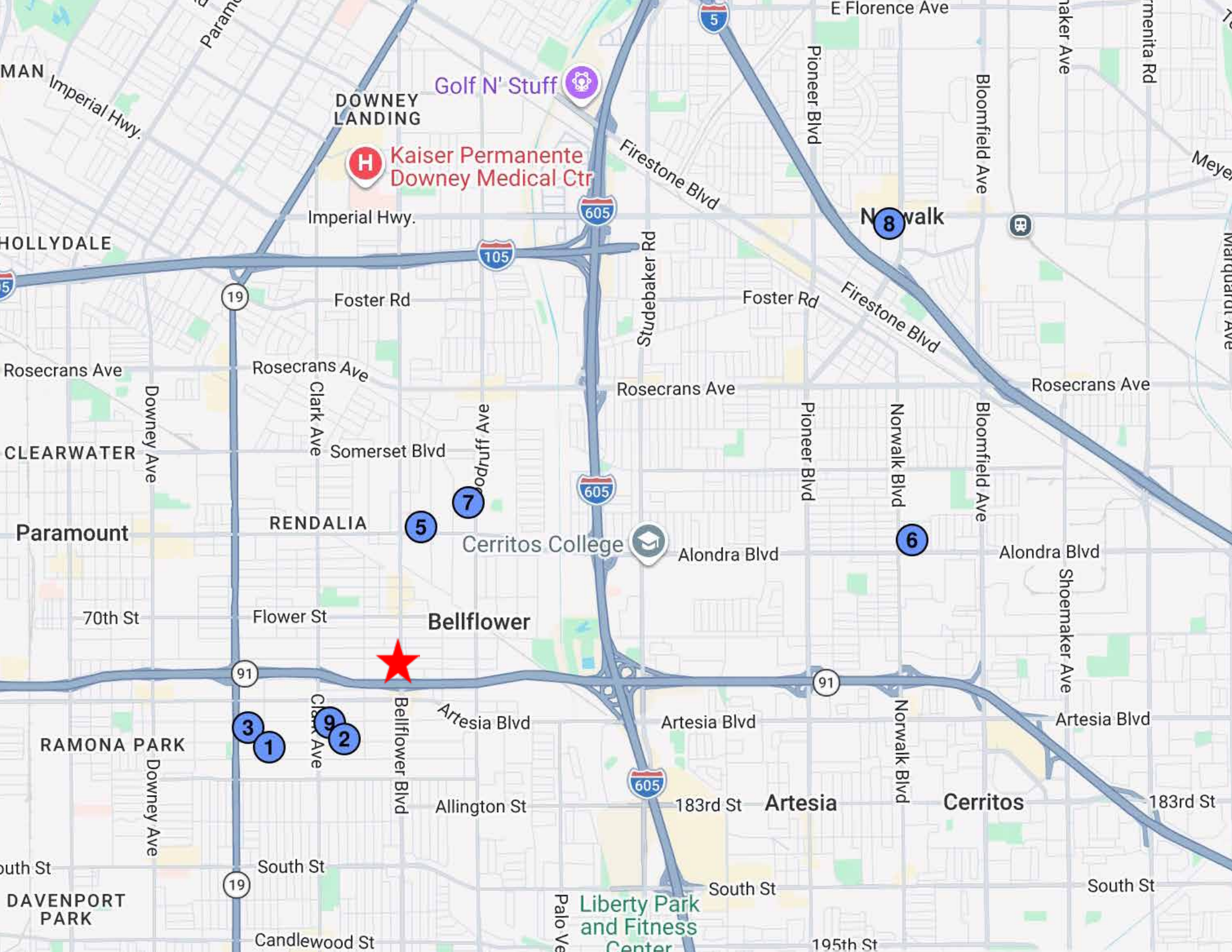


9 9432 Ramona St, Bellflower		Sold 11/25/25	
UNITS	7	CAP	N/A
PRICE	\$1,800,000	GRM	N/A
PRICE/UNIT	\$257,143	BUILT	1989
PRICE/SF	\$265	UNIT MIX	(2)2Bd/1Ba, (2)1Bd/1Ba

Sales Comparables Summary

	PROPERTY	SOLD	UNITS	SALES PRICE	CAP RATE	GRM	\$/SF	\$/UNIT
1	9112 Cedar St, Bellflower	1/26/2026	6	\$2,130,000	4.65%	14.06	\$291	\$355,000
2	9513 Cedar St, Bellflower	1/23/2026	7	\$2,505,000	4.90%	13.34	\$299	\$357,857
3	9040 Ramona St, Bellflower	1/5/2026	22	\$4,990,000	6.00%	9.97	\$274	\$226,818
4	7246 Petrol St, Paramount	12/30/2025	10	\$2,900,000	5.70%	13.00	\$313	\$290,000
5	9863 Alondra Blvd, Bellflower	12/24/2025	8	\$1,955,000	5.75%	13.00	\$327	\$244,375
6	15627 Belshire Ave, Norwalk	12/17/2025	9	\$2,550,000	4.50%	13.70	\$368	\$283,333
7	15531 Woodruff Ave, Bellflower	12/15/2025	10	\$3,800,000	4.64%	N/A	\$315	\$380,000
8	12128 Imperial Hwy, Norwalk	12/3/2025	14	\$4,212,500	6.62%	10.66	\$371	\$300,893
9	9432 Ramona St, Bellflower	11/25/2025	7	\$1,800,000	N/A	N/A	\$265	\$257,143
		Total Average	10	\$2,982,500	5.35%	12.53	\$313	\$299,491





**Kaiser Permanente
Downey Medical Ctr**

Golf N' Stuff

Cerritos College

**Liberty Park
and Fitness
Center**



19

105

605

5

5

7

8

6

3

1

9

2

19

605

91

183rd St

195th St



Financial Analysis

Offering Summary

	LISTING PRICE
	\$4,398,000
\$ / UNIT	\$274,875
SALES COMP SUMMARY AVG. \$ / UNIT	\$299,491
ACTUAL CAP RATE	5.58%
YEAR 1 CAP RATE	6.07%
PRO FORMA CAP RATE	6.79%
SALES COMP SUMMARY AVG. CAP RATE	5.35%
ACTUAL GIM	11.11
YEAR 1 GIM	10.32
PRO FORMA GIM	9.55
SALES COMP SUMMARY AVG. GRM	12.53
\$ / SQ. FT.	\$399
SALES COMP SUMMARY AVG. \$ / SQ. FT.	\$313



Financing Assumptions

DOWN PAYMENT	\$1,775,000	40%
LOAN AMOUNT	\$2,623,000	60%
INTEREST RATE	6.00%	
YEAR AMORITIZED	30	
DEBT COVERAGE	1.20	
TERMS	5 Year Fixed	5-4-3-2-1 PPP
DATE OF QUOTE	June 2026	

UNIT #	UNIT TYPE	SF EST.	LAST INCREASE	CURRENT RENT EST.	YEAR 1 (5%+3.7% CPI EST.) CAPPED AT MARKET	PRO FORMA
1	1 Bedroom / 1 Bath Classic	626	7/1/26	\$1,485	\$1,614	\$2,100
2	1 Bedroom / 1 Bath (R3 - Renovated with W/D)	626	6/1/26	\$1,995	\$2,100	\$2,100
3	1 Bedroom / 1 Bath Classic	626	7/1/26	\$1,803	\$1,960	\$2,100
4	2 Bedroom / 1 Bath Classic	750	9/26/25	\$2,250	\$2,446	\$2,500
5	1 Bedroom / 1 Bath (R3 - Renovated with W/D)	626	12/6/25	\$1,995	\$2,100	\$2,100
6	2 Bedroom / 1 Bath (R3 - Renovated - Vacant)	750	TBD	\$2,375	\$2,500	\$2,500
7	1 Bedroom / 1 Bath (R3 - Renovated)	626	2/1/26	\$1,999	\$2,100	\$2,100
8	2 Bedroom / 1 Bath (R3 - Renovated with W/D)	750	MTM	\$2,299	\$2,499	\$2,500
9	2 Bedroom / 1 Bath - Classic	750	6/1/25	\$1,943	\$2,112	\$2,500
10	1 Bedroom / 1 Bath (R3 - Renovated)	626	7/1/26	\$1,991	\$2,100	\$2,100
11	2 Bedroom / 1 Bath Classic	800	6/1/25	\$1,938	\$2,106	\$2,500
12	1 Bedroom / 1 Bath Classic	626	7/1/26	\$1,839	\$1,999	\$2,100
14	2 Bedroom / 1 Bath (Renovated with W/D)	750	8/30/25	\$2,375	\$2,500	\$2,500
15	1 Bedroom / 1 Bath Classic	626	11/1/25	\$1,447	\$1,573	\$2,100
16	2 Bedroom / 1 Bath Classic	750	6/1/25	\$1,943	\$2,112	\$2,500
17	2 Bedroom / 1 Bath Classic	750	6/1/25	\$1,943	\$2,112	\$2,500
Totals		11,058		\$31,621	\$33,934	\$36,800
Plus Misc. (Credit Check, Late Fees, Parking, Etc.)				\$100	\$100	\$100
Plus Laundry Est.				\$175	\$175	\$175
Plus Pets (¼ of Building at \$50/Pet)				Optional	\$200	\$200
Plus RUBS				\$1,100	\$1,100	\$1,100
Total Monthly Income				\$32,996	\$35,509	\$38,375
Annualized				X 12	X 12	X 12
Total Annual Income				\$395,948	\$426,110	\$460,500

Operating Statement

PROPERTY INCOME		CURRENT RENT	YEAR 1	PRO FORMA
Gross Monthly Rental Income		\$31,621	\$33,934	\$36,800
Annualized		X 12	X 12	X 12
Gross Annual Rents		\$379,448	\$407,210	\$441,600
Plus Misc.		\$1,200	\$1,200	\$1,200
Plus Laundry	Est.	\$2,100	\$2,100	\$2,100
Plus Pets (¼ of Building)	\$50/Pet	Optional	\$2,400	\$2,400
Plus RUBS		\$13,200	\$13,200	\$13,200
Gross Annual Income		\$395,948	\$426,110	\$460,500
Less Vacancy	3%	\$(11,878)	\$(12,783)	\$(13,815)
Annual Gross Operating Income		\$384,070	\$413,326	\$446,685

PROPERTY EXPENSES

		EXPENSES		
Less New Property Taxes	1.11733%	\$(49,140)	\$(49,140)	\$(49,140)
Less Tax Assessments	Actual	\$(5,631)	\$(5,631)	\$(5,631)
Less Insurance	Current VS \$1,000/Unit	\$(10,112)	\$(16,000)	\$(16,000)
Less On-Site	½ of Rent (Proposed)	\$(9,500)	\$(10,000)	\$(10,000)
Less On-Site Payroll	\$20/Hr - 7Hrs/Wk (Proposed)	\$(6,720)	\$(6,720)	\$(6,720)
Less Management:	4.50%	\$(17,283)	\$(18,600)	\$(20,101)
Less Electricity	12 Mth Trailing	\$(3,223)	\$(3,223)	\$(3,223)
Less Gas	12 Mth Trailing	\$(4,425)	\$(4,425)	\$(4,425)
Less Water	12 Mth Trailing	\$(4,374)	\$(4,374)	\$(4,374)
Less Trash	12 Mth Trailing	\$(6,856)	\$(6,856)	\$(6,856)
Less Landscape	\$250/Mth Actual	\$(3,000)	\$(3,000)	\$(3,000)
Less Maintenance/Repairs	\$750/Unit Estimate	\$(12,000)	\$(12,000)	\$(12,000)
Less Turnover	\$250/Unit Estimate	\$(4,000)	\$(4,000)	\$(4,000)
Less Pest, Fire, Permits, Utility Charges, Etc.	\$200/Mth Estimate	\$(2,400)	\$(2,400)	\$(2,400)
Total Expenses		\$(138,664)	\$(146,369)	\$(147,870)
Net Operating Income		\$245,406	\$266,958	\$298,815
Less New Debt Service	Interest Only	\$(157,380)	\$(157,380)	\$(157,380)
Cash Flow		\$88,026	\$109,578	\$141,435
Cash on Cash Return		4.96%	6.17%	7.97%

Pat Swanson

Managing Director

949.203.3049

pat.swanson@streamrealty.com

Lic. 01382974

Liam Skelly

Senior Associate

949.732.3760

liam.skelly@streamrealty.com

Lic. 02039422

Michael Bouras

Senior Associate

949.203.3051

michael.bouras@streamrealty.com

Lic. 01986753