

EXCLUSIVE LISTING | MULTIFAMILY OPPORTUNITY

## BELLFLOWER BLVD. 4-PLEX

14534 Bellflower Boulevard, Bellflower, CA 90706  
4 UNITS



### Property Highlights

- Built in 1971
- (1) 3BD/2BA, (2) 2BD/BA, (1) 1 BD/1BA
- All Units Renovated
- New Windows Throughout
- Carport Parking
- Onsite Laundry

# DISCLAIMER

## 14534 BELLFLOWER BOULEVARD

Bellflower, CA 90706

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**MORGAN • SKENDERIAN**  
INVESTMENT REAL ESTATE GROUP

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# SUBJECT PHOTOS

## 14534 BELLFLOWER BOULEVARD

Bellflower, CA 90706



# ADDITIONAL PHOTOS

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# EXECUTIVE SUMMARY

## 14534 BELLFLOWER BOULEVARD

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### PROPERTY OVERVIEW

|                  |                                                                       |
|------------------|-----------------------------------------------------------------------|
| Number Of Units: | 4                                                                     |
| Unit Mix:        | (1) 3BD/2BA<br>(2) 2BD/1BA<br>(1) 1BD/1BA                             |
| Year Built:      | 1971                                                                  |
| Parcel Number:   | 0274-006-032                                                          |
| Parking:         | (5) Carports, (2) Open Spaces                                         |
| Exterior:        |                                                                       |
| Lot Size:        | 5,025 SF                                                              |
| Net Rentable SF: | 4,130 SF                                                              |
| Utility Metering | Individually Metered for Electricity & Gas. Owner pays Water & Trash. |

### PROPERTY DESCRIPTION

The Bellflower Blvd 4-plex presents a rare owner user or investor opportunity to acquire a renovated 4-plex in Bellflower with stable tenants while still having realistic rental upside. The structure was built in 1971, measures 4,130 square feet and sits atop a 5,025 square foot lot. The subject property boasts a desirable unit mix of (1) 3 bedroom 2 bath, (2) 2 bedroom 1 bath, and (1) 1 bedroom 1 bath apartments. All apartments have been renovated in the past few years with updates including new windows, white shaker cabinets, quartz countertops (kitchens and bathrooms), plank vinyl flooring, and new appliances. Tenants enjoy separately metered utilities, an onsite laundry room and assigned carport and open parking spaces. The 4-plex is located in a commuter friendly location with easy access to the 605, 105 and 91 freeways, connecting tenants to major employment hubs throughout the broader Los Angeles and Long Beach metro regions.

### AMENITIES

- White Shaker Cabinets
- Quartz Countertops
- Onsite Laundry
- Wall AC Units
- Gas Cooking
- Built in Microwave

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### LOCATION OVERVIEW

Discover the vibrancy of Bellflower, CA, a prime location for multifamily investment. Nestled in the heart of Los Angeles County, the area offers a variety of amenities and attractions. Residents can enjoy the diverse dining options, shopping centers like The Promenade at Downey, and the scenic beauty of places like Bellflower Boulevard Parkway and Caruthers Park. With convenient access to major thoroughfares and public transportation, the area provides easy connectivity to downtown LA and beyond. Investors will appreciate the area's potential for growth and the appeal of its dynamic community, making it an enticing opportunity for multifamily development or high-rise living.

### FINANCIAL OVERVIEW

After a down payment of \$558,250 (35%), the Buyer shall obtain a new loan in the amount of \$1,036,750 (65%). Proposed loan shall have an estimated interest rate of 6.5%, fixed for 30 years. Estimated monthly payments shall be \$6,552.07.



| DEMOGRAPHICS       | 0.25 Miles | 0.5 Miles | 1 Mile    |
|--------------------|------------|-----------|-----------|
| Total Households:  | 690        | 2,608     | 10,568    |
| Total Population:  | 2,534      | 9,214     | 36,539    |
| Average HH Income: | \$119,579  | \$109,927 | \$102,565 |





# FINANCIAL DETAILS

## 14534 BELLFLOWER BOULEVARD

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| Multi-Residential Information |              |                            |              |              |             |
|-------------------------------|--------------|----------------------------|--------------|--------------|-------------|
| Property Name                 | No. Units    | Address                    |              | City         | State       |
| Bellflower Blvd. 4-Plex       | 4            | 14534 Bellflower Boulevard |              | Bellflower   | CA          |
| Price                         | Cost/Unit    | GRM: Current               | Cap: Current | Approx. SqFt | Lot Size    |
| \$1,595,000                   | \$398,750    | 15.02                      | 4.2%         | 4,130        | 5,025 SF    |
| Down Payment                  | Percent Down | GRM: Market                | Cap: Market  | Cost/SqFt    | Approx. Age |
| \$558,250                     | 30.0%        | 13.49                      | 4.9%         | \$386.2      | 1971        |

| Proposed Financing |       |             |                    |
|--------------------|-------|-------------|--------------------|
| 1st Loan           | Terms | Monthly Pmt | New / Ex / Private |
| \$1,036,750        |       | \$6,553.00  | New                |

| Annualized Operating Data |       |                                |                               | Estimated Expenses            | CURRENT                                    |
|---------------------------|-------|--------------------------------|-------------------------------|-------------------------------|--------------------------------------------|
|                           |       | <u>CURRENT</u><br><u>RENTS</u> | <u>YEAR 1</u><br><u>RENTS</u> | <u>MARKET</u><br><u>RENTS</u> |                                            |
| Scheduled Gross Income:   |       | \$106,200                      | \$115,440                     | \$118,200                     | Property Tax (estimated at 1.2%): \$19,140 |
| Less Vacancy Reserve:     | 3.0%  | \$3,150                        | \$3,463                       | \$3,510                       | Insurance: \$3,182                         |
| Gross Operating Income:   |       | \$103,050                      | \$111,977                     | \$114,690                     | Utilities : \$8,500                        |
| Less Expenses:            | 34.3% | \$36,403                       | \$36,403                      | \$36,403                      | Maintenance & Repairs: \$4,121             |
| Net Operating Income:     |       | \$66,647                       | \$75,574                      | \$78,287                      | Landscaping: \$960                         |
| Cap Rate:                 |       | 4.2%                           | 4.74%                         | 4.9%                          | Admin/Misc.: \$500                         |
| Gross Rent Multiplier:    |       | 15.02                          | 13.82                         | 13.49                         | Total Expenses: \$36,403                   |
|                           |       |                                |                               |                               | Expenses as % of SGI: 34.3%                |
|                           |       |                                |                               |                               | Expenses /Unit/Yr: \$9,100                 |
|                           |       |                                |                               |                               | Expenses /SF/Yr: \$8.81                    |

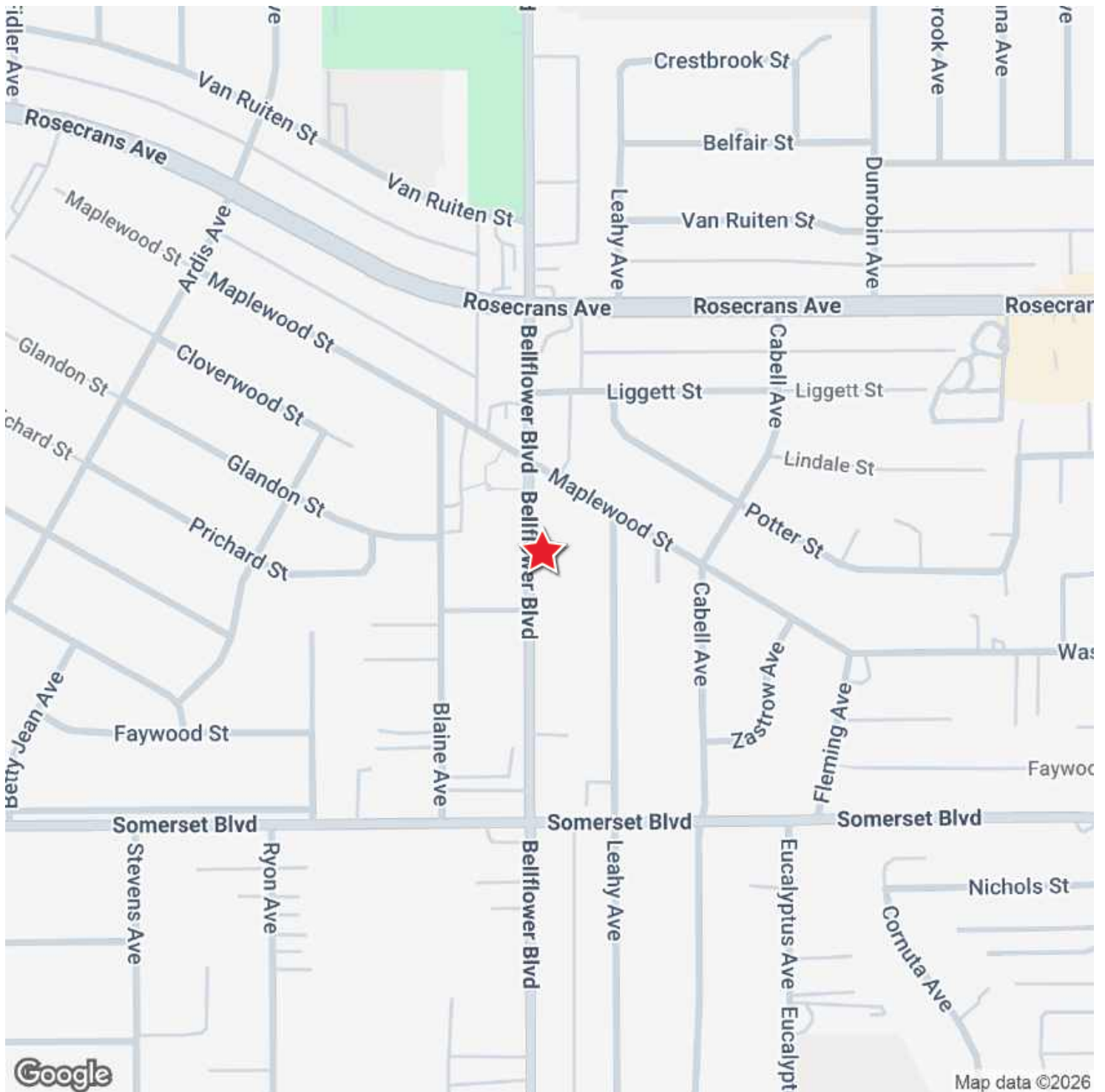
| Scheduled Income         |                 |                             |                 |                            |               |                            |               |                |
|--------------------------|-----------------|-----------------------------|-----------------|----------------------------|---------------|----------------------------|---------------|----------------|
|                          |                 | <u>Current</u> <u>Rents</u> |                 | <u>Year 1</u> <u>Rents</u> |               | <u>Market</u> <u>Rents</u> |               |                |
| No. Units                | No. Bdrms/Baths | Approx. Sq.Ft.              | Mo. Rent/Unit   | Monthly Income             | Mo. Rent/Unit | Monthly Income             | Mo. Rent/Unit | Monthly Income |
| (1)                      | 3BD/2BA         |                             | \$2,650         | \$2,650                    | \$2,883       | \$2,883                    | \$3,000       | \$3,000        |
| (2)                      | 2BD/1BA         |                             | \$2,050-\$2,250 | \$4,300                    | \$2,339       | \$4,678                    | \$2,400       | \$4,800        |
| (1)                      | 1BD/1BA         |                             | \$1,800         | \$1,800                    | \$1,958       | \$1,958                    | \$1,950       | \$1,950        |
| Monthly SGI:             |                 |                             |                 | \$8,750                    |               |                            | \$9,520       | \$9,750        |
| Laundry:                 |                 |                             |                 | \$100                      |               |                            | \$100         | \$100          |
| Annual SGI:              |                 |                             |                 | \$106,200                  |               |                            | \$115,440     | \$118,200      |
| Utilities Paid By Owner: |                 |                             |                 | Water & Trash              |               |                            |               |                |

The above information has been obtained from sources we believe to be reliable, but we do not accept responsibility for its correctness

# LOCATION MAP

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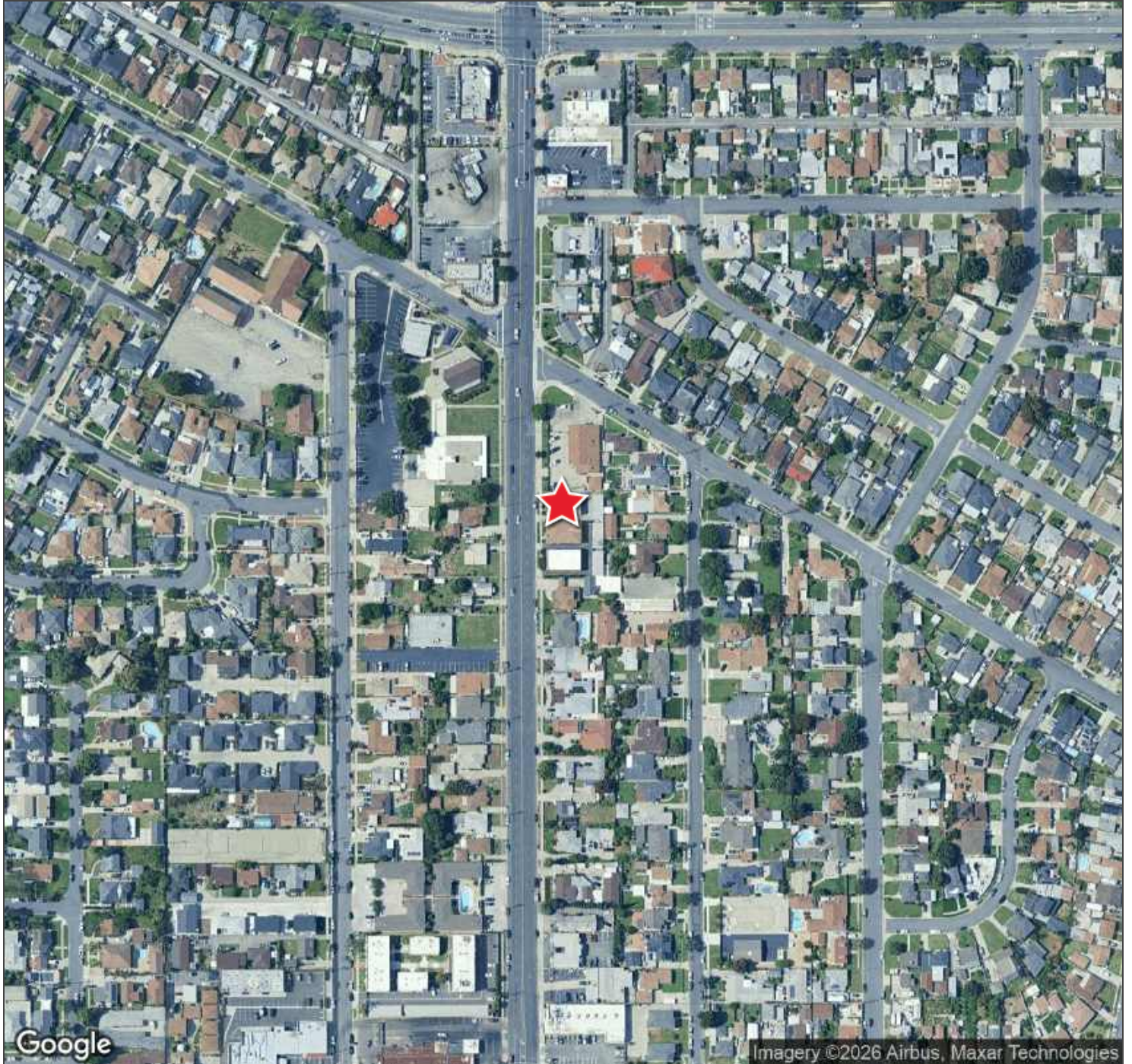




# AERIAL MAP

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# RETAILER MAP

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