

Bellflower Mixed Use

9440 Flower Street | Bellflower, CA 90706

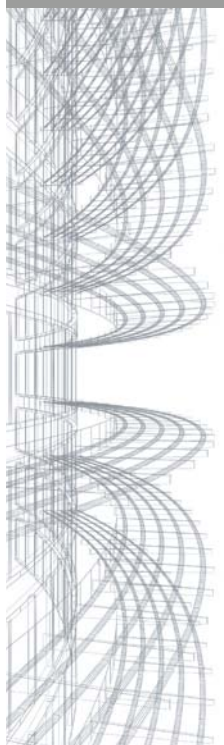


- Excellent Bellflower Location near Downtown; High Visibility
- Mixed Used Property; 2 Storefronts & 4 Residential Units in Rear
- \$105 Per Square Foot; \$90,000 Per Unit; 8.74 GRM
- 8 Total Parking Spaces
- Over 8,000 SQFT Lot



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INVESTMENT SUMMARY

Price:	\$540,000
Year Built:	1956
Units:	6
Price/Unit:	\$90,000
RSF:	5,125
Price/RSF:	\$105.37
Cap Rate:	7.01%
Market Cap Rate:	9.43%
GRM:	8.7
Market GRM:	7.1

FINANCING SUMMARY

Loan Amount:	\$351,000
Down Payment:	\$189,000
Loan Type:	Fixed
Interest Rate:	6.00000%
Term:	30 years
Monthly Payment:	\$2,104

UNIT MIX & MONTHLY SCHEDULED INCOME

Type	Units	Actual	Total	Market	Total
Bible Shop	1	\$875	\$875	\$1,050	\$1,050
Print Shop	1	\$750	\$750	\$1,050	\$1,050
2 bed, 1 bath(Sec8)	1	\$925	\$925	\$1,050	\$1,050
2 bed, 1 bath	1	\$900	\$900	\$1,050	\$1,050
2 bed, 1 bath	1	\$900	\$900	\$1,050	\$1,050
2 bed, 1 bath	1	\$800	\$800	\$1,050	\$1,050
TOTALS	6		\$5,150		\$6,300

ANNUALIZED INCOME

	Actual	Market
Gross Potential Rent	\$61,800	\$75,600
Less: Vacancy	(\$3,090)	(\$3,780)
Effective Gross Income	\$58,710	\$71,820
Less: Expenses	(\$20,880)	(\$20,880)
Net Operating Income	\$37,830	\$50,940
Debt Service	(\$25,253)	(\$25,253)
Net Cash Flow after Debt Service	\$12,577	\$25,687
Principal Reduction	\$4,310	\$4,310
Total Return	\$16,887	\$29,997

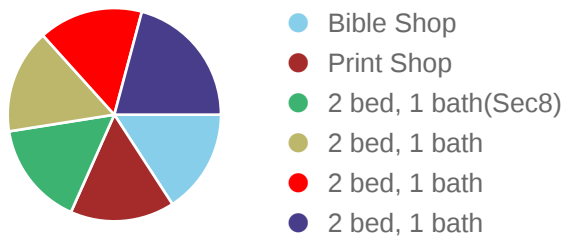
ANNUALIZED EXPENSES

	Actual	Market
Estimated Total	\$20,880	\$20,880
Total Expenses	\$20,880	\$20,880
Expenses Per RSF	\$4.07	\$4.07
Expenses Per Unit	\$3,480	\$3,480

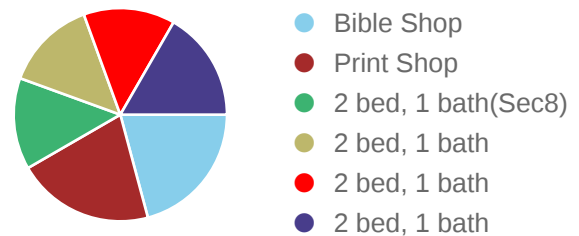
UNIT MIXES

Units	Type	Approx. SqFt	Avg. Rents	Monthly	Mkt Rents	Monthly
1	Bible Shop	1050	\$875	\$875	\$1,050	\$1,050
1	Print Shop	1050	\$750	\$750	\$1,050	\$1,050
1	2 bed, 1 bath(Sec8)	695	\$925	\$925	\$1,050	\$1,050
1	2 bed, 1 bath	695	\$900	\$900	\$1,050	\$1,050
1	2 bed, 1 bath	695	\$900	\$900	\$1,050	\$1,050
1	2 bed, 1 bath	695	\$800	\$800	\$1,050	\$1,050
6		4,880		\$5,150		\$6,300

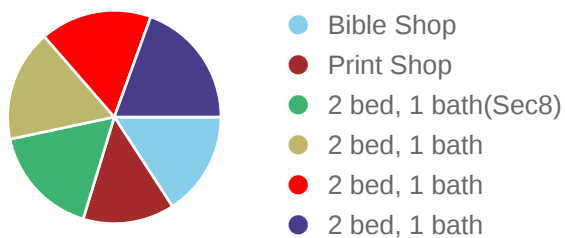
UNIT MIX



UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME

