

The Perry Quadruplex

BELL GARDENS, CA



OFFERING MEMORANDUM

KW COMMERCIAL
700 S. Flower Street,
Suite 2900
Los Angeles, CA 90017

PRESENTED BY:

CARLOS VASQUEZ
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BELL GARDENS, CA

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THE PERRY QUADRUPLIX

PROPERTY INFORMATION

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THE PERRY QUADRUPLIX

PROPERTY INFORMATION

2

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$745,000
NUMBER OF UNITS:	4
CAP RATE:	0.15%
NOI:	\$1,145
LOT SIZE:	8,842 SF
YEAR BUILT:	1946
BUILDING SIZE:	2,001 SF
ZONING:	BG53*
MARKET:	Los Angeles
SUBMARKET:	Bell Gardens
PRICE / SF:	\$372.31

PROPERTY OVERVIEW

Wow 4 units for sale in the beautiful city of Bell Gardens. All 1 bedroom 1 bath units. Perfect for first time investor or seasoned investor. The numbers don't lie. bring all offers. To show only with accepted offer. For now drive-by only. Quadruplex consisting of the following addresses;
 6818 PERRY RD, BELL GARDENS, CA 90201
 6826 PERRY RD, BELL GARDENS, CA 90201
 6828 PERRY RD, BELL GARDENS, CA 90201
 6830 PERRY RD, BELL GARDENS, CA 90201

PROPERTY HIGHLIGHTS

- Four Units
- Perfect For First Time Investor
- Perfect For Seasoned Investor
- Walking Distance To Parks And Shopping

Property Description



PROPERTY OVERVIEW

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6828 PERRY RD, BELL GARDENS, CA 90201

6830 PERRY RD, BELL GARDENS, CA 90201

LOCATION OVERVIEW

Quadruplex is located at 6818 Perry Rd Bell Gardens, CA 90201 on the corner of Loveland Street and Perry Rd Near Bell Gardens Veterans Park. Home values in 90201 have risen 6.2% (↑) over the past 12 months. Bell Gardens is a suburb of Los Angeles with a population of 42,641. Bell Gardens is in Los Angeles County. Living in Bell Gardens offers residents a dense suburban feel and most residents rent their homes. In Bell Gardens there are a lot of coffee shops and parks. Many families live in Bell Gardens and residents tend to be liberal. Bell Gardens is notable for being one of only six Los Angeles County cities (out of 88 total) to permit casino gambling and for being home of the oldest building in Los Angeles County.

Property Details

SALE PRICE

\$745,000

LOCATION INFORMATION

Building Name	The Perry Quadruplex
Street Address	6818 Perry Rd
City, State, Zip	Bell Gardens, CA 90201
County/Township	Los Angeles
Market	Los Angeles
Submarket	Bell Gardens
Cross Streets	Near Garfield Ave and East Gage Ave
Road Type	Paved
Nearest Highway	5 Freeway and 710 Freeway
Nearest Airport	Los Angeles International Airport

BUILDING INFORMATION

Building Size	2,001 SF
NOI	\$1,145
Cap Rate	0.15%
Price / SF	\$372.31
Year Built	1946
Occupancy %	100%
Tenancy	Multiple
Load Factor	Yes

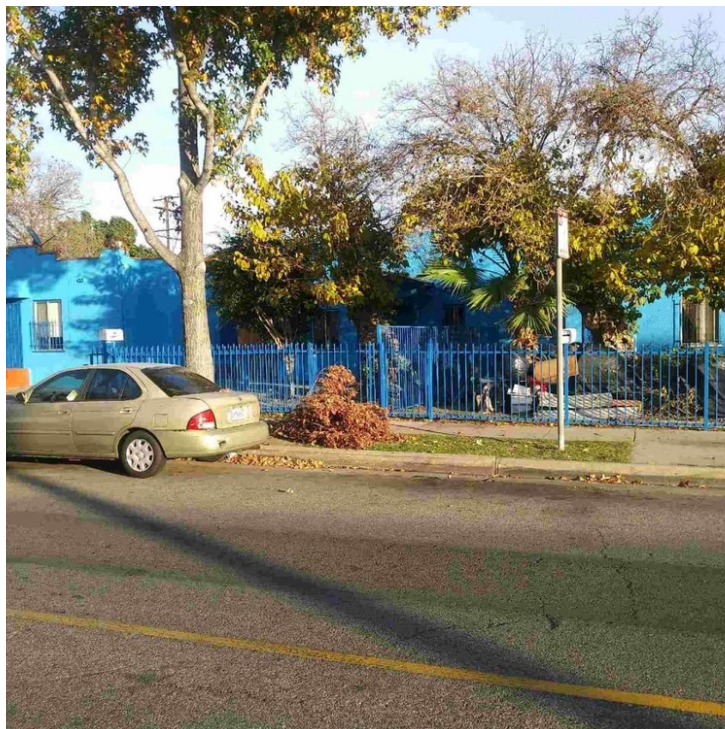
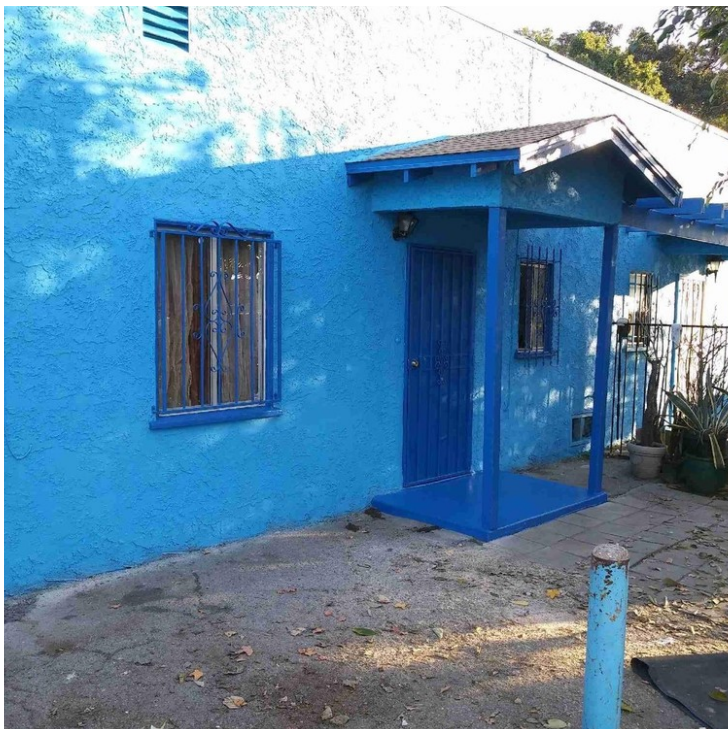
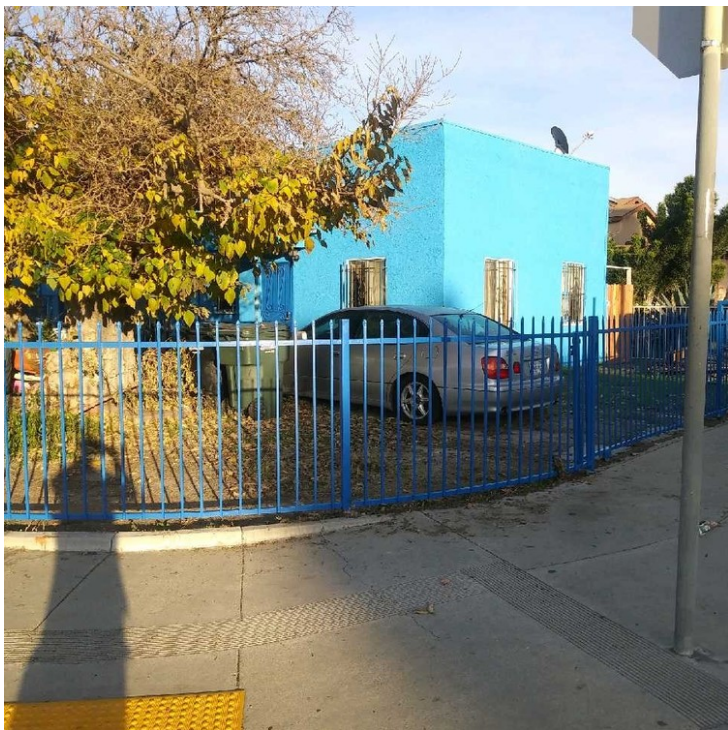
PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	BG53*
Lot Size	8,842 SF
APN#	6358-011-007
Submarket	Bell Gardens
Lot Frontage	160
Lot Depth	55

PARKING & TRANSPORTATION

Street Parking	Yes
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Additional Photos



THE PERRY QUADRUPLIX

LOCATION INFORMATION

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REGIONAL MAP

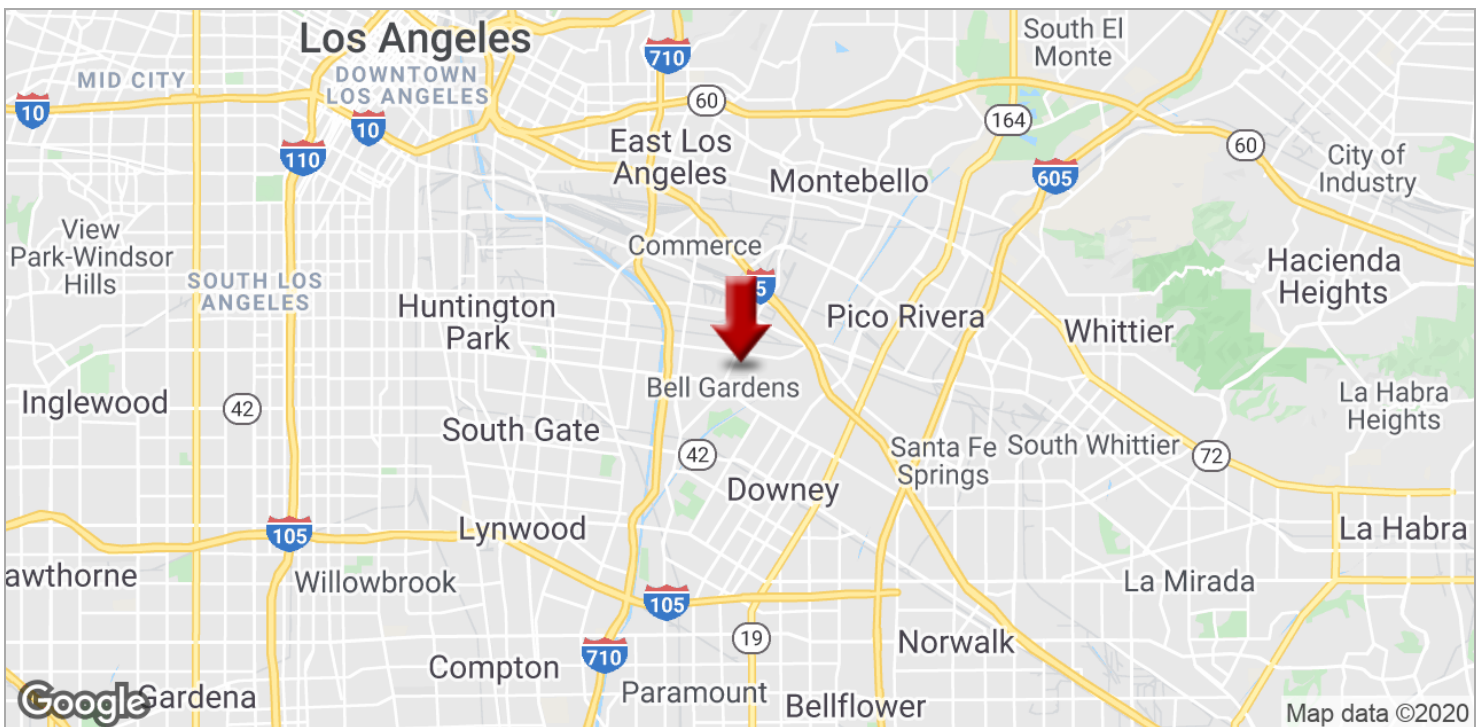
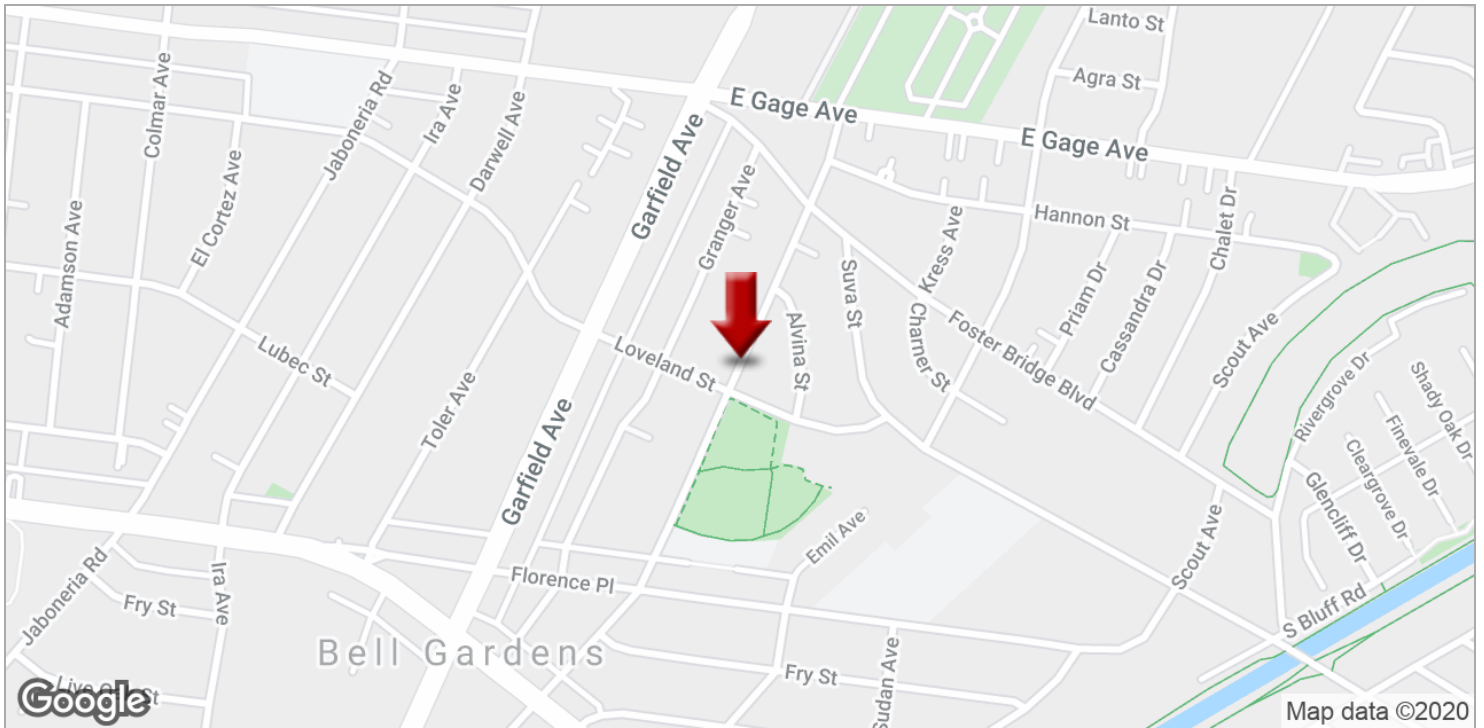
LOCATION MAPS

AERIAL MAP

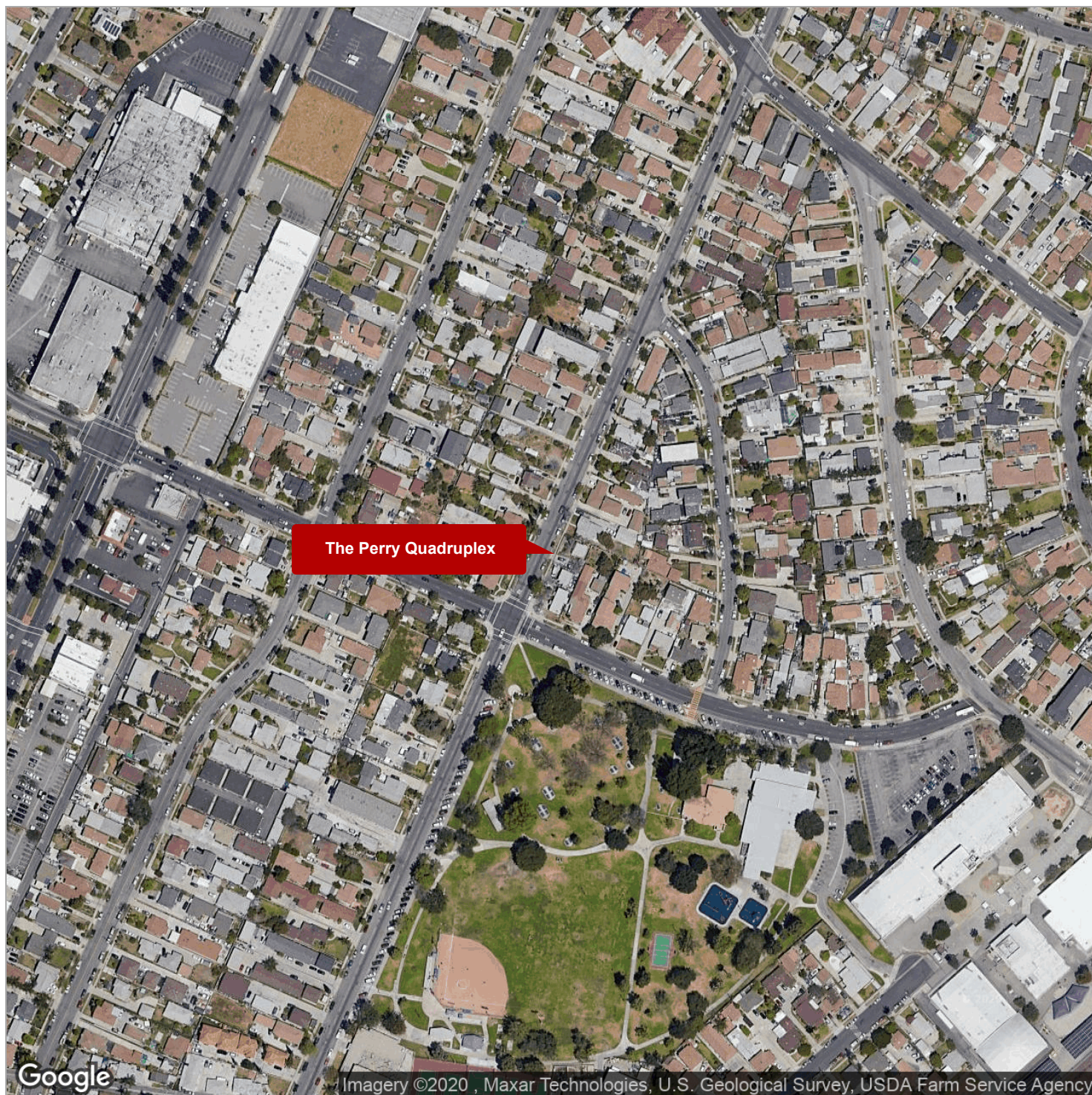
The Perry Quadruplex

Map data ©2020

Location Maps



Aerial Map



THE PERRY QUADRUPLIX

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW

THE PERRY QUADRUPLEX

Price	\$745,000
Price per Unit	\$186,250
GRM	173.3
CAP Rate	0.2%
Cash-on-Cash Return (yr 1)	0.15 %
Total Return (yr 1)	\$1,145
Debt Coverage Ratio	-

OPERATING DATA

THE PERRY QUADRUPLEX

Gross Scheduled Income	\$4,300
Other Income	-
Total Scheduled Income	\$4,300
Vacancy Cost	\$0
Gross Income	\$4,300
Operating Expenses	\$3,155
Net Operating Income	\$1,145
Pre-Tax Cash Flow	\$1,145

FINANCING DATA

THE PERRY QUADRUPLEX

Down Payment	\$745,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Income & Expenses

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
1	1	1	400			\$950	\$2.38			
2	1	1	400			\$950	\$2.38			
3	1	1	601			\$1,050	\$1.75			
3	1	1	600			\$1,350	\$2.25			
Totals/Averages			2,001			\$4,300	\$2.15	\$0		\$0

INCOME SUMMARY

THE PERRY QUADRUPLIX

Gross Income	\$4,300
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EXPENSE SUMMARY

THE PERRY QUADRUPLIX

Mortgage	\$2,100
Insurance	\$75
Taxes	\$480
Utilities (Water)	\$200
Maintenance	\$200
Misc.	\$100
Gross Expenses	\$3,155

Net Operating Income	\$1,145
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Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
1	1	1	400			\$950	\$2.38			
2	1	1	400			\$950	\$2.38			
3	1	1	601			\$1,050	\$1.75			
3	1	1	600			\$1,350	\$2.25			
Totals/Averages			2,001			\$4,300	\$2.15	\$0		\$0

THE PERRY QUADRUPLX

SALE COMPARABLES

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SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

PARCEL_PROFILE_REPORT_6358011007.PDF (1)

PARCEL_PROFILE_REPORT_6358011007.PDF (2)

PARCEL_PROFILE_REPORT_6358011007.PDF (3)

Sale Comps



★ Subject Property

6818 Perry Rd | Bell Gardens, CA 90201

Sale Price:	\$745,000	Year Built:	1946
Building SF:	2,001 SF	Price PSF:	\$372.31
No. Units:	4	Price / Unit:	\$186,250
CAP:	0.15%	NOI:	\$1,145
GRM:	173.26		



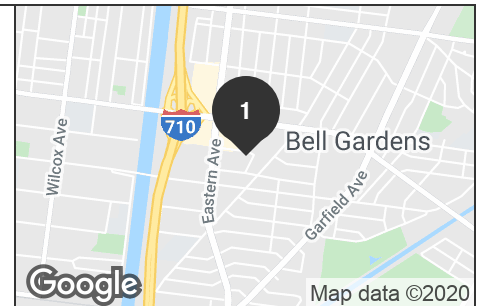
Wow 4 units for sale in the beautiful city of Bell Gardens. All 1 bedroom 1 bath units. Perfect for first time investor or seasoned investor. The numbers don't lie. bring all offers. To show only with accepted offer. For now drive-by only. Quadruplex consisting of the following addresses;
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1 5840 Live Oak St

5840 Live Oak St | Bell Gardens, CA 90201

Sale Price:	\$780,000	Lot Size:	12,196 SF
Year Built:	1932	Building SF:	3,000 SF
Price PSF:	\$260.00	No. Units:	4
Price / Unit:	\$195,000	Closed:	05/03/2018
NOI:	\$48,540		



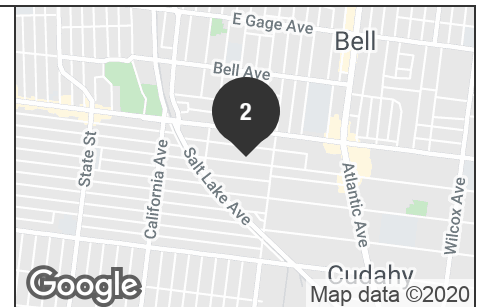
5840 Live Oak St is a quadplex (4 units, any combination) located in Bell Gardens, CA 90201. Built in 1932,



2 4011 Live Oak Street

4011 Live Oak Street | Cudahy, CA 90201

Sale Price:	\$770,000	Lot Size:	9,593 SF
Year Built:	1922	Building SF:	2,289 SF
Price PSF:	\$336.39	No. Units:	4
Price / Unit:	\$192,500	Closed:	01/23/2020
Occupancy:	0%	NOI:	\$4,950



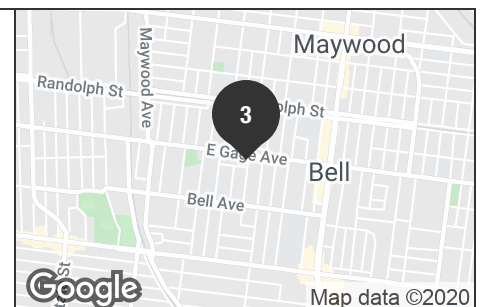
Quadruplex sold for \$770,000, sold on January 23 2020 in the city of Cudahy.



3 6417 Gifford Ave

6417 Gifford Ave | Bell, CA 90201

Sale Price:	\$525,000	Lot Size:	4,791 SF
Year Built:	1924	Building SF:	2,304 SF
Price PSF:	\$227.86	No. Units:	4
Price / Unit:	\$131,250	Closed:	05/15/2019
NOI:	\$25,200		



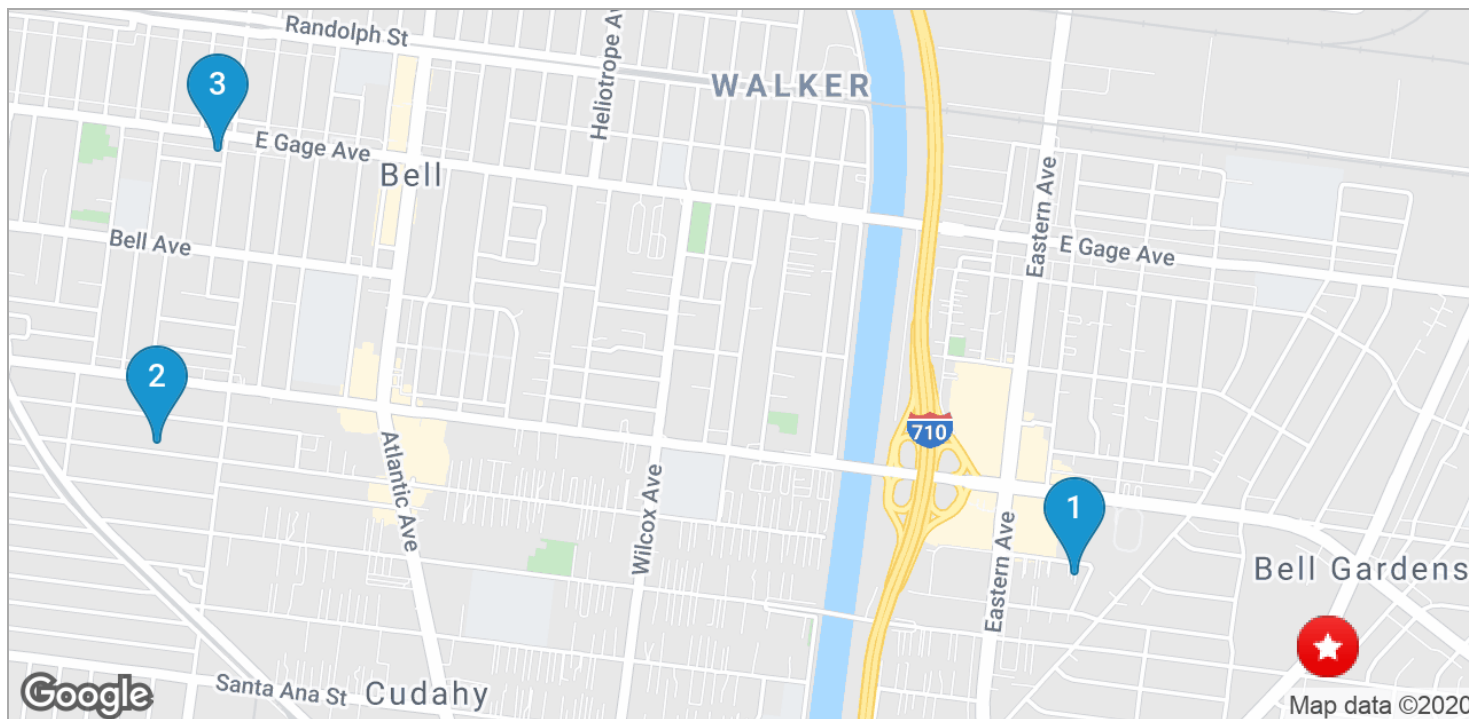
City of Bell, County of Los Angeles. Non-Rent controlled Quadruplex. All 4 units are occupied and will be delivered occupied. Units A, B, C, have been fully remodel. Unit D has not been remodel and seller will allow Credit for Unit D.

Sale Comps Summary



SUBJECT PROPERTY		PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	
The Perry Quadruplex 6818 Perry Rd Bell Gardens, CA 90201		\$745,000	2,001 SF	\$372.31	\$186,250	0.15%	173.26	4	
SALE COMPS		PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
1	5840 Live Oak St 5840 Live Oak St Bell Gardens, CA 90201	\$780,000	3,000 SF	\$260.00	\$195,000	-	-	4	05/ 03/ 2018
2	4011 Live Oak Street 4011 Live Oak Street Cudahy, CA 90201	\$770,000	2,289 SF	\$336.39	\$192,500	-	-	4	01/ 23/ 2020
3	6417 Gifford Ave 6417 Gifford Ave Bell, CA 90201	\$525,000	2,304 SF	\$227.86	\$131,250	-	-	4	05/ 15/ 2019
Totals/Averages		\$691,667	2,531 SF	\$273.28	\$172,916	-	-	4	

Sale Comps Map


SUBJECT PROPERTY

6818 Perry Rd | Bell Gardens, CA 90201


5840 LIVE OAK ST

5840 Live Oak St
Bell Gardens, CA 90201


4011 LIVE OAK STREET

4011 Live Oak Street
Cudahy, CA 90201


6417 GIFFORD AVE

6417 Gifford Ave
Bell, CA 90201

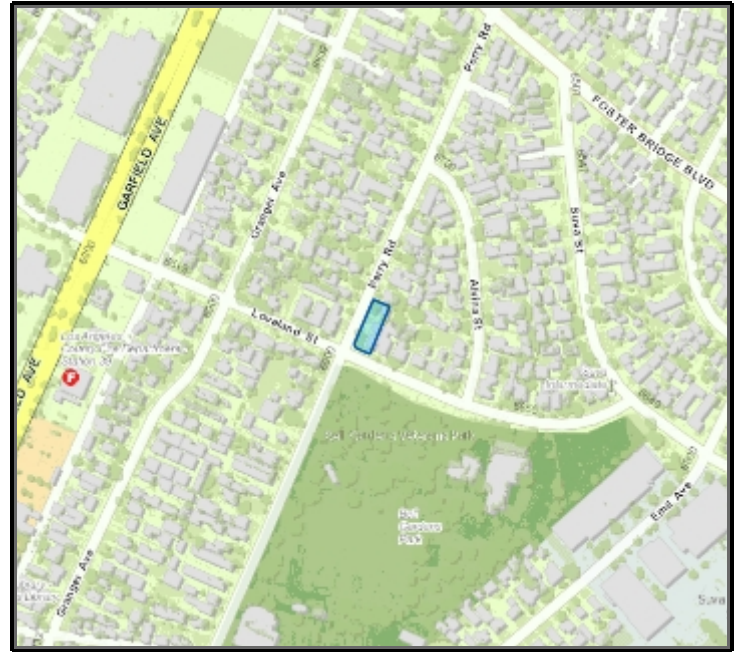
Parcel Profile Report

Report date: 6/9/2020 12:24:35 PM



APN: 6358-011-007

Address: 6818 PERRY RD BELL GARDENS CA 90201



Address: 6818 PERRY RD

City: BELL GARDENS CA

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 8843

Lot Size Acres: 0.20

Legal Description:

TRACT # 11763 LOT 6 BLK 5

Use Code: 0400

Use Description: Four Units (Any Combination)

Tax Rate Area: 06351

Transfer Date: 2006-12-01

Last Sale Date:

Last Sale Amount:

Building 1

Design Type: 0200

Bedrooms: 2

Quality Class Shape:

Baths: 2

Year Built: 1946

Bldg Sq Ft: 800

Units: 2

Effective Yr: 1950

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APN: 6358-011-007

Address: 6818 PERRY RD BELL GARDENS CA 90201

General

Census Tract 2010

TRACT: 534001

TOT_POP: 5613

City and Community

City Name: BELL GARDENS

Type:

Community Name:

Jurisdiction: INCORPORATED CITY

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP Field Office Service Area

No Results Found

DRP Service Area

Name: SERVICE AREA C (EAST)

Equestrian District

No Results Found

Historic Resources

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

No Results Found

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

Supervisory District

Name: 1ST SUP. DISTRICT

Supervisor Name: 1ST DISTRICT:

District: 1

Transit Oriented District

No Results Found

Watershed

Name: LOS ANGELES RIVER

Zoned District

No Results Found

Zoning (Boundary)

No Results Found

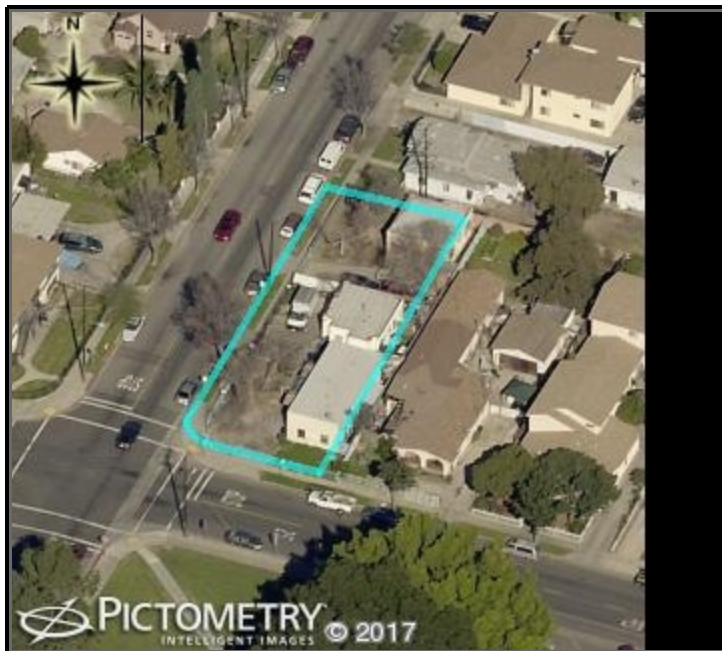
Zoning Map Grid

No Results Found

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APN: 6358-011-007

Address: 6818 PERRY RD BELL GARDENS CA 90201



View Looking North



View Looking South



View Looking West



View Looking East

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THE PERRY QUADRUPLIX

VCA REALTY

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