

An opportunity in

Los Angeles

6818 FLORENCE PLACE, BELL GARDENS, CA 90201

NEW CONSTRUCTION
FOUR UNIT INVESTMENT ASSET IN PRIME LOCATION



Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Properties: 6818 Florence Pl, Bell Gardens, CA 90201.

It has been prepared by Greenpoint Real Estate Services, Aldo Tracy Real Estate. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by 6818 Florence Pl, Bell Gardens, CA 90201 from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from 6818 Florence Pl, Bell Gardens, CA 90201:

1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Owner's Broker & Agents: expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 6818 Florence Pl, Bell Gardens, CA 90201 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

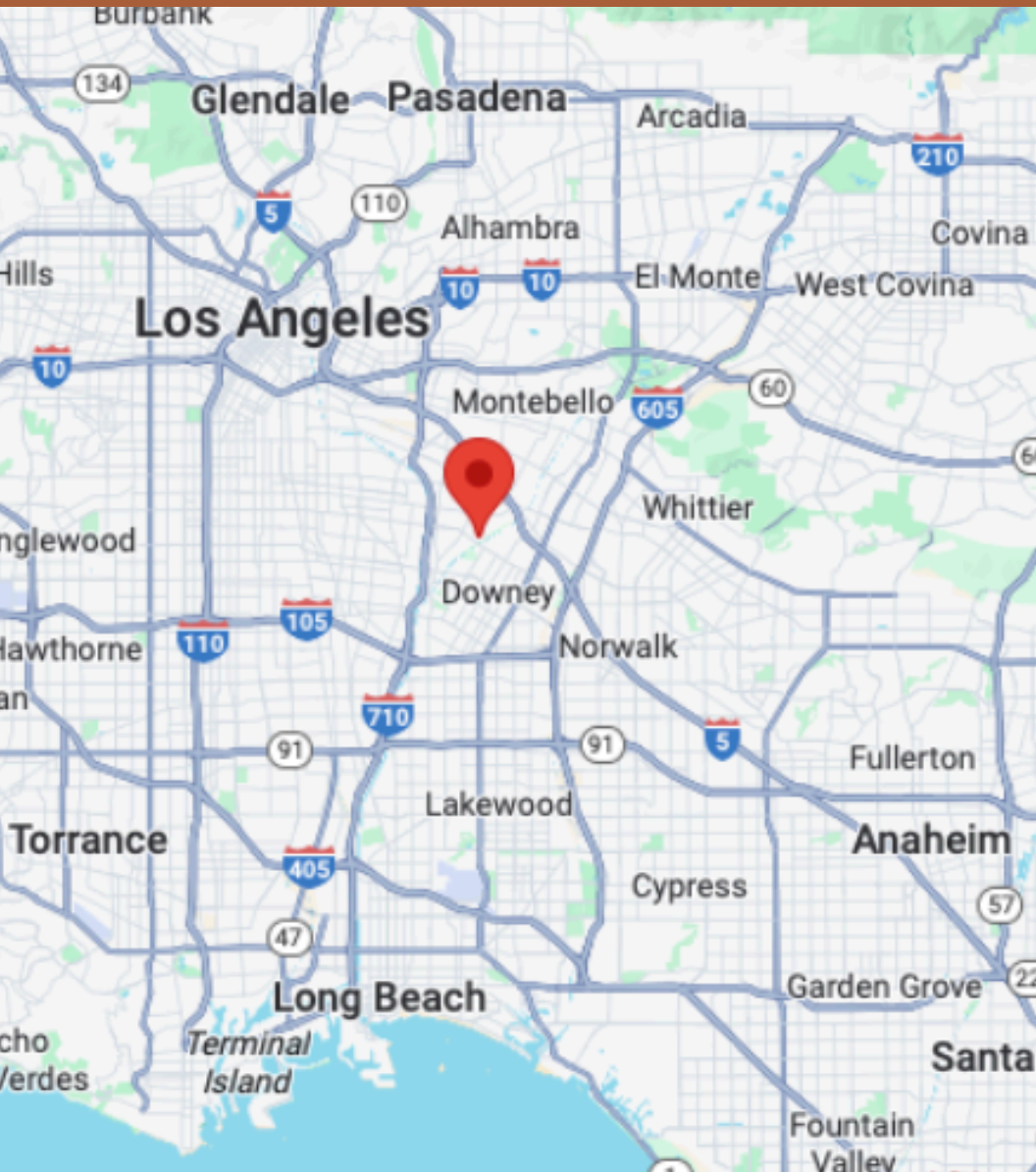


Invest in a BRAND-NEW, high-performing 4-unit multifamily asset in the growing community of City of Bell Gardens.

Delivered 100% vacant, this turnkey property allows you to set full market rents from day one. Each thoughtfully designed unit features a primary bedroom on the first floor, indoor laundry, central A/C, tankless water heaters, separate electric meters, and an open, modern floor plan. Residents benefit from a mix of attached garages and uncovered parking, offering both convenience and lasting value.

Located in a city undergoing revitalization and rising rental demand, this property represents a rare opportunity to secure a low-maintenance, income-producing investment in one of Los Angeles County's most promising submarkets.

NEARBY ATTRACTIONS



- 0.5 miles away from Suva Elementary School.
- 0.8 miles away from Bell Gardens Golf Course & Sports Park.
- 0.8 miles away from Bell Gardens DMV.
- 1.6 miles away from Parkwest Bicycle Casino.
- 1.6 miles away from Starbucks.
- 2.0 miles away from Aldi.
- 2.1 miles away from Target.
- 3.7 miles away from Citadel Outlets.
- 5.2 miles away from Costco.
- 11.2 miles away from DTLA.
- 12.7 miles away from Dodger Stadium.
- 14.2 miles away from University of Southern California.
- 17.3 miles away from Disneyland.
- 19.6 miles away from LAX Airport.



PRO FORMA

Due to the high demand of quality housing in this market and location, lease-up is expected to yield strong results, providing the new owner with gross rents of **\$160,800 annually.**

\$3,500+
for units A and B

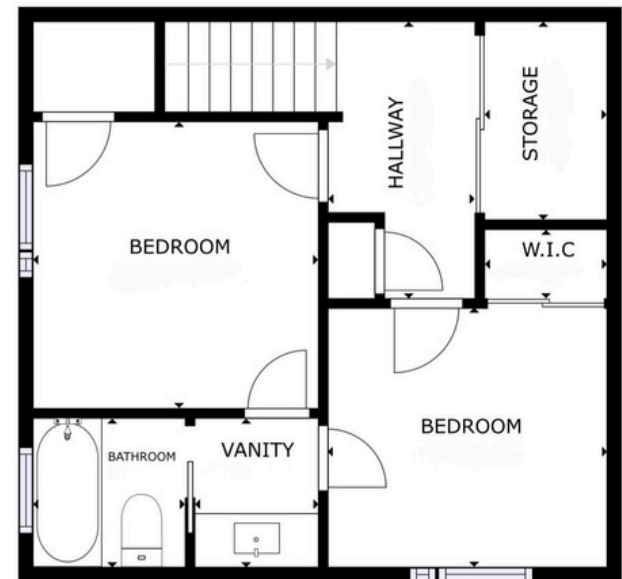
\$3,200+
for units C and D

\$13,400+
monthly



Front Duplex - Units A & B

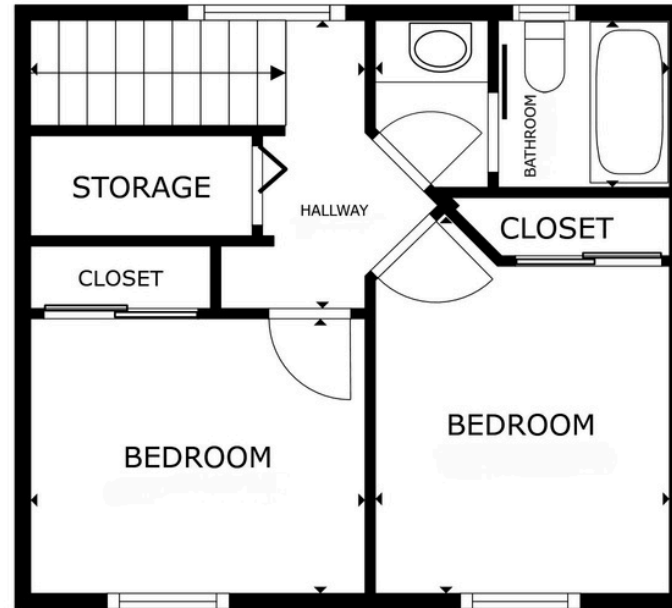
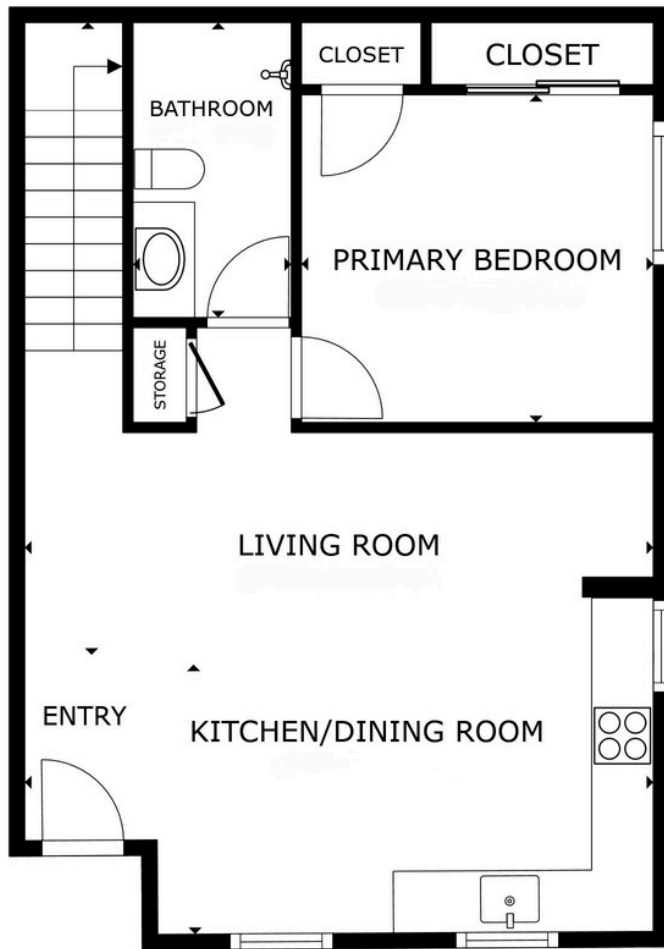
3 Bed, 2.5 Bath | 1,100 sqft each



*Sizes and dimensions are approximate, actual may vary.

Rear ADUs - Units 1 & 2

3 Bed, 2 Bath | 1,000 sqft each



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PROPERTY FEATURES

- 4 units, brand new construction.
- all units feature an open floor plan with 4,200 sqft of combined living space on a 7,601 sqft lot.
- 12 bedrooms / 10 bathrooms.
- 4 garage + uncovered parking spaces.
- 4 separate electric meters (tenant-paid).
- 1 water meter (owner-paid).
- 4 separate addresses.
- modern designer features.
- in-unit laundry hookups.
- central ac + heat.
- tankless water heaters.
- stainless steel appliances.
- epoxy garage floors.
- owned solar system.
- nearby residents are a blend of owner-occupied single family homes and multi-family housing.
- easy access to freeways: 5, 605, 105, 710.
- nearest bus stop is .5 miles away from subject property.





INVESTMENT HIGHLIGHTS

- Delivered vacant, lease at full market rents.
- All 3-bedroom units with high tenant demand.
- Brand-new construction = minimal maintenance.
- No LA rent control (verify with city).
- Energy-efficient systems & modern finishes.

***ESTIMATED OWNER EXPENSES:**

- WATER (OWNER): EST. \$200/MONTHLY, \$2,400/YEARLY
- INSURANCE: EST. \$2,500/YEARLY
- MAINTENANCE/RESERVES: \$2,500/YEARLY
- PROPERTY TAXES: TBD BASED ON PURCHASE PRICE



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