

BELL GARDENS | CALIFORNIA

6029 LIVE OAK ST



EXCLUSIVE MARKETING PACKAGE



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6029 Live Oak St | Bell Gardens, CA



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6029 Live Oak St | Bell Gardens, CA

EXECUTIVE SUMMARY

Offered at \$1,325,000, this 6-unit multi-family investment in Bell Gardens features an all 2-Bedroom unit mix with strong current income and further opportunity to increase rental rates. The property includes (2) Single-Story 2-Bed/1-Bath Units (Duplex) and (4) 2-Bed/1-Bath Units (Rear Duplexes), with the 2 rear duplex structures constructed in 1975.

Tenants enjoy desirable amenities including plenty of onsite carport and open-space parking, individual washer/dryer hookups, and a newly installed driveway/parking surface. The property offers 5,380 rental Sq. Ft. on a 13,216 Sq. Ft. lot, with convenient access to shopping, schools, public transportation, entertainment, and major employment centers.

With a 6% current CAP Rate, 11.46 current GRM, and 37% upside in rental rates, the property offers investors a strong Bell Gardens multi-family asset positioned for improved cash flow and long-term value.

\$1,325,000

PRICE

6 UNITS

UNITS

1963 & 1975

YEAR BUILT

5,380 SQFT

13,216 LOT SIZE

BGR3*

ZONING

6228-003-035

APN

6029 Live Oak St | Bell Gardens, CA

PROPERTY HIGHLIGHTS

ONLY \$220,000 PER UNIT!

ALL 2-BEDROOM UNITS!

- Unit Mix: (2) Single-Story 2-Bed/1-Bath Units (Duplex) & (4) 2-Bed/1-Bath Units (Rear Duplexes)
- Rear Duplex Structures Constructed in 1975
- 5,380 Rental Sq. Ft. | 13,216 Sq. Ft. Lot
- New Driveway/Parking Surface Installed
- Excellent Location in Proximity to Shopping, Entertainment, Transportation and Schools



HUGE 37% UPSIDE IN RENTAL RATES!



All 2 Bedroom Units!



**6% Current Cap Rate
11.46 Current GRM**



**Individual
Washer/Dryer Hookups**



**Onsite Carport and
Open-Space Parking**

6029 Live Oak St | Bell Gardens, CA



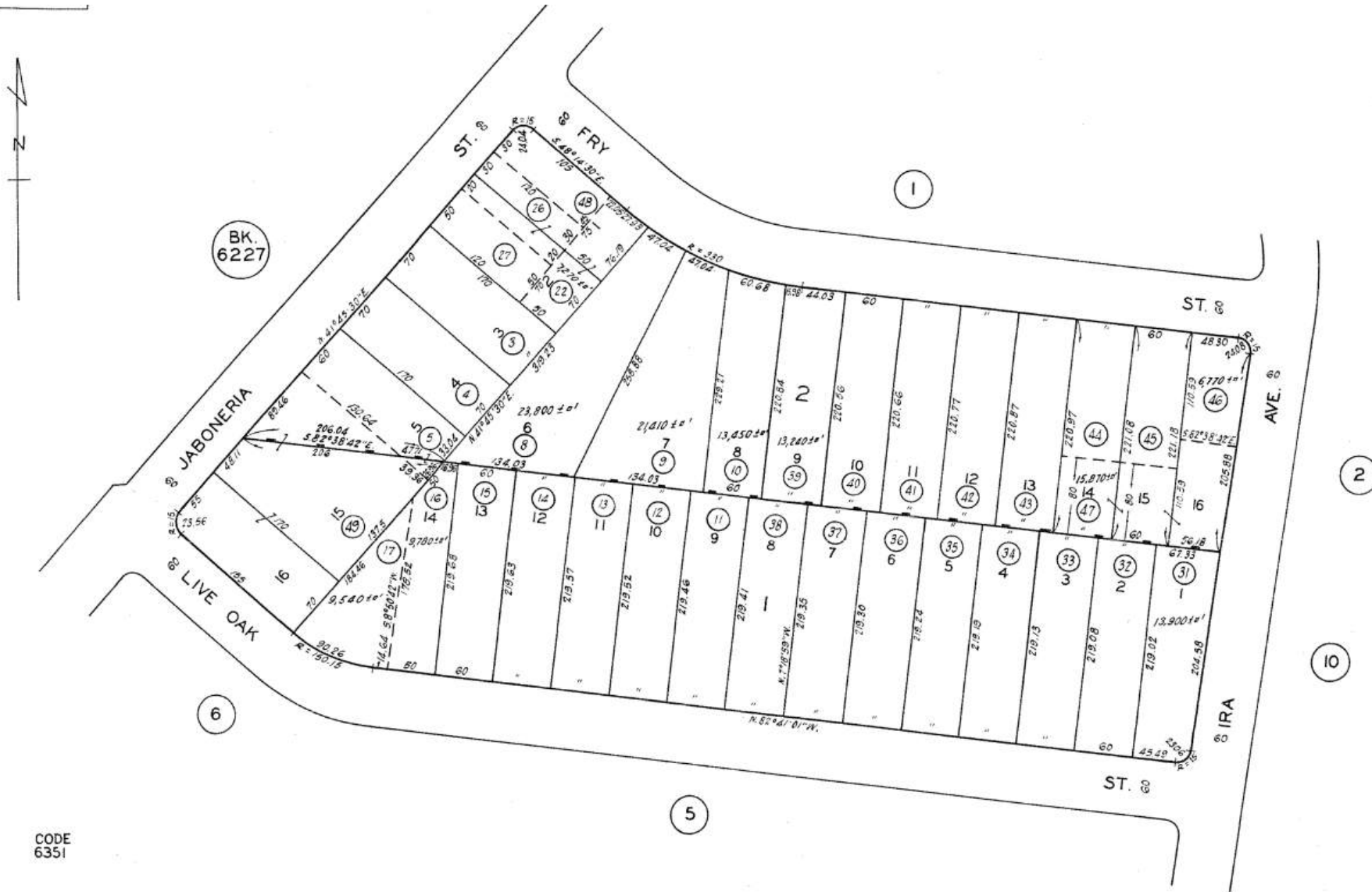
AERIAL MAP

6029 Live Oak St | Bell Gardens, CA



PARCEL MAP

6029 Live Oak St | Bell Gardens, CA



CODE
6351

TRACT NO. 11318

M.B. 204-13-15

FINANCES

6029 Live Oak St | Bell Gardens, CA

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
6031	2+1	\$1,699	\$2,195
6029	2+1	\$1,695	\$2,195
6027.5	2+1	\$1,648	\$2,250
6031.5	2+1	\$1,617	\$2,195
6029.5	2+1	\$1,610	\$2,195
6027	2+1	\$1,369	\$2,250

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$15,072
New Insurance Quote	\$5,500
Water/Sewer	\$5,292
Repairs & Maintenance	\$4,500
Reserves for Replacement	\$900
TOTAL EXPENSES	\$31,264

FINANCING

Loan Amount	\$861,250
Loan Type	5/1 ARM
Interest Rate	6.25%
Annual Debt Service	\$64,252

FINANCES

6029 Live Oak St | Bell Gardens, CA

ANNUALIZED OPERATING DATA

CURRENT

PROFORMA

Total Scheduled Gross Income		\$115,656		\$159,360
Less: Vacancy Allowance	3%	\$3,470	3%	\$4,781
Effective Gross Income		\$112,186		\$154,579
Less: Expenses		\$31,264		\$31,264
Net Operating Income		\$80,923		\$123,316
Less: Debt Service		\$64,252		\$64,252

PRE-TAX CASH FLOW

3.59%

\$16,671

12.74% \$59,064

UNIT MIX

Unit Type	Current Range	Current Total	Proforma Total
2 + 1 Cottage	\$1,369 - \$1,648	\$3,017	\$4,500
2 + 1	\$1,619 - \$1,699	\$6,621	\$8,780

MONTHLY TOTALS

\$9,368

\$13,280

PROPERTY SUMMARY

PRICE \$1,325,000

Down Payment	\$463,750
Loan Amount	\$861,250
Number of Units	6 Units
Price/Unit	\$220,833
Price/SF	\$246
Cash on Cash %	3.59%
Proforma COC	12.74%
Cap Rate	6.11%
Proforma Cap Rate	9.31%
GRM	11.46
Proforma GRM	8.31
Year Built	1963 & 1975
Living Sq Ft	5,380
Lot Size Sq Ft	13,216



6029 Live Oak St | Bell Gardens, CA

37,367 CITY POPULATION	\$62,298 MEDIAN HOUSEHOLD INCOME	\$563,900 MEDIAN PROPERTY VALUE	78.8% RENTER OCCUPIED HOUSING
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COMMUNITY PROFILE

Bell Gardens is a compact Southeast LA County city near Commerce, Downey, South Gate, and Bell with access to the I-710 and I-5 corridors. This Bell Gardens location places tenants near shopping centers, rail and transit connections, local schools, parks, hospitals, and regional employment anchors. The city’s dense renter base, nearby colleges, and practical commuter access support steady apartment demand.

Rent Control: Local ordinance applies; verify coverage, registration, exemptions, and permitted increases.

FUNDAMENTALS

- Dense Southeast LA County rental market
- Immediate access to I-710 and I-5 corridors
- Commerce rail stations within minutes
- Nearby schools support family-sized unit demand
- Near major Southeast LA employment corridors



LOCAL MAP

6029 Live Oak St | Bell Gardens, CA



AREA PERKS

6029 Live Oak St | Bell Gardens, CA



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Years of
Experience

400+

Number of total
transactions closed

\$600M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

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