



OFFERING MEMORANDUM

6522 BEAR AVE

Bell, CA 90201

Marcus & Millichap

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6522 BEAR AVE


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01



EXECUTIVE SUMMARY

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OFFERING SUMMARY

6522 BEAR AVE



Listing Price
\$1,995,000



Cap Rate
4.17%



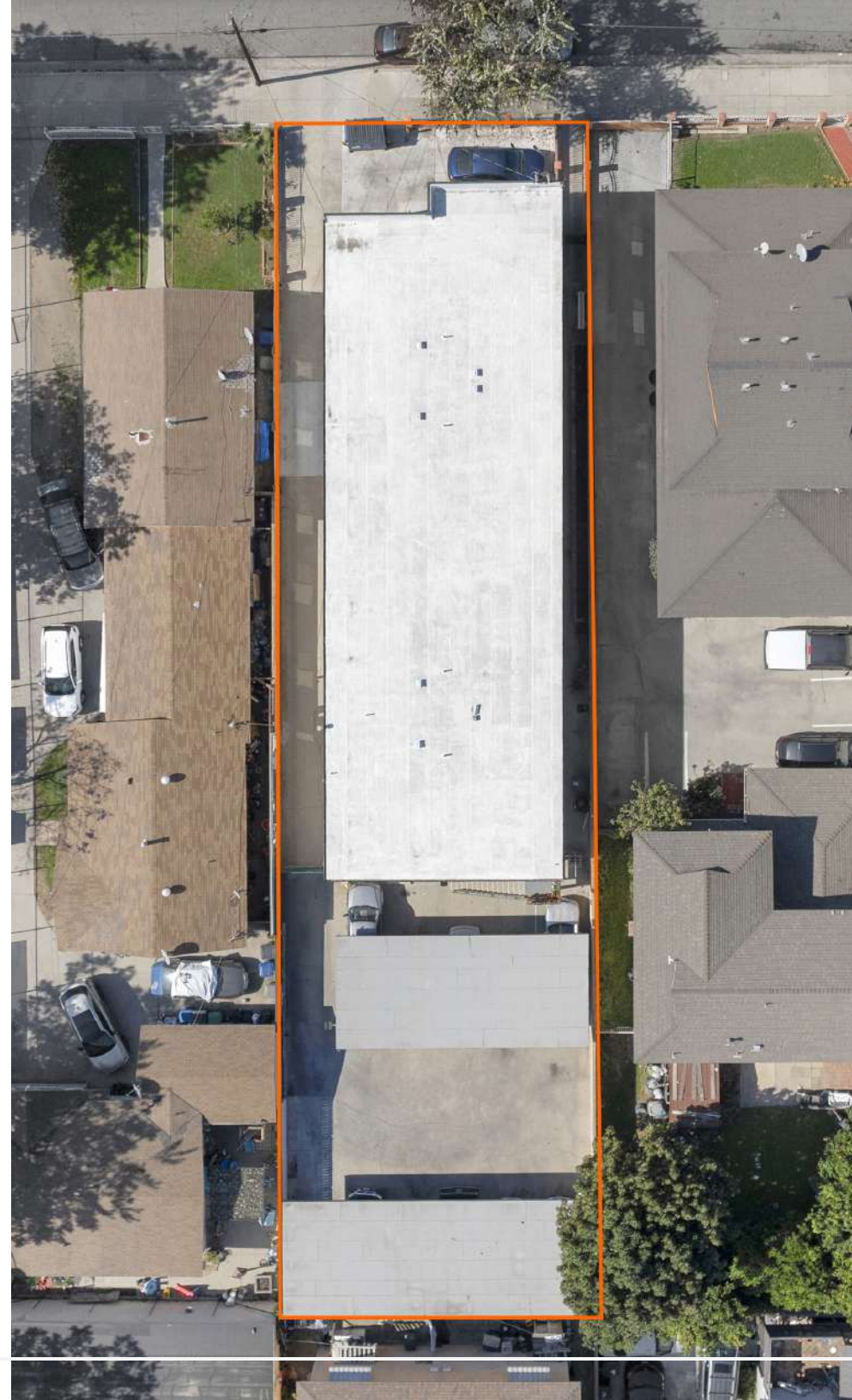
of Units
7

FINANCIAL

Listing Price	\$1,995,000
NOI	\$83,150
Cap Rate	4.17%
Price/SF	\$352.47
Price/Unit	\$285,000

OPERATIONAL

Gross SF	5,660 SF
# of Units	7
Lot Size	0.22 Acres (9,503 SF)
Occupancy	100%
Year Built	1964



6522 BEAR AVE

Bell, CA 90201

INVESTMENT OVERVIEW

The Weir Group is pleased to present 6522 Bear Avenue in Bell, CA, a seven-unit multifamily investment opportunity offered for sale for the first time in over 41 years. The property features all large two-bedroom, one-bathroom floorplans, ideal for strong, family-oriented rental demand.

Recent capital improvements include a new roof, upgraded plumbing, new windows, and fresh exterior paint, providing a solid operational foundation. Additional amenities include 11 carport parking spaces and on-site laundry. Strategically located near Corona Avenue Elementary School, Camp Little Bear Park, Ernest Debs Park, and walkable retail corridors—with convenient access to major freeways and Downtown Los Angeles employment hubs—this asset benefits from no local city rent control, offering compelling upside through future rental repositioning.

For more information, please reach out.

INVESTMENT HIGHLIGHTS

All Large 2 Bed/1 Bath Floor Plans

New Roof, Plumbing, Windows & Fresh Exterior Paint

11 Carport Spaces + On-Site Laundry

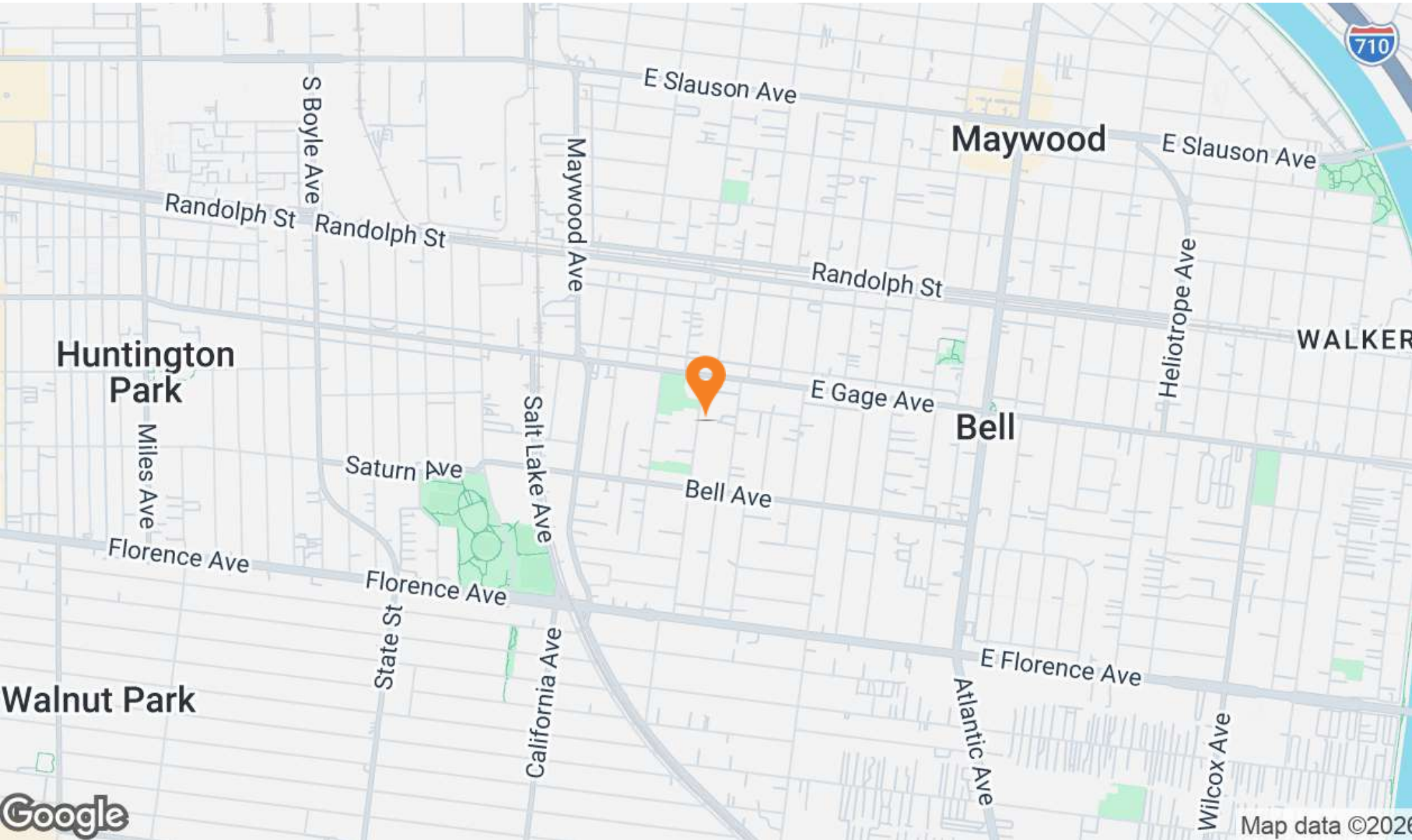
Prime In-Fill Location Near Schools, Parks & Walkable Retail

No Local City Rent Control

First Time On Market In 41+ Years

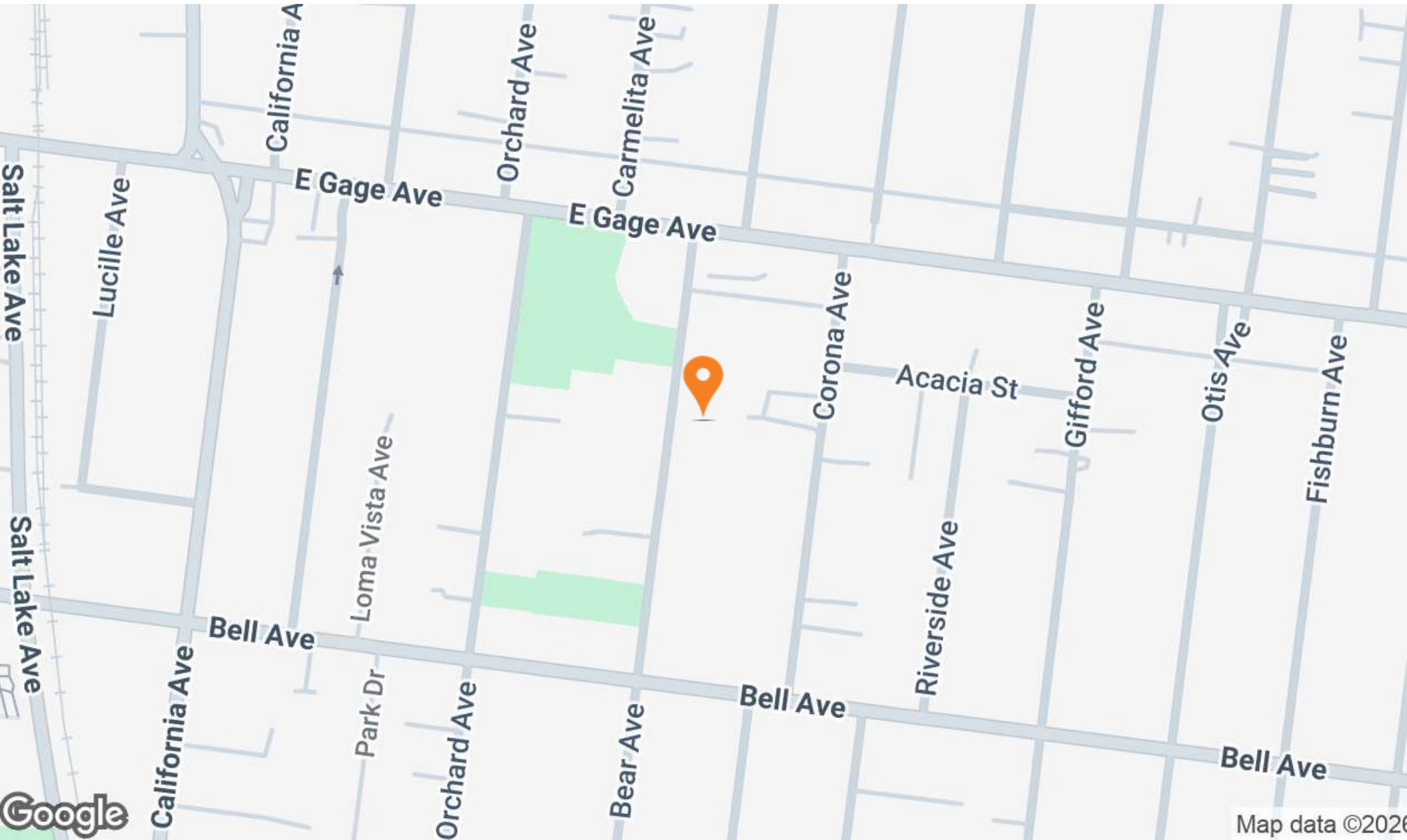
6522 BEAR AVE

REGIONAL MAP



6522 BEAR AVE

LOCAL MAP















NOTICE
STOP
CHECK LINT TRAP
CLEAN BEFORE &
AFTER EVERY LOAD

**DRYER
RULES**
NO
Shoes, Bags
Or Plastic Items
Allowed in Dryer

**Laundry Center
Rules**

- 1. Do not use the dryer for anything other than laundry.
- 2. Do not use the dryer for drying shoes, bags, or plastic items.
- 3. Do not use the dryer for drying clothes that are wet with oil or grease.
- 4. Do not use the dryer for drying clothes that are wet with chemicals.
- 5. Do not use the dryer for drying clothes that are wet with bleach.
- 6. Do not use the dryer for drying clothes that are wet with fabric softener.
- 7. Do not use the dryer for drying clothes that are wet with detergent.
- 8. Do not use the dryer for drying clothes that are wet with anything else.













SECTION 2

02

FINANCIAL ANALYSIS

Financial Details

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6522 BEAR AVE

FINANCIAL DETAILS

As of February, 2026

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	2 Bedroom 1 Bathroom		\$1,587		\$2,295	
02	2 Bedroom 1 Bathroom		\$1,728		\$2,295	
03	2 Bedroom 1 Bathroom		\$1,728		\$2,295	
04	2 Bedroom 1 Bathroom		\$2,000		\$2,295	
05	2 Bedroom 1 Bathroom		\$1,890		\$2,295	
06	2 Bedroom 1 Bathroom		\$1,728		\$2,295	
07	2 Bedroom 1 Bathroom		\$1,620		\$2,295	
Total		Square Feet: 5,660	\$12,281	\$2.17	\$16,065	\$2.84

6522 BEAR AVE

FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$192,780		\$192,780			\$27,540	\$34.06
Loss to Lease	(\$45,408)					\$0	\$0.00
Gross Scheduled Rent	\$147,372		\$192,780			\$27,540	\$34.06
Economic Vacancy	(\$4,421)	3.00%	(\$5,783)	3.00%		(\$826)	(\$1.02)
Effective Rental Income	\$142,951		\$186,997			\$26,714	\$33.04
Other Income	\$2,100		\$2,100			\$300	\$0.37
Effective Gross Income	\$145,051		\$189,097			\$27,014	\$33.41
EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$28,928		\$28,928		[1.45%]	\$4,133	\$5.11
Insurance	\$8,490		\$8,490			\$1,213	\$1.50
Utilities	\$11,640		\$11,640			\$1,663	\$2.06
Repairs & Maintenance	\$3,150		\$3,150			\$450	\$0.56
General & Administrative	\$1,891		\$1,891			\$270	\$0.33
Pest Control	\$600		\$600			\$86	\$0.11
Operating Reserves	\$1,400		\$1,400			\$200	\$0.25
Management Fee	\$5,802	4.00%	\$9,455	5.00%		\$1,351	\$1.67
Total Expenses	\$61,900		\$65,553			\$9,365	\$11.58
Expenses as % of EGI	42.68%		34.67%				
Net Operating Income	\$83,150		\$123,543			\$17,649	\$21.83

6522 BEAR AVE

FINANCIAL DETAILS

SUMMARY		
Price	\$1,995,000	
Down Payment	\$1,995,000	100%
Number of Units	7	
Price Per Unit	\$285,000	
Price Per SqFt	\$352.47	
Gross SqFt	5,660 SF	
Lot Size	0.22 Acres	
Year Built	1964	

RETURNS	Current	Year 1
Cap Rate	4.17%	6.19%
GRM	13.54	10.35
Cash on Cash	4.17%	6.19%
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
7	2 Bedroom 1 Bathroom		\$1,754	\$2,295

OPERATING DATA				
INCOME	Current		Year 1	
Gross Scheduled Rent	\$147,372		\$192,780	
Less: Vacancy	(\$4,421)	3.0%	(\$5,783)	3.0%
Gross Rental Revenue	\$142,951		\$186,997	
Other Income	\$2,100		\$2,100	
Effective Gross Income	\$145,051		\$189,097	
Less: Expenses	(\$61,900)	42.7%	(\$65,553)	34.7%
Net Operating Income	\$83,150		\$123,543	
Debt Service	\$0		\$0	
Cash Flow	\$83,150	4.17%	\$123,543	6.19%
Principal Reduction	\$0		\$0	
TOTAL RETURN	\$83,150	4.17%	\$123,543	6.19%

EXPENSES	Current	Year 1
Real Estate Taxes	\$28,928	\$28,928
Insurance	\$8,490	\$8,490
Utilities	\$11,640	\$11,640
Repairs & Maintenance	\$3,150	\$3,150
General & Administrative	\$1,891	\$1,891
Pest Control	\$600	\$600
Operating Reserves	\$1,400	\$1,400
Management Fee	\$5,802	\$9,455
Total Expenses	\$61,900	\$65,553
Expenses Per Unit	\$8,843	\$9,365
Expenses Per SqFt	\$10.94	\$11.58

SECTION 3

03

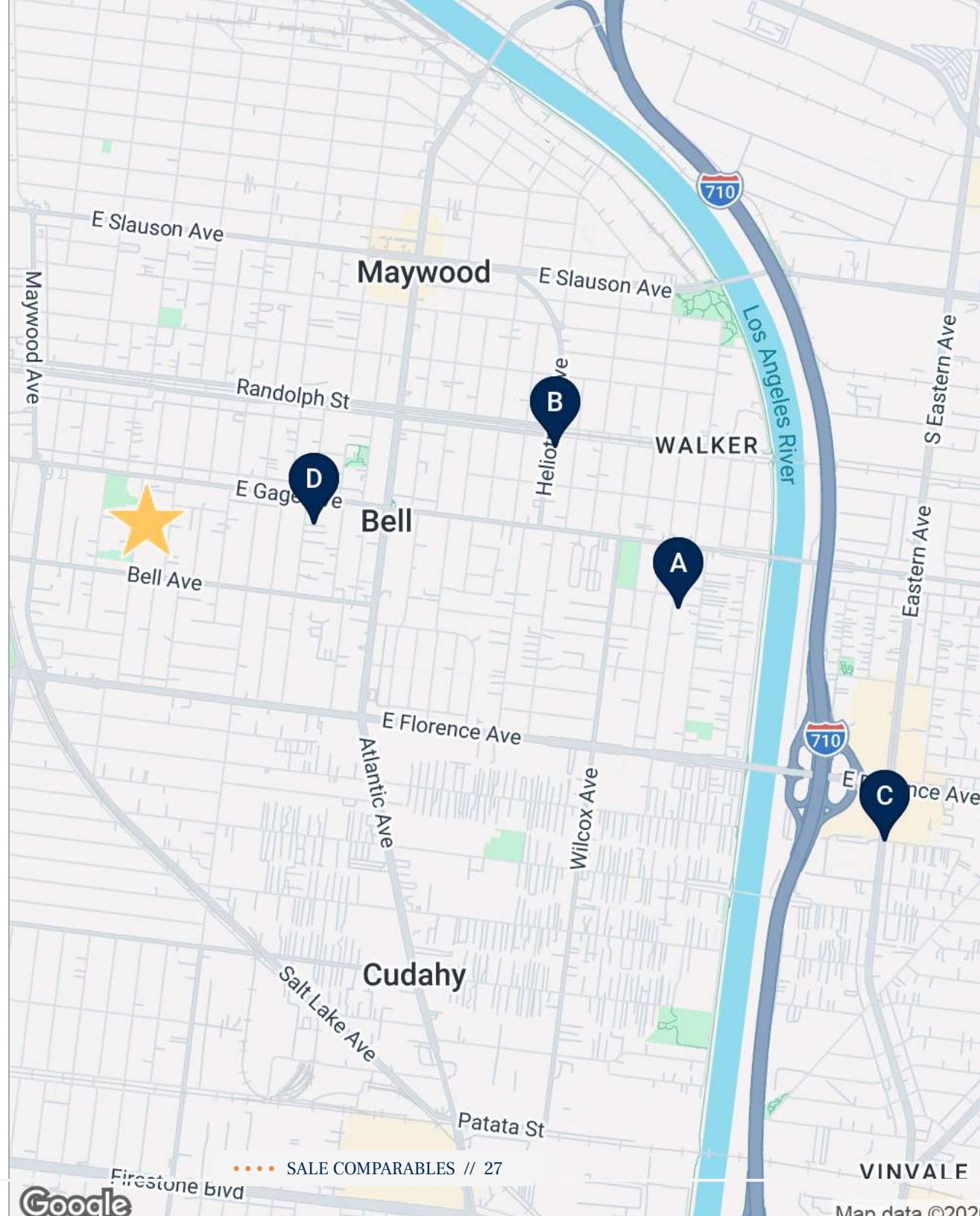
SALE COMPARABLES

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

Marcus & Millichap






SALE COMPS MAP

- ★ 6522 Bear Ave
- A 6620 Crafton Ave
- B 6210 Heliotrope Ave
- C 4022 Live Oak St
- D 6502 Flora Ave



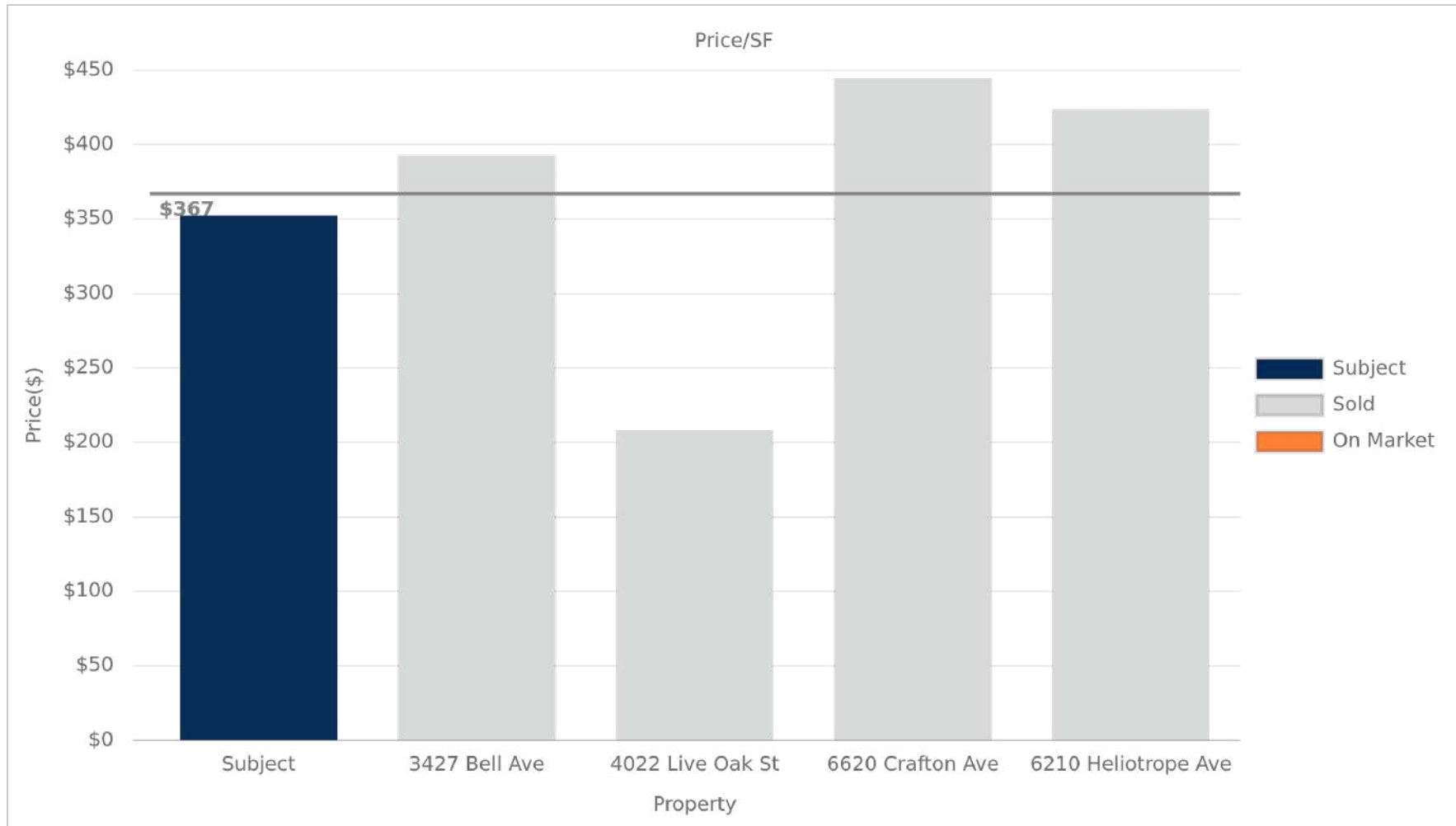
6522 BEAR AVE

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	6522 Bear Ave Bell, CA 90201	\$1,995,000	5,660 SF	\$352.47	0.22 AC	\$285,000	4.17%	7	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	6620 Crafton Ave Bell, CA 90201	\$1,350,000	3,040 SF	\$444.08	0.24 AC	\$270,000	6.20%	5	12/13/2024
	6210 Heliotrope Ave Bell, CA 90201	\$1,175,000	2,775 SF	\$423.42	0.17 AC	\$235,000	5.40%	5	09/11/2025
	4022 Live Oak St Bell Gardens, CA 90201	\$1,250,000	6,010 SF	\$207.99	0.22 AC	\$250,000	4.01%	5	11/25/2024
	6502 Flora Ave Bell, CA 90201	\$1,090,000	6,923 SF	\$157.45	0.43 AC	\$181,666	-	6	08/06/2025
	AVERAGES	\$1,216,250	4,687 SF	\$308.23	0.27 AC	\$234,166	5.20%	5	-

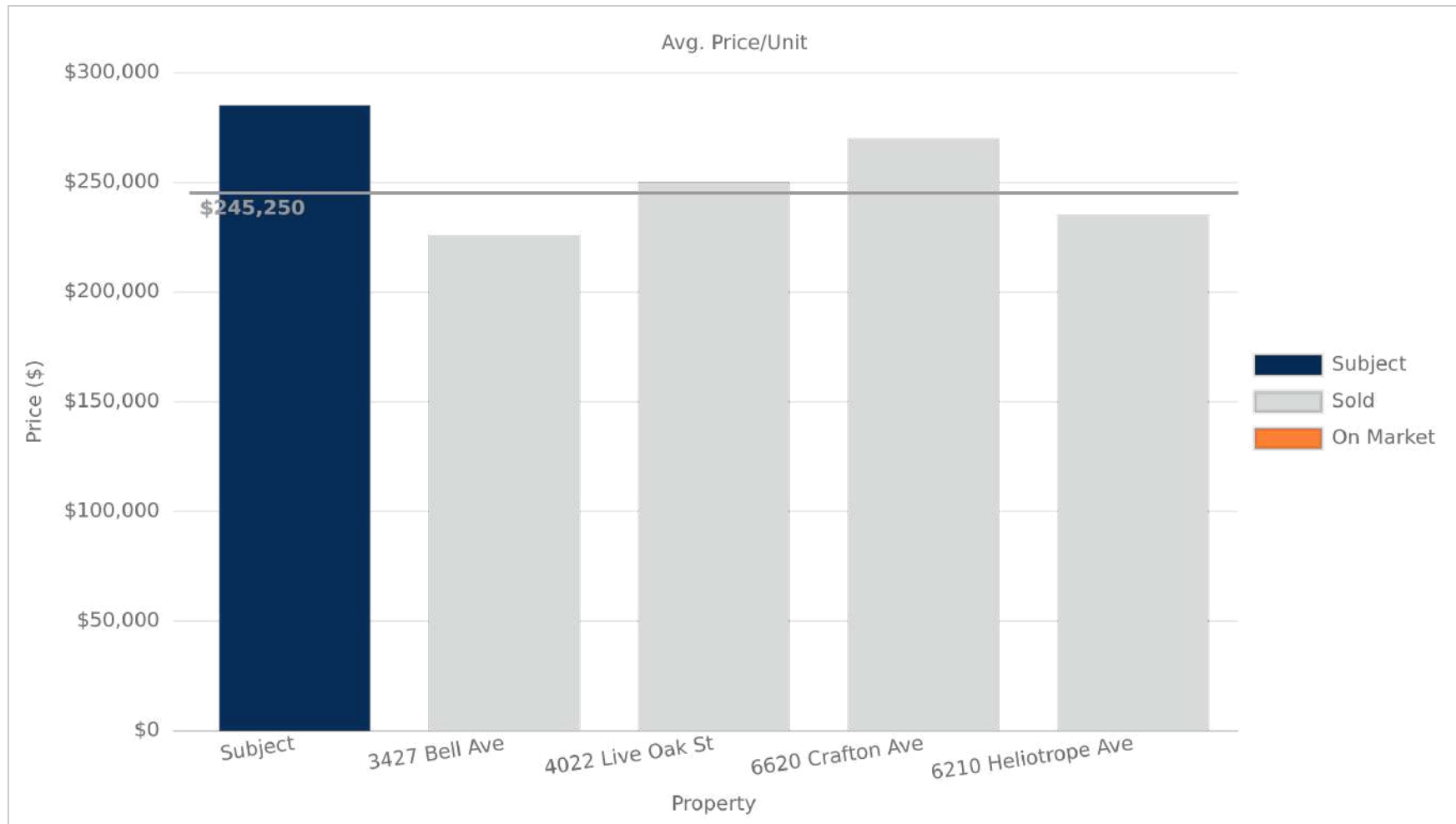
6522 BEAR AVE

PRICE PER SF CHART



6522 BEAR AVE

PRICE PER UNIT CHART



6522 BEAR AVE

SALE COMPS



★ **6522 Bear Ave**
Bell, CA 90201

Listing Price:	\$1,995,000	Price/SF:	\$352.47
Property Type:	Multifamily	GRM:	13.54
NOI:	\$83,150	Cap Rate:	4.17%
Occupancy:	100%	Year Built:	1964
Number Of Units:	7	Lot Size:	0.22 Acres
Price/Unit:	\$285,000	Total SF:	5,660 SF



▲ **6620 Crafton Ave**
Bell, CA 90201

Sale Price:	\$1,350,000	Price/SF:	\$444.08
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	6.20%
Year Built:	1948	COE:	12/13/2024
Number Of Units:	5	Lot Size:	0.24 Acres
Price/Unit:	\$270,000	Total SF:	3,040 SF

6522 BEAR AVE

SALE COMPS



B 6210 Heliotrope Ave
Bell, CA 90201

Sale Price:	\$1,175,000	Price/SF:	\$423.42
Property Type:	Multifamily	GRM:	13.1
NOI:	-	Cap Rate:	5.40%
Year Built:	1957	COE:	09/11/2025
Number Of Units:	5	Lot Size:	0.17 Acres
Price/Unit:	\$235,000	Total SF:	2,775 SF



C 4022 Live Oak St
Bell Gardens, CA 90201

Sale Price:	\$1,250,000	Price/SF:	\$207.99
Property Type:	Multifamily	GRM:	13.8
NOI:	-	Cap Rate:	4.01%
Year Built:	1969	COE:	11/25/2024
Number Of Units:	5	Lot Size:	0.22 Acres
Price/Unit:	\$250,000	Total SF:	6,010 SF

6522 BEAR AVE

SALE COMPS



D **6502 Flora Ave**
Bell, CA 90201

Sale Price:	\$1,090,000	Price/SF:	\$157.45
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1921	COE:	08/06/2025
Number Of Units:	6	Lot Size:	0.43 Acres
Price/Unit:	\$181,666	Total SF:	6,923 SF

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