

MULTI-FAMILY OPPORTUNITY



6921 Sherman Way, Bell



Exclusively Listed By

Richard Bell

714-447-4900 Office

714-309-3549 Cell

Richard@bellrealtyca.com

www.Bellrealtyca.com

6 Units, including 4 units built in 1989.

Separate meters for WATER, Gas, and Electricity

Plenty of parking with 5 two car garages plus 7 open spaces.

Large lot over 16,000 Sq. Ft.

Unused laundry room and adjacent storage room possible ADU. Buyer to verify.

Front Owner's unit is 3 Bd/2 Ba, currently being used as a duplex.

EXCLUSIVELY OFFERS FOR SALE

6921 Sherman Way
Bell, CA 90201

Price: \$1,650,000
Down: \$693,000 42%
Loan: \$957,000
Interest Rate 5.9%

Loan terms: Fixed for 5 years. Call Patrick M. Convoy Capital
949 413-6919



INVESTMENT HIGHLIGHTS
* 6 Units with abundant parking, 5 two car garages.
* Separately metered for Electricity, gas, and WATER
* Includes a 4-plex built in 1989, plus two homes.
* 3/2 front house is currently used as a duplex.
* 4-plex consists of 3- 2/1's and a 2/1.5 with direct access to a 2 car garage.
* Long cement driveway in good condition and provides additional open space parking.
* Easy access to shopping, smart and final, and public transportation.

FINANCIAL INDICATORS		
	Current Rents	Market Rents
Gross Rent Multiplier:	12.8	10.5
Cap Rate:	4.7%	6.4%
Cost Per Unit	\$275,000	\$275,000
Cost Per Square Foot:	\$271.56	\$271.56
Cash on Cash Return	1.4%	5.4%
Rent Per Square Foot	\$ 1.76	\$ 2.16

Please do not go on-site without an appointment. Drive by only. Do not disturb the residents.

For additional Information contact:
Richard Bell
(714) 447-4900 Office or (714) 309-3549 Cell
Richard@bellrealtyca.com
www.Bellrealtyca.com

PROPERTY SUMMARY



Number of Units: 6
Address: 6921 Sherman Way
City & State: Bell, CA 90201
Year Built: 1930/1989
Rentable Sq. Ft.: 6,076
Lot Size: 16,194
Parking: 10 garage spaces & 6 open spaces
APN: 6327-016-024
Cross Street: N/ Florence Ave. & W/ 710 Fwy

INVESTMENT SUMMARY

PRICE: \$1,650,000
Down Payment: \$693,000
Percent Down: 42%
Price/Unit: \$275,000
Price/Sq. Ft.: \$272

PROPOSED FINANCING

New Loan: \$957,000
Rate: 5.85%
Amortized: 30.0
Fixed Rate: 5 year

Call Patrick M. at Convoy Capital for Loan Quote - 949 413-6919

FINANCIAL ANALYSIS (ANNUAL)

	Actual	Market	ANNUAL OPERATING EXPENSE	
Gross Schedule Income (GSI)	\$128,640	\$157,800	Taxes	\$ 21,760
Vacancy Allowance	\$3,859	\$4,734	Insurance	\$ 7,000
Gross Operating Income (GOI)	\$124,781	\$153,066	Utilities	\$ 5,500
Operating Expenses	\$47,597	\$47,597	Maintenance	\$ 4,000
Net Operating Income (NOI)	\$77,184	\$105,469	Pest Control	
Loan Payment (P&I)	(\$67,749)	(\$67,749)	Licenses	\$ 500
Gross Spendable Income (SI)	\$9,435	\$37,720	Gardener/pool	\$ 1,200
Cap Rate (NOI/LP)	4.7%	6.4%	Manager UNIT C	\$ 2,400
Gross Multiplier (LP/GSI)	12.8 X Gross	10.5	Professional Mgmt	\$ -
Cash on Cash Return	1.4%	5.4%	Replacement	\$ 4,000
			Misc	\$ 1,200
PRINCIPAL PAYDOWN FOR FIRST YEAR IS :	\$ 12,085		Total	\$ 47,560
AN EXTRA RETURN ON INVESTMENT OF:	1.74%			

UNIT MIX & RENT SCHEDULE

Units	Bedroom/Baths	Actual Rent	Monthly Income	Market Rent	Monthly Income
1	3 Br / 2 BA	\$2,490	\$2,490	\$2,600	\$2,600
1	2 Br / 1 BA (A)	\$1,700	\$1,700	\$2,100	\$2,100
1	2 Br / 1 BA (B)	\$1,620	\$1,620	\$2,100	\$2,100
1	2 Br / 1 BA (C) *	\$1,770	\$1,770	\$2,100	\$2,100
1	2 Br / 1.5 BA (D)	\$1,620	\$1,620	\$2,250	\$2,250
1	2 Br / 1 BA (E)	\$1,520	\$1,520	\$2,000	\$2,000

* Unit C gets a \$200 Credit for being onsite Management, see expenses.

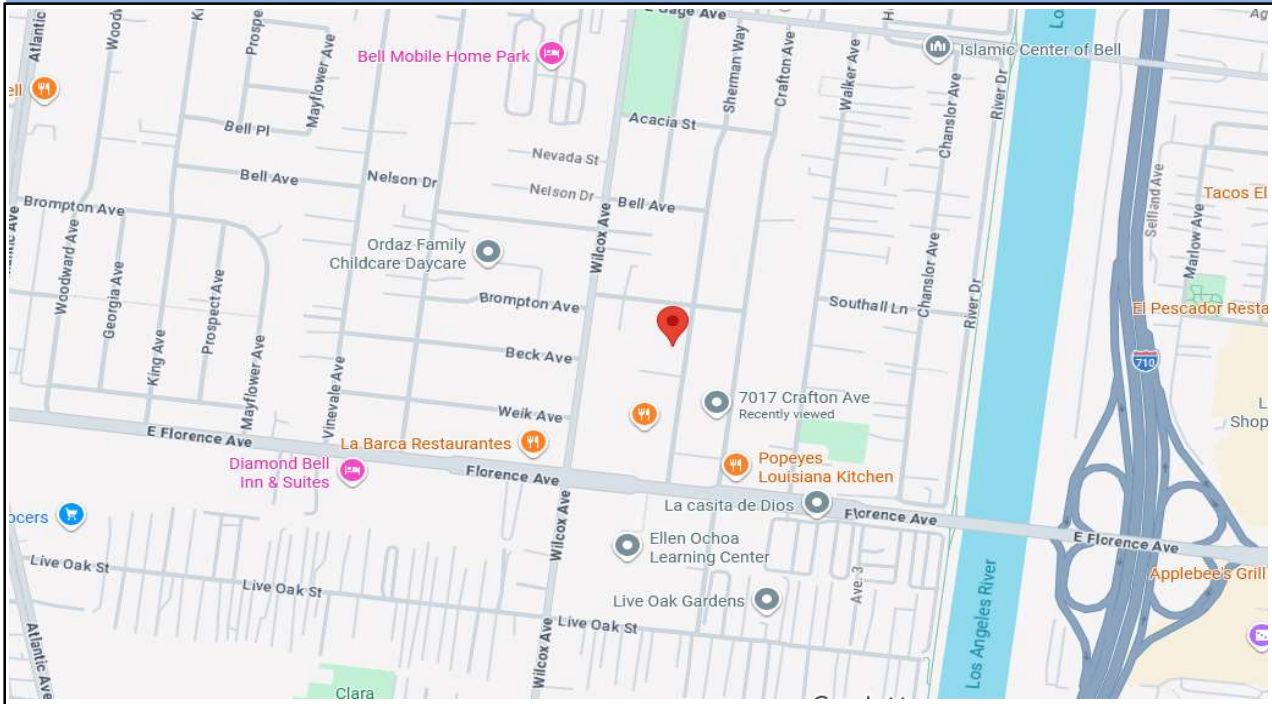
Total Scheduled Rent:	\$10,720	\$13,150
Laundry & Other Income:	\$0	\$0
Monthly Scheduled Gross Income:	\$10,720	\$13,150
Annual Scheduled Gross Income:	\$ 128,640	\$157,800

REMARKS:

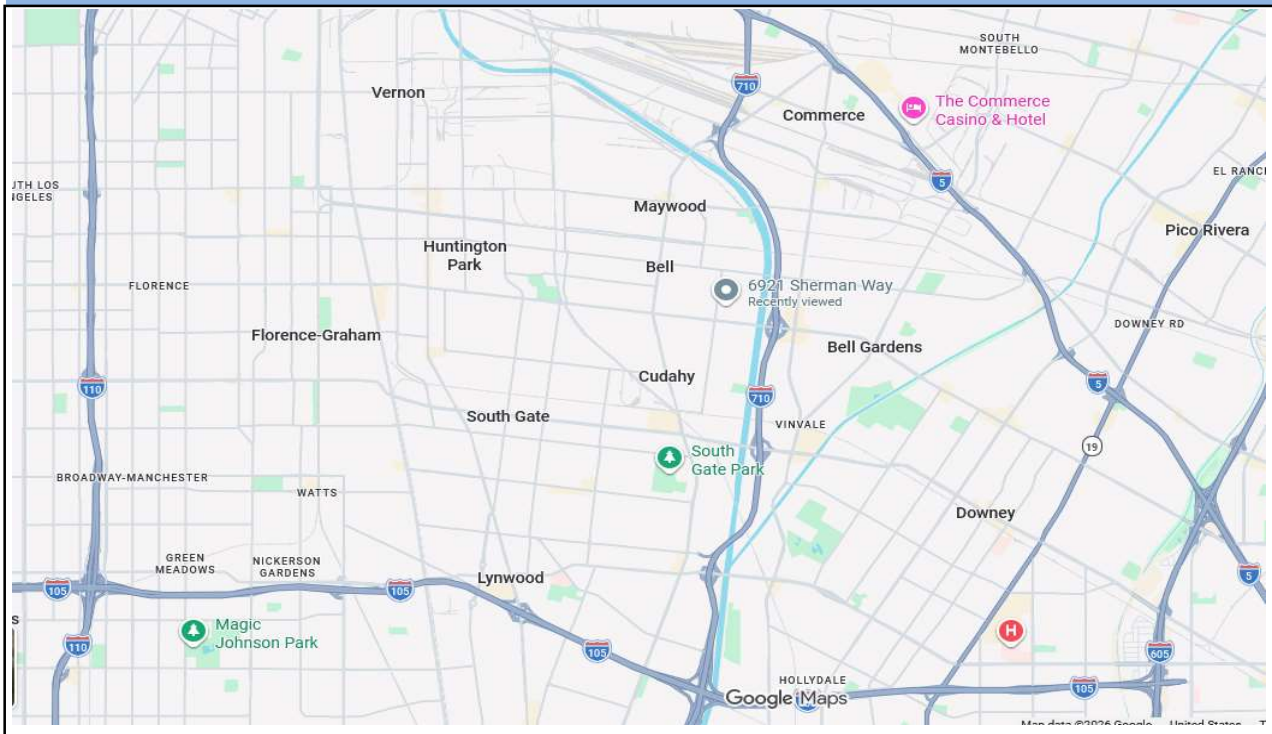
Property consists of a large lot with a newer (1989) 4 units built with 5 - two car garages. Separate gas and electric meters and SEPARATE WATER METERS. Great Parking with 7 open spaces along with the five two car garages. Walking distance to shopping and transportation. The front house is being used as a nonconforming duplex but can easily be converted back to a 3/2 SFR. Laundry and Storage rooms are available for a possible ADU conversion, check with city. **Please do not disturb tenants. Drive by only.**

To Show Contact	Call Agent	Office	714-447-4900	Owner/Manager	On File
Listing Office	Bell Realty Group	Cell	714-309-3549	E-mail	Richard@Bellrealtyca.com
Sales Person	RICHARD BELL	Fax	714-447-4906		

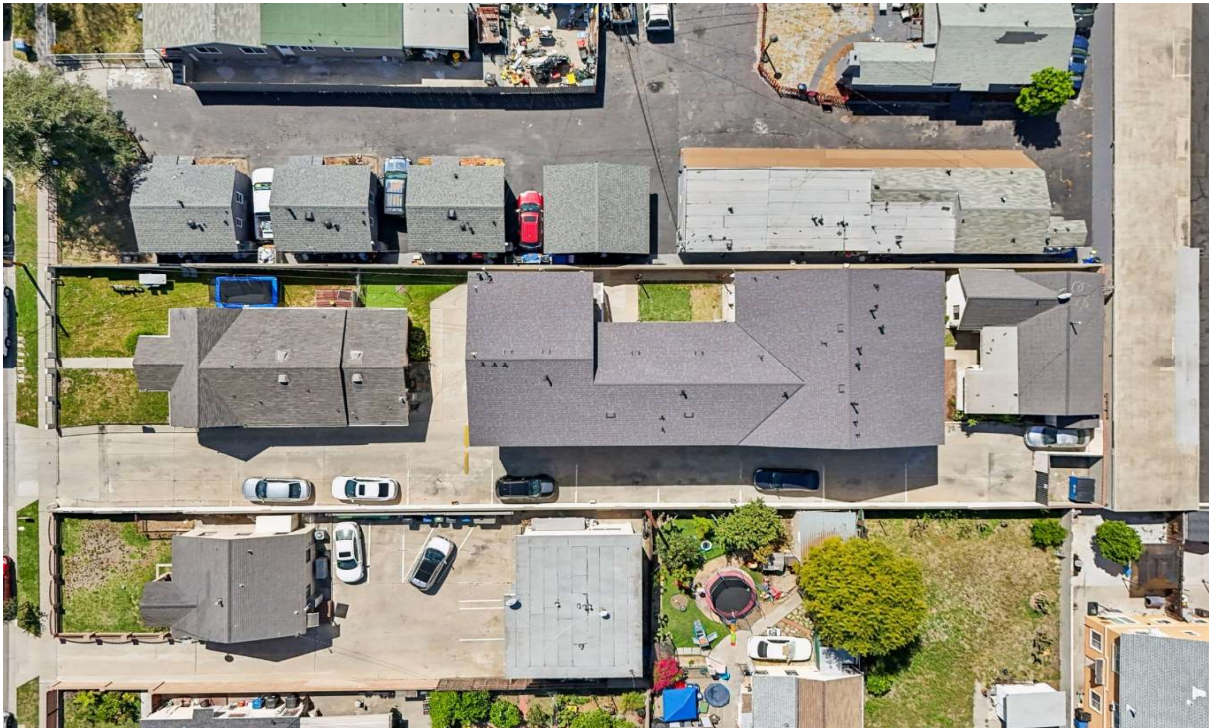
Street Map



Location Map



PROPERTY PICTURES





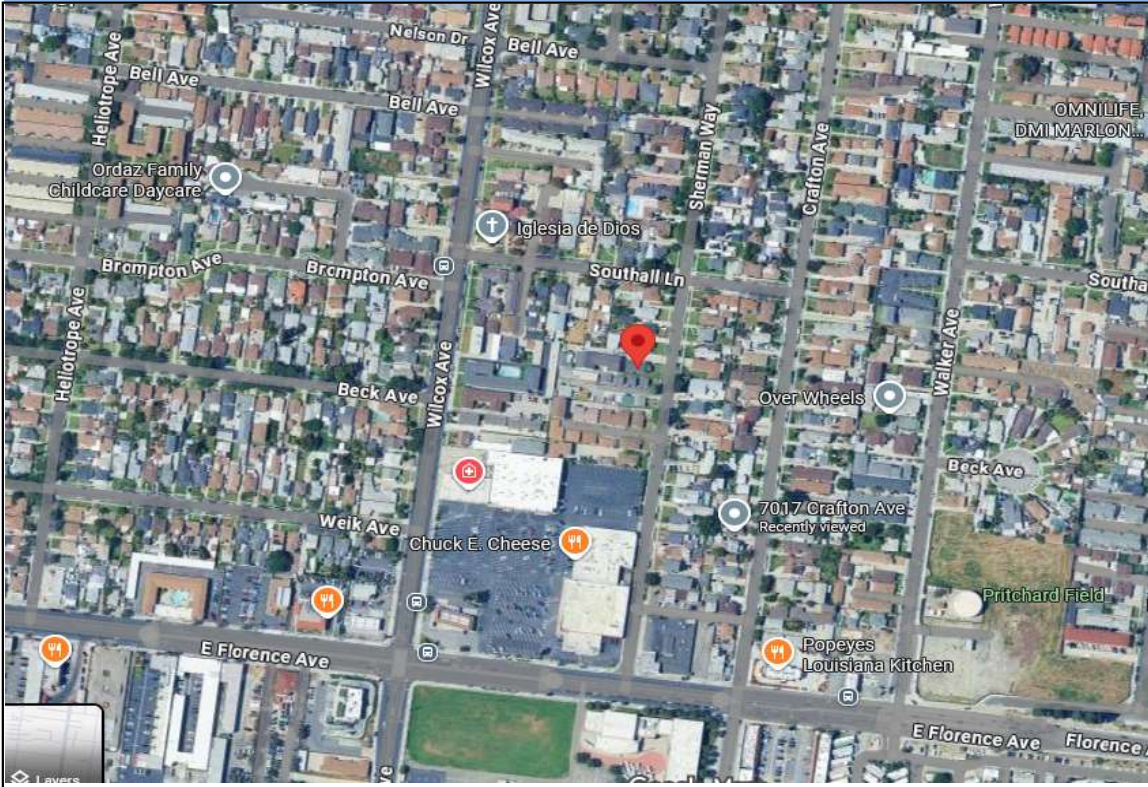
6921 Sherman Way
Bell, CA 90201
6 Units

PROPERTY PICTURES

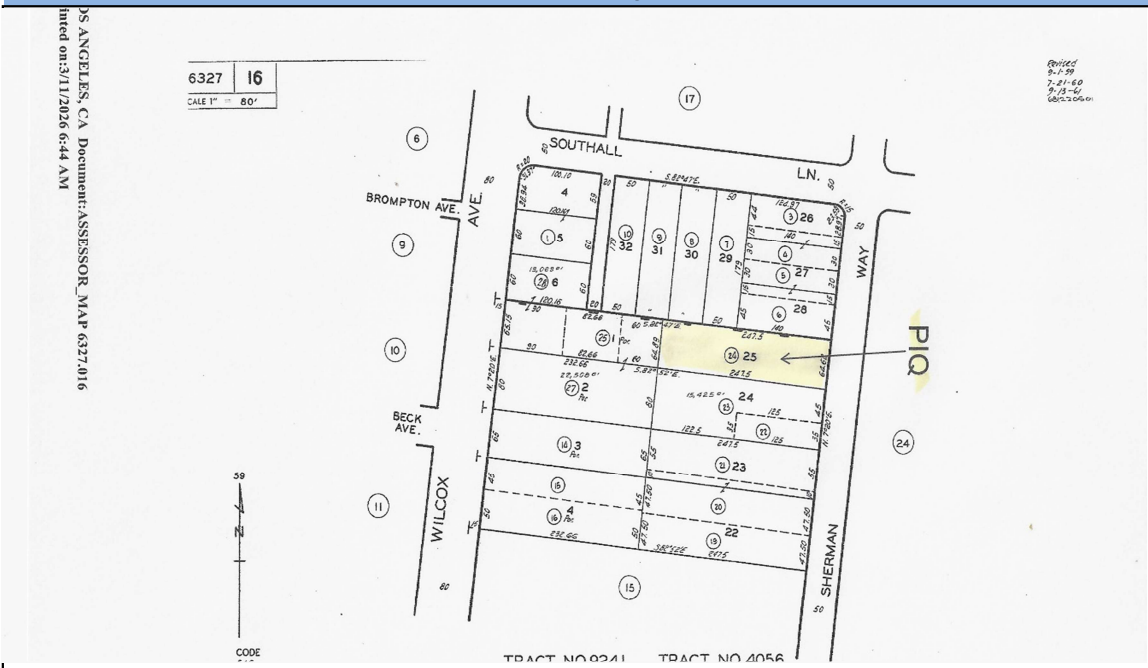


Property Location

Aerial Map



Plat Map



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