



OFFERING MEMORANDUM

**6901 WILCOX AVE**  
Bell, CA 90201

Marcus & Millichap

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6901 WILCOX AVE

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# 01



## EXECUTIVE SUMMARY

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Local Map

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# OFFERING SUMMARY

6901 WILCOX AVE



Listing Price  
**\$1,065,000**



Cap Rate  
**4.55%**



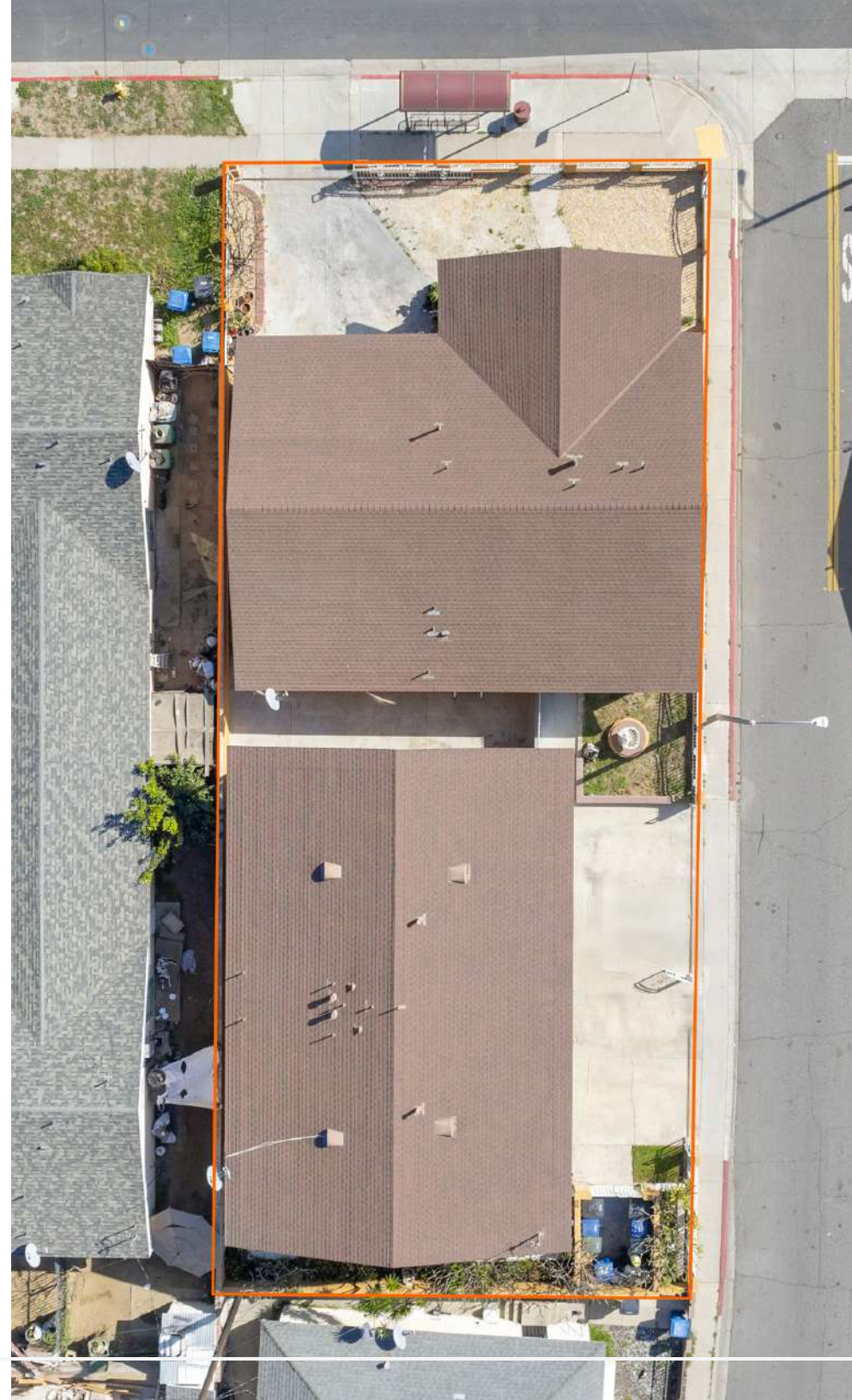
# of Units  
**3**

## FINANCIAL

Listing Price	\$1,065,000
NOI	\$48,424
Cap Rate	4.55%
Price/SF	\$335.33
Price/Unit	\$355,000

## OPERATIONAL

Gross SF	3,176 SF
# of Units	3
Lot Size	0.18 Acres (7,926 SF)
Occupancy	100%
Year Built	1911



# 6901 WILCOX AVE

Bell, CA 90201

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## INVESTMENT OVERVIEW

The Weir Group is pleased to present 6901 Wilcox Avenue in Bell, CA, a three-unit multifamily property offered for sale for the first time in over 37 years, reflecting true pride of long-term ownership. The property features a spacious front 3-bedroom, 2-bathroom home and a rear duplex comprised of two 2-bedroom, 1-bathroom units, providing an ideal setup for owner-users or investors. Recent capital improvements include a new city-compliant cool roof, new windows throughout, and fresh exterior paint, creating a strong operational foundation. Additional amenities include four garage spaces and private patio areas for the rear units, enhancing tenant appeal. Located in a well-positioned in-fill neighborhood with convenient access to retail, schools, and commuter corridors—and no local city rent control—this asset offers both immediate stability and long-term rental growth potential. For more information, please reach out.

## INVESTMENT HIGHLIGHTS

First Time On Market In 37+ Years

Front 3 Bed/2 Bath 1952 Built Home + Rear 1989 Built Duplex (Two 2 Bed / 1 Bath Units)

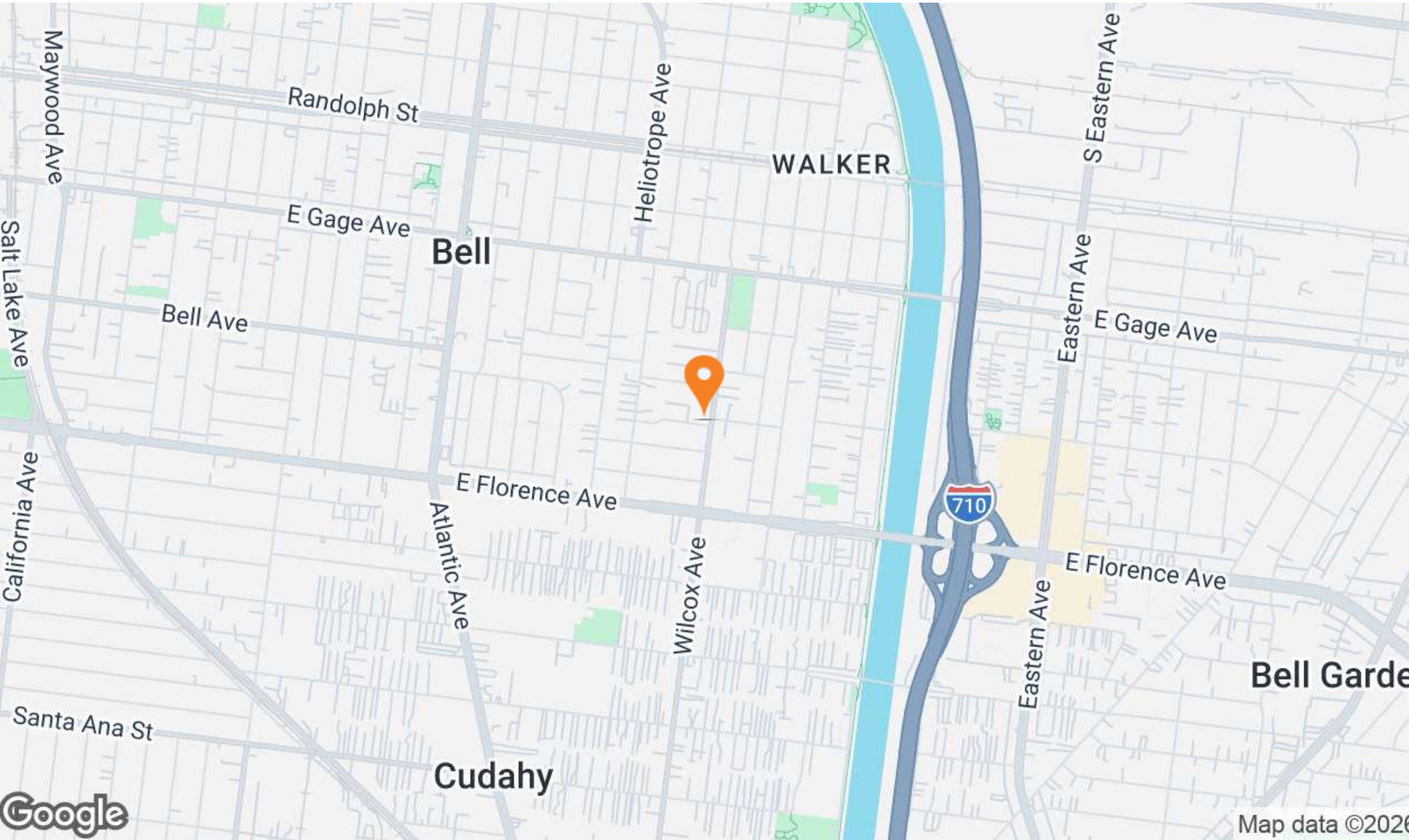
Four Garage Spaces + Private Patios For Rear Units

New Cool Roof, New Windows & Fresh Exterior Paint

No Local City Rent Control

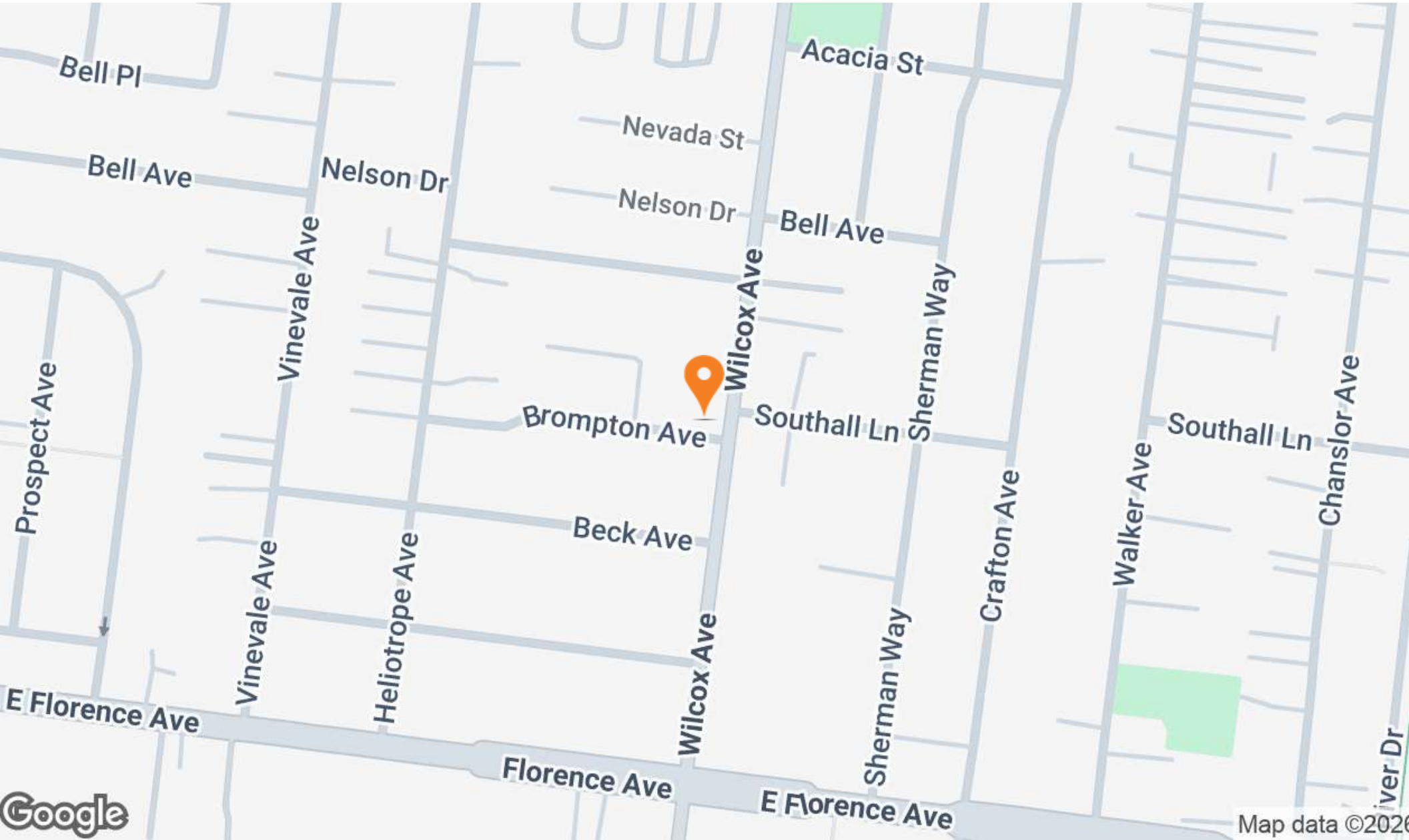
# 6901 WILCOX AVE

REGIONAL MAP



# 6901 WILCOX AVE

LOCAL MAP





6901

6901

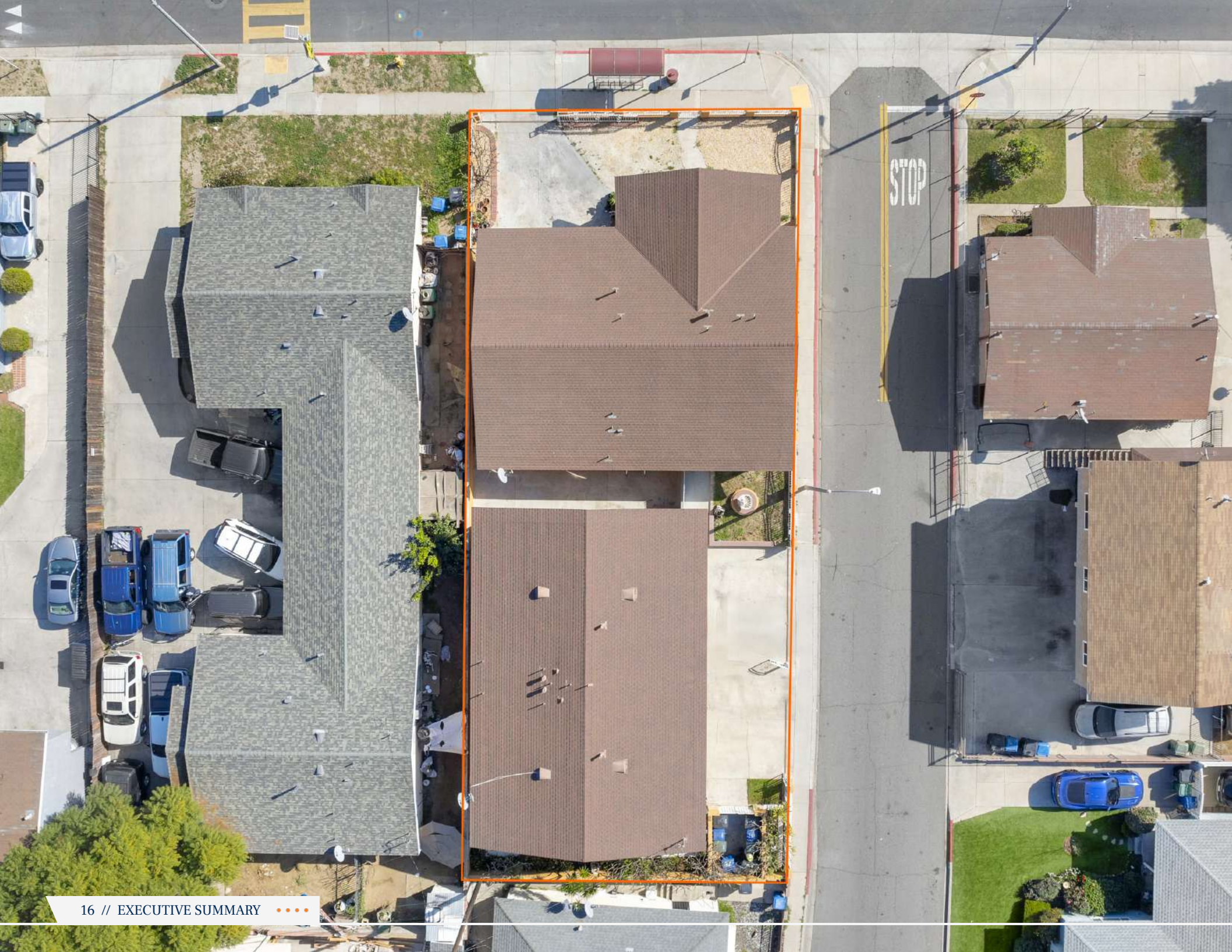


















SECTION 2

# 02

## FINANCIAL ANALYSIS

Financial Details

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# 6901 WILCOX AVE

## FINANCIAL DETAILS

As of March, 2026

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	3 Bedroom 2 Bathroom		\$3,200		\$3,395	
02	2 Bedroom 1 Bathroom		\$1,728		\$2,295	
03	2 Bedroom 1 Bathroom		\$1,700		\$2,295	
<b>Total</b>		<b>Square Feet: 3,176</b>	<b>\$6,628</b>	<b>\$2.09</b>	<b>\$7,985</b>	<b>\$2.51</b>

# 6901 WILCOX AVE

## FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$95,820		\$95,820			\$31,940	\$30.17
Loss to Lease	(\$16,284)					\$0	\$0.00
Gross Scheduled Rent	\$79,536		\$95,820			\$31,940	\$30.17
Economic Vacancy	(\$2,386)	3.00%	(\$2,875)	3.00%		(\$958)	(\$0.91)
Effective Rental Income	\$77,150		\$92,945			\$30,982	\$29.26
Effective Gross Income	\$77,150		\$92,945			\$30,982	\$29.26
EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$15,443		\$15,443		[1.45%]	\$5,148	\$4.86
Insurance	\$4,764		\$4,764			\$1,588	\$1.50
Utilities	\$3,840		\$3,840			\$1,280	\$1.21
Repairs & Maintenance	\$1,350		\$1,350			\$450	\$0.43
General & Administrative	\$929		\$929			\$310	\$0.29
Pest Control	\$600		\$600			\$200	\$0.19
Landscaping	\$1,200		\$1,200			\$400	\$0.38
Operating Reserves	\$600		\$600			\$200	\$0.19
Total Expenses	\$28,726		\$28,726			\$9,575	\$9.04
Expenses as % of EGI	37.23%		30.91%				
Net Operating Income	\$48,424		\$64,219			\$21,406	\$20.22

# 6901 WILCOX AVE

## FINANCIAL DETAILS

SUMMARY		
Price	\$1,065,000	
Down Payment	\$1,065,000	100%
Number of Units	3	
Price Per Unit	\$355,000	
Price Per SqFt	\$335.33	
Gross SqFt	3,176 SF	
Lot Size	0.18 Acres	
Year Built	1911	

RETURNS	Current	Year 1
Cap Rate	4.55%	6.03%
GRM	13.39	11.11
Cash on Cash	4.55%	6.03%
Debt Coverage Ratio	-	-
Debt Yield	-	-

FINANCING	1st Loan
Loan Amount	-
Loan Type	All Cash
Interest Rate	-
Debt Service	-
Amortization	-

Loan information subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# of Units	Unit Type	SqFt/Unit	Current Rents	Market Rents
1	3 Bedroom 2 Bathroom		\$3,200	\$3,395
2	2 Bedroom 1 Bathroom		\$1,714	\$2,295

OPERATING DATA				
INCOME	Current		Year 1	
Gross Scheduled Rent	\$79,536		\$95,820	
Less: Vacancy	(\$2,386)	3.0%	(\$2,875)	3.0%
Effective Gross Income	\$77,150		\$92,945	
Less: Expenses	(\$28,726)	37.2%	(\$28,726)	30.9%
Net Operating Income	\$48,424		\$64,219	
Debt Service	\$0		\$0	
Cash Flow	\$48,424	4.55%	\$64,219	6.03%
Principal Reduction	\$0		\$0	
TOTAL RETURN	\$48,424	4.55%	\$64,219	6.03%

EXPENSES	Current	Year 1
Real Estate Taxes	\$15,443	\$15,443
Insurance	\$4,764	\$4,764
Utilities	\$3,840	\$3,840
Repairs & Maintenance	\$1,350	\$1,350
General & Administrative	\$929	\$929
Pest Control	\$600	\$600
Landscaping	\$1,200	\$1,200
Operating Reserves	\$600	\$600
Total Expenses	\$28,726	\$28,726
Expenses Per Unit	\$9,575	\$9,575
Expenses Per SqFt	\$9.04	\$9.04

SECTION 3

# 03

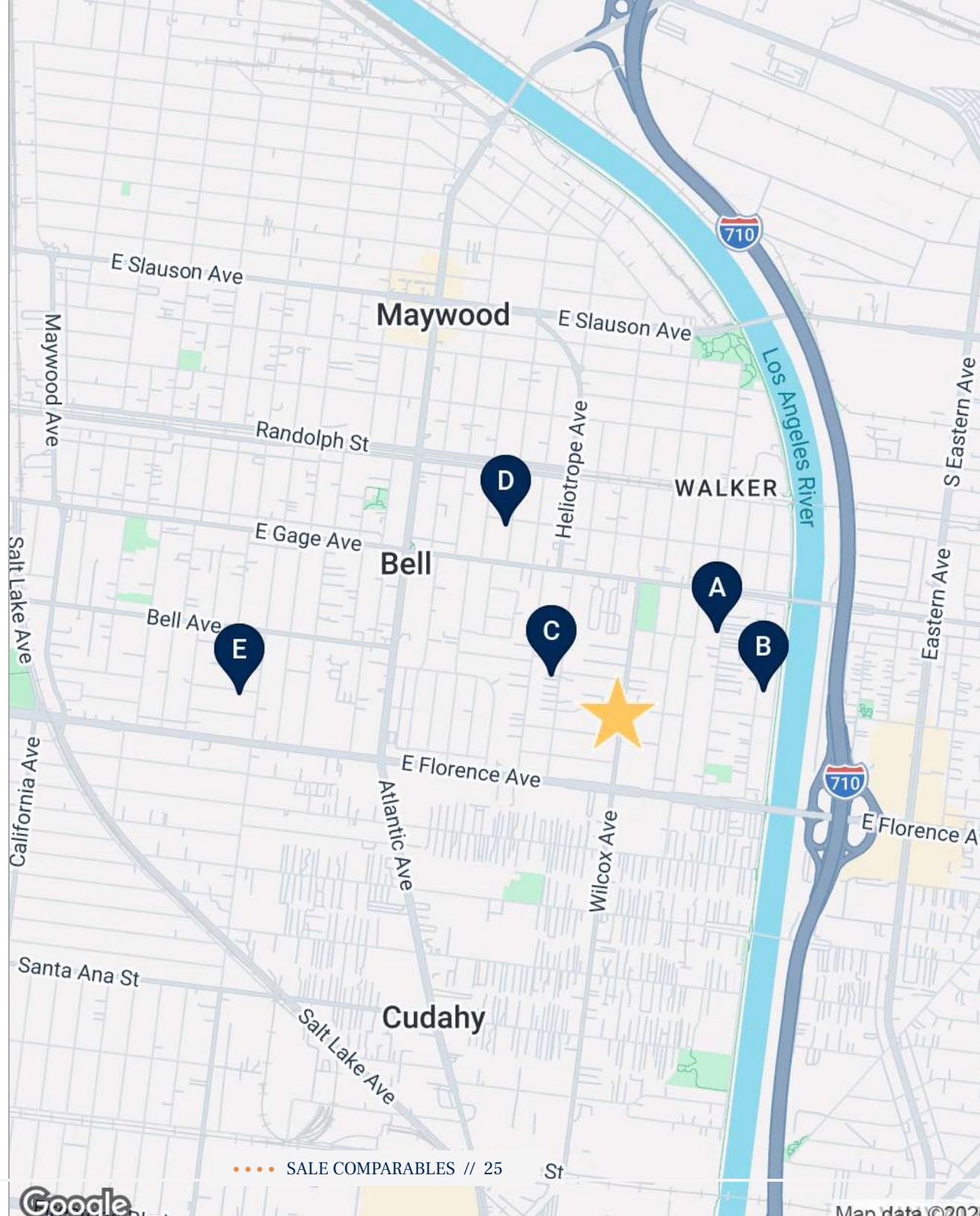
## SALE COMPARABLES

Sale Comps Map  
Sale Comps Summary  
Price per SF Chart  
Price per Unit Chart  
Sale Comps

Marcus & Millichap







# SALE COMPS MAP

- ★ 6901 Wilcox Ave
- A 6521 Walker Ave
- B 6724 Chanslor Ave
- C 6809 Heliotrope Ave
- D 6307 Mayflower Ave
- E 4114 Beck Ave



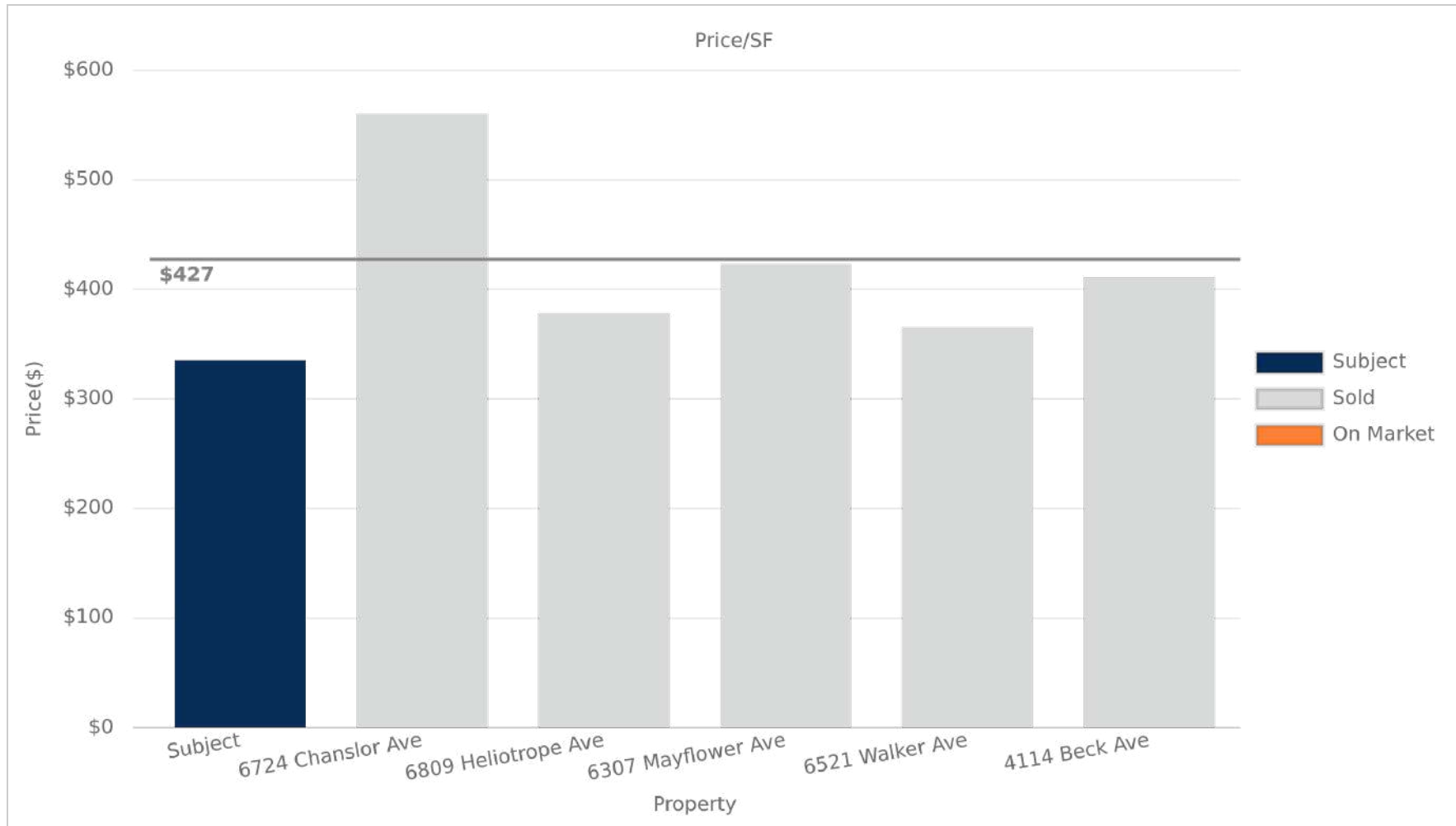
# 6901 WILCOX AVE

## SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>6901 Wilcox Ave</b> Bell, CA 90201	\$1,065,000	3,176 SF	\$335.33	0.18 AC	\$355,000	4.55%	3	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>6521 Walker Ave</b> Bell, CA 90201	\$1,550,000	4,244 SF	\$365.22	0.16 AC	\$387,500	-	4	09/25/2025
	<b>6724 Chanslor Ave</b> Bell, CA 90201	\$1,120,000	2,000 SF	\$560.00	0.14 AC	\$560,000	-	2	04/23/2025
	<b>6809 Heliotrope Ave</b> Bell, CA 90201	\$1,150,000	3,040 SF	\$378.29	0.23 AC	\$287,500	-	4	05/09/2025
	<b>6307 Mayflower Ave</b> Bell, CA 90201	\$801,000	1,894 SF	\$422.91	0.16 AC	\$400,500	-	2	07/30/2025
	<b>4114 Beck Ave</b> Bell, CA 90201	\$1,550,000	3,774 SF	\$410.70	0.31 AC	\$387,500	-	4	02/11/2026
	<b>AVERAGES</b>	<b>\$1,234,200</b>	<b>2,990 SF</b>	<b>\$427.43</b>	<b>0.2 AC</b>	<b>\$404,600</b>	<b>-</b>	<b>3</b>	<b>-</b>

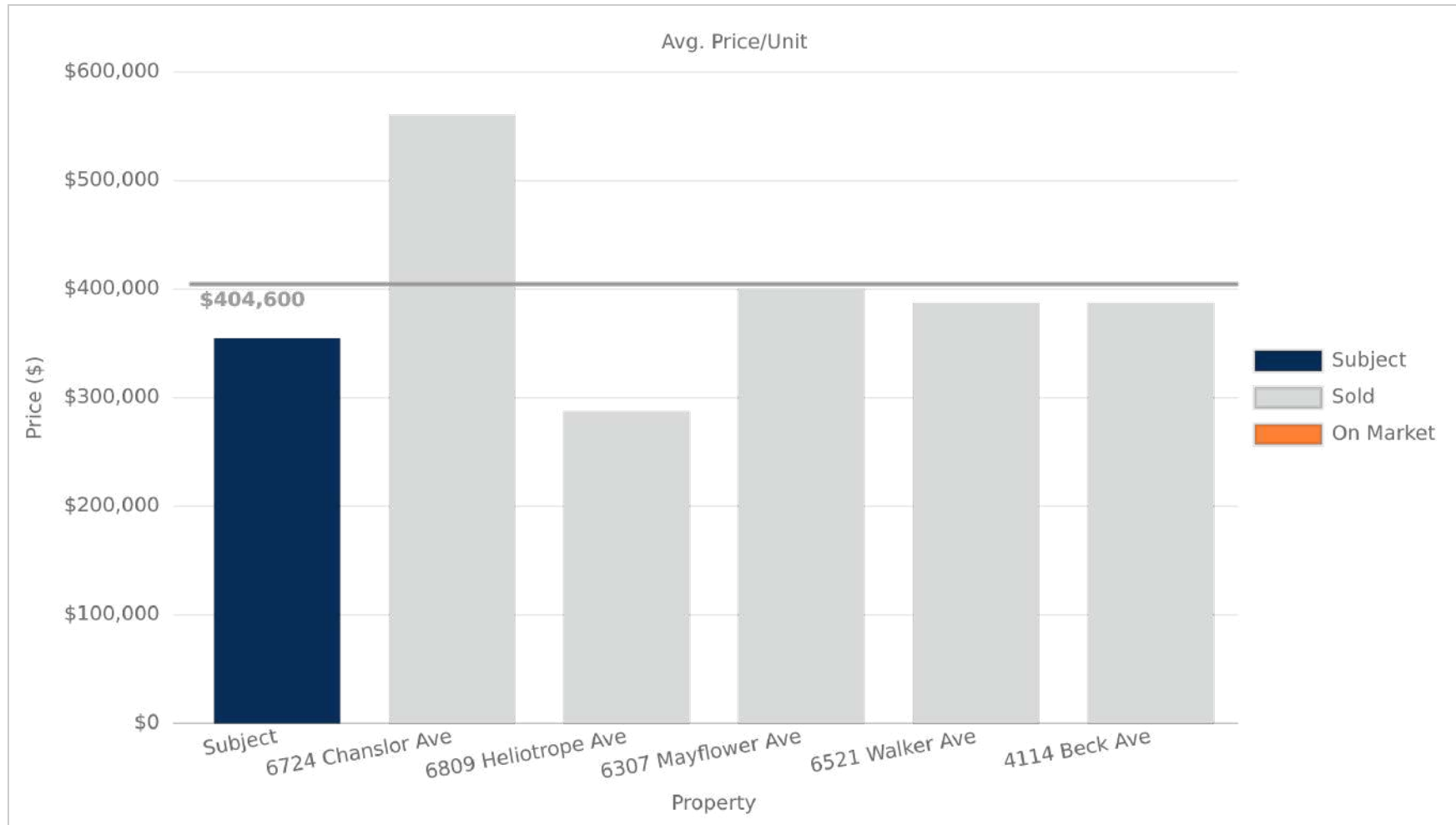
# 6901 WILCOX AVE

## PRICE PER SF CHART



# 6901 WILCOX AVE

## PRICE PER UNIT CHART



# 6901 WILCOX AVE

SALE COMPS



★ **6901 Wilcox Ave**  
Bell, CA 90201

Listing Price:	\$1,065,000	Price/SF:	\$335.33
Property Type:	Multifamily	GRM:	13.39
NOI:	\$48,424	Cap Rate:	4.55%
Occupancy:	100%	Year Built:	1911
Number Of Units:	3	Lot Size:	0.18 Acres
Price/Unit:	\$355,000	Total SF:	3,176 SF



▲ **6521 Walker Ave**  
Bell, CA 90201

Sale Price:	\$1,550,000	Price/SF:	\$365.22
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1954	COE:	09/25/2025
Number Of Units:	4	Lot Size:	0.16 Acres
Price/Unit:	\$387,500	Total SF:	4,244 SF

# 6901 WILCOX AVE

SALE COMPS



**B** 6724 Chanslor Ave  
Bell, CA 90201

Sale Price:	\$1,120,000	Price/SF:	\$560.00
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1939	COE:	04/23/2025
Number Of Units:	2	Lot Size:	0.14 Acres
Price/Unit:	\$560,000	Total SF:	2,000 SF



**C** 6809 Heliotrope Ave  
Bell, CA 90201

Sale Price:	\$1,150,000	Price/SF:	\$378.29
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1946	COE:	05/09/2025
Number Of Units:	4	Lot Size:	0.23 Acres
Price/Unit:	\$287,500	Total SF:	3,040 SF

# 6901 WILCOX AVE

SALE COMPS



**D 6307 Mayflower Ave**  
Bell, CA 90201

Sale Price:	\$801,000	Price/SF:	\$422.91
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1923	COE:	07/30/2025
Number Of Units:	2	Lot Size:	0.16 Acres
Price/Unit:	\$400,500	Total SF:	1,894 SF



**E 4114 Beck Ave**  
Bell, CA 90201

Sale Price:	\$1,550,000	Price/SF:	\$410.70
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1937	COE:	02/11/2026
Number Of Units:	4	Lot Size:	0.31 Acres
Price/Unit:	\$387,500	Total SF:	3,774 SF

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