

6019 Gotham St, Bell Gardens, 90201 | OFFERING MEMORANDUM

Exclusively Listed By

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INVESTMENT DETAILS

Address: 6019 Gotham St, Bell Gardens CA

No. Units: 6

Building Size: 5,538

Lot Size: 11,919

Year Built: 1964

Cap Rate/GRM (actual): 3.83% / 18.04x

Price: \$2,100,000

Price Per Unit: \$350,000

Price Per Sqft: \$379

Zoning: BGR3*





INVESTMENT HIGHLIGHTS

Attractive unit mix of one (1) 4Bedroom + 2Bathroom house and Five 1-bedroom / 1-bath units across two detached buildings — efficient mix for workforce housing or long-term tenancy

5,538 SF of living space on a 11,919 SF lot, zoned BGR3 — potential ADU or expansion play (*buyer to verify*)

Located in a quiet residential pocket of Bell Gardens— walkable to local parks, elementary schools, markets, and eateries

Minutes from the 5 and 710 Freeways, with fast access to Downtown LA, Huntington Park, and Commerce job hubs

Owner Occupied Unit — Asset has the opportunity for immediate upside as one or more of the units can be occupied by new ownership.



LOCAL HOUSING MARKET

Rental demand is rising, with average rents up ~10% YoY and 2-bedrooms averaging \$2,576/month as of late 2024.

Strong mix of unit types supports both single renters and small families — ideal for 2BR-heavy properties like 6019 Gotham.

Walk Score of 72 reflects a highly walkable community, with schools, parks, and shops nearby.

Commuter-friendly location with fast access to I-5 and I-710, connecting Bell Gardens to Downtown LA, Commerce, and Huntington Park.

Overall Median Rent:

\$2,300/month — up ~8% year-over-year

2-Bedroom Units: \$1,550 - \$1,750/month — ~6-10% YoY growth

4-Bedroom Units: \$3,500 - \$4,200/month — ~8-12% YoY growth



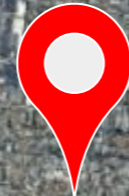
Walk Score®

LOCAL AMENITIES




PARKWEST BICYCLE CASINO
0.9 Mi

FOOD4LESS
RITE AID 1.1 Mi 
citibank



Walmart 
azalea 2.5 Mi
Shopping Center



Sam's CLUB  
1.9 Mi
EDWARDS THEATRES

STONEWOOD CENTER
3.7 Mi



FINANCIAL ANALYSIS

Investment Overview

Price	\$	2,100,000
Price Per Unit	\$	350,000
Price Per SF	\$	379
Cap Rate		3.83%
GRM		18.04
Market CAP		7.26%
Market GRM		11.15

Property Information

Building Size	5,538
Lot Size	11,919
Number of Units	6
Year Built / Renovated	1964
Parcel(s)	6230-015-015
Zoning	BGR3*
Parking	6 spaces

Proposed Financing - New Loan

Down Payment	\$1,239,000
Approximate Loan Amount	\$861,000
Interest Rate	6.350%
Loan To Value	41.0%
Annual Debt Service	\$64,289
Debt Coverage Ratio	1.25
Year-1 Net Cash-Flow	\$16,146
Year-1 Principal Reduction	\$9,901
Year-1 Cash-On-Cash Return	\$26,046
Loan Type	new 5 year fixed loan, 30-year term, 30-year amortization

Unit Mix and Rent Schedule

Units	Type	Current Rental Income	Total Rent	Proforma	Total Proforma
1	4Bed + 2Bath	\$ 2,250	\$ 2,250	\$ 3,350	\$ 3,350
5	2Bed + 1Bath	\$ 1,550	\$ 7,750	\$ 2,567	\$ 12,835
6			\$ 10,000		\$ 16,185

EST UPSIDE 61.85%

Income

	Current	Proforma
Annual Gross Scheduled Rent	\$ 10,000 per month	\$ 120,000
Annual Gross Income	\$ 120,000	\$ 194,220
Vacancy Factor	3% of GSI	\$ (3,600)
Effective Gross Income	\$ 116,400	\$ 188,393

Expenses

	Current	Proforma
Operating Expenses		
New Property Taxes	1.125000%	\$ 23,625
Direct Assessments		\$ 600
Insurance	\$ 333.33 per month	\$ 4,000
Repairs & Maintenance	\$ 350.00 per unit	\$ 2,100
Landscaping	\$ 50.00 per month	\$ 600
Water	\$ 280.00 per month	\$ 3,360
Trash	\$ 140.00 per month	\$ 1,680
Total Operating Expenses	30% of GSI	\$ 35,965
Expenses Per Unit		\$ 5,994
Expenses Per SF		\$ 6.49

Net Operating Income

Current	Proforma
\$ 80,435	\$ 152,428

RENT ROLL

Unit	Unit Type	Aprox. Sq. Ft	Current Rent	Current Rent per Sq. Ft.	Proforma Rent	Proforma Rent per Sq. Ft.
1	4Bed + 2Bath	1500	\$ 2,250	\$ 1.50	\$ 3,350	\$ 2.23
2	2Bed + 1bath	807	\$ 1,550	\$ 1.92	\$ 2,567	\$ 3.18
3	2Bed + 1bath	807	\$ 1,550	\$ 1.92	\$ 2,567	\$ 3.18
4	2Bed + 1bath	807	\$ 1,550	\$ 1.92	\$ 2,567	\$ 3.18
5	2Bed + 1bath	807	\$ 1,550	\$ 1.92	\$ 2,567	\$ 3.18
6	2Bed + 1bath	807	\$ 1,550	\$ 1.92	\$ 2,567	\$ 3.18

TOTAL	5535	\$	10,000	\$	16,185
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1	4Bed + 2Bath	\$	2,250	\$	3,350
5	2Bed + 1Bath	\$	1,550	\$	2,567

VALUE ADD

Rental Upside

Current gross income: **\$10,000/month (61.85% Upside)**

Estimated market rent for renovated 4-bed units in Bell ranges from **\$3,350–\$3,650**, and for 2-bed units from **\$ 2,500-\$2,800**) depending on finishes and layout. Light interior upgrades (paint, flooring, kitchen/bath refresh) could justify market rents.

ADU Expansion Potential

BLR3 zoning + large **±11,919 SF lot** may allow for the addition of **one or more Accessory Dwelling Units (ADUs)**, subject to site layout and city approval.

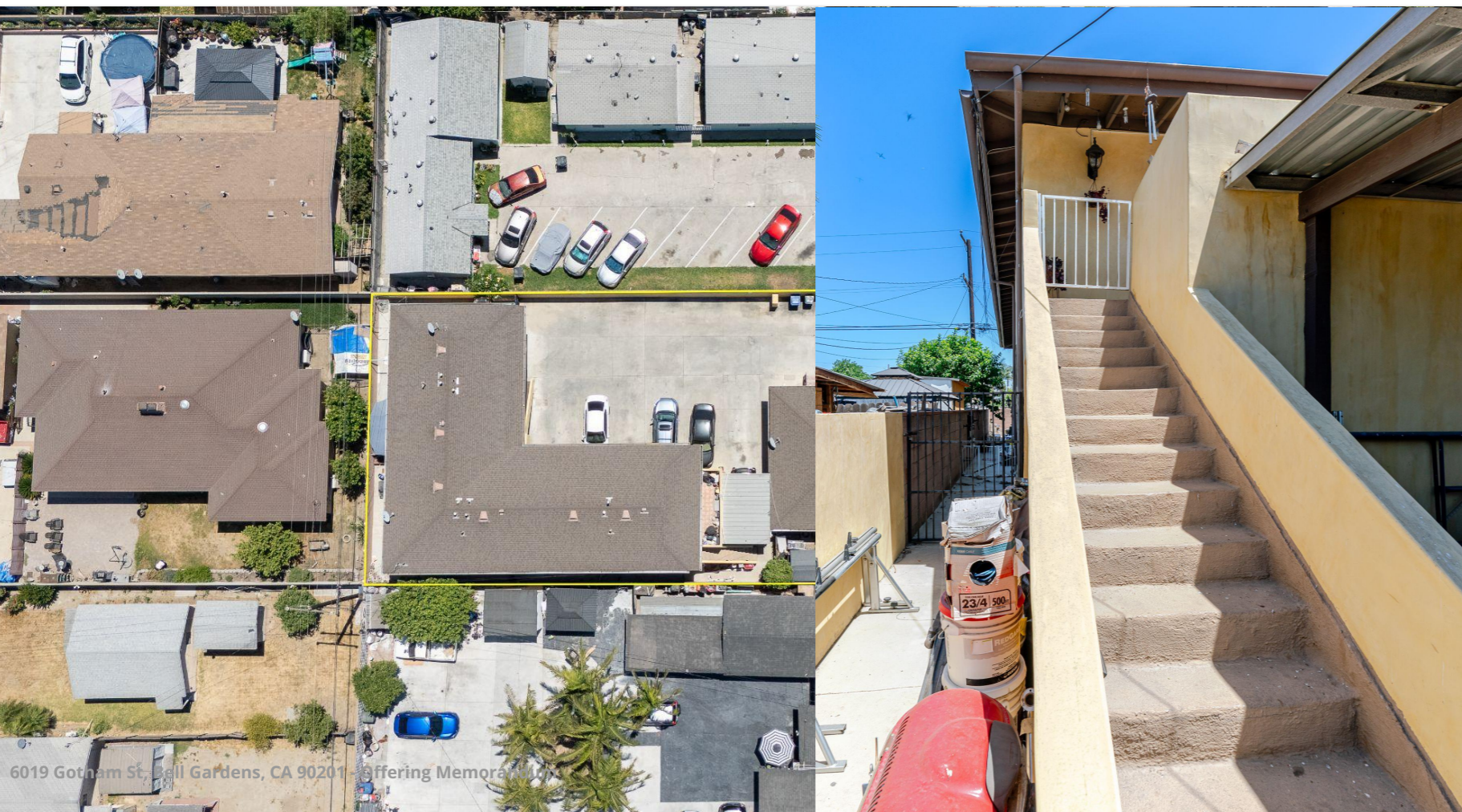
California's streamlined ADU laws permit **one detached ADU by right**, and possibly a **Junior ADU (JADU)** within the existing structure, depending on configuration (*buyer to verify with City of Bell Planning*).

While ADU placement in front yard setbacks is generally not permitted, **rear or side-yard development may be feasible** based on current lot coverage and access.











DISCLAIMER

This is a *confidential Memorandum* intended solely for your **limited use and benefit** in regards to: **6019 Gotham St, Bell Gardens, CA 90201** (“Property”).

The information contained herein includes selected information pertaining to the Property and does **not purport to be a representation** of the state of affairs of the Owner or the Property, to be all-inclusive, or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property.

All **financial projections and information are provided for general reference purposes only** and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and *Principle Quality Investments*.

Therefore, all projections, assumptions, and other information provided **must be independently verified and further evaluated before any investment decision is made**. All references to acreages, square footages, and other measurements are *approximations*.

Additional information and an opportunity to inspect the Property **will be made available to interested and qualified prospective purchasers**. Neither the Owner nor *Principle Quality Investments*, nor any of their respective directors, officers, affiliates, or representatives, make any **representation or warranty, express or implied**, as to the accuracy or completeness of this information or any of its contents, and **no legal commitment or obligation shall arise** by reason of your receipt of this Memorandum or use of its contents.

The Owner **expressly reserves the right**, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum and the information contained herein.

The Owner shall have **no legal commitment or obligation** to any entity reviewing this Memorandum or making an offer to purchase the Property **unless and until written agreement(s)** for the purchase of the Property have been *fully executed, delivered, and approved by the Owner*, and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that it and its contents are of a *confidential nature*, that you will hold and treat it in the **strictest confidence**, and that you will **not disclose this Memorandum** or any of its contents to any other entity **without prior written authorization** of the Owner or *Principle Quality Investments*.

You also agree that you will **not use this Memorandum or any of its contents in any manner detrimental** to the interests of the Owner or *Principle Quality Investments*.

In this Memorandum, certain documents, including leases and other materials, are described in *summary form*. These summaries do **not purport to be complete nor necessarily accurate** descriptions of the full agreements referenced.

Interested parties are expected to **independently review all such summaries and other documents** of whatever nature and **not rely solely on the contents of this Memorandum**.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to *Principle Quality Investments*.