

17100 DOWNEY AVENUE

Bellflower, CA 90706

22-Unit Multifamily Investment Located in Bellflower, CA



Multifamily Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By



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MATTHEWSTM





Table of Contents

04 | Investment
Summary

12 | Market
Overview

22 | Comparable
Properties

28 | Financial
Overview

INVESTMENT SUMMARY



17100 Downey Avenue

Bellflower, CA 90706



Executive Summary

22

Number of Units

\$6,750,000

Price

Garage

Parking

±0.58

Lot Size (AC)

1972

Approx. Year Built

±18,200

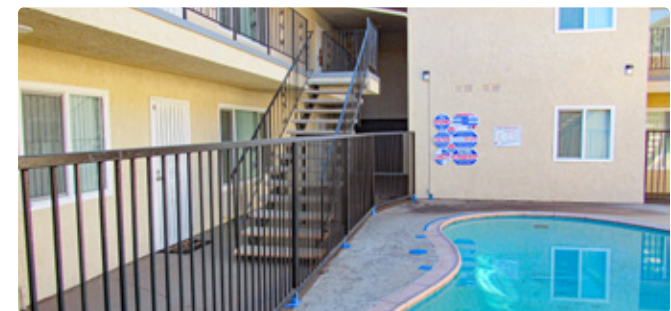
Reantable SF

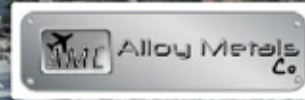


The Opportunity

We are pleased to present the Casa Segura Apartments, a well-located multifamily community in the heart of Bellflower, California. Built in 1972, this 22-unit property offers a rare combination of strong in-place operations and a substantial and noteworthy renovation. The community is largely comprised of large two-bedroom units, many paired with garage parking, supporting durable tenant demand. Property features include copper plumbing, individually metered gas and electricity, a leased laundry facility, pitched composition roofing approximately 8 years old, an interior courtyard and pool, and newly paved asphalt throughout. The secured, gated environment and robust parking mix of 21 garages plus 12 assigned spaces further elevate resident appeal. The unit features include gas cooking, gas wall heating, wall-mounted air conditioning, new quartz countertops, new vinyl plan flooring, cabinet hardware, new bathroom vanities and reglazed showers.

The multifamily strategically positioned along Downey Ave, a key Bellflower thoroughfare with immediate access to the 91 Freeway, streamlining commutes throughout Southeast Los Angeles County and beyond. Bellflower's tight-knit, multicultural community and active commercial scenes, including retail, healthcare, and neighborhood-serving businesses, reinforce ongoing rental strength.





Mattress Factory Direct

Oakridge Condominiums
±30 Units

Park Plaza Apartments
±79 Units

Subject Property

Downey Ave ±3,000 VPD

Park St ±2,800 VPD



Property Photos



Property Photos





Mokler Elementary
±569 Students



McKinley Elementary
±410 Students



Subject Property



Westland @ Artesia
±170 Units



Artesia Fwy ± 273,000 VPD



Artesia Blvd ± 29,300 VPD



Rose Pointe Apartments
±32 Units



Lakewood Blvd ± 48,000 VPD



Ramona Park Senior Apartments
±61 Units



Google Earth

Investment Highlights

Property Highlights

- 22-Unit Multifamily Opportunity in Bellflower with Strong In-Place Income and Excellent Curb Appeal
- Majority Large Two-Bedroom Units, Many with Garages, Supporting Durable Tenant Demand and Long-Term Occupancy
- Substantial and Noteworthy Renovation in 2025, Featuring Copper Plumbing, New Double Pane Vinyl Windows, and Beautifully Landscaping. The Pitched Composition Roofing is approximately 8 years old, and new asphalt completed throughout
- Units Include Gas Cooking, Gas Wall Heating, Wall-Mounted A/C, and the Interiors Have Been Renovated with Quartz Counters and New Vinyl Plank Flooring, Cabinet Hardware, New Bathroom vanities and reglazed showers
- Individually Metered Gas and Electricity, Reducing Owner Utility Burden and Enhancing Operating Efficiency
- Lifestyle-Oriented Community with a Courtyard Pool and Private Interior Courtyard Layout
- Secure Resident Environment with Two Controlled-Access Gates and Gated Garage Access
- Excellent Parking Offering 21 Garages and 12 Assigned Open Spaces, a Highly Desirable Amenity in This Submarket
- Prime Downey Ave Frontage on a Major Thoroughfare Just Off the 91 Freeway, Delivering Exceptional Regional Connectivity
- Located in a High-Demand Bellflower Rental Market Known for Community Charm, Commercial Vitality, and a History of Low Vacancy



MARKET OVERVIEW



17100 Downey Avenue

Bellflower, CA 90706



Bellflower, CA

Local Market Overview

Located in southeast Los Angeles County, Bellflower is a well-established suburban community offering a prime blend of residential stability and metropolitan accessibility. The city benefits from its proximity to major employment hubs in Downtown Los Angeles, Long Beach, and Orange County, making it a sought-after location for working professionals and families alike. With convenient access to the 91, 605, and I-5 freeways, residents enjoy efficient regional connectivity while maintaining a suburban lifestyle.

Bellflower's rental market is supported by a high proportion of renter-occupied housing, a relatively young median age, and steady household income growth. The area has experienced ongoing public and private investment, including downtown revitalization projects and infrastructure upgrades that continue to enhance livability and long-term value. As a centrally positioned city within the Los Angeles MSA, Bellflower offers multifamily investors a balanced environment of consistent demand, diverse tenant profiles, and increasing property appreciation—making it a compelling choice for long-term investment.

Property Demographics

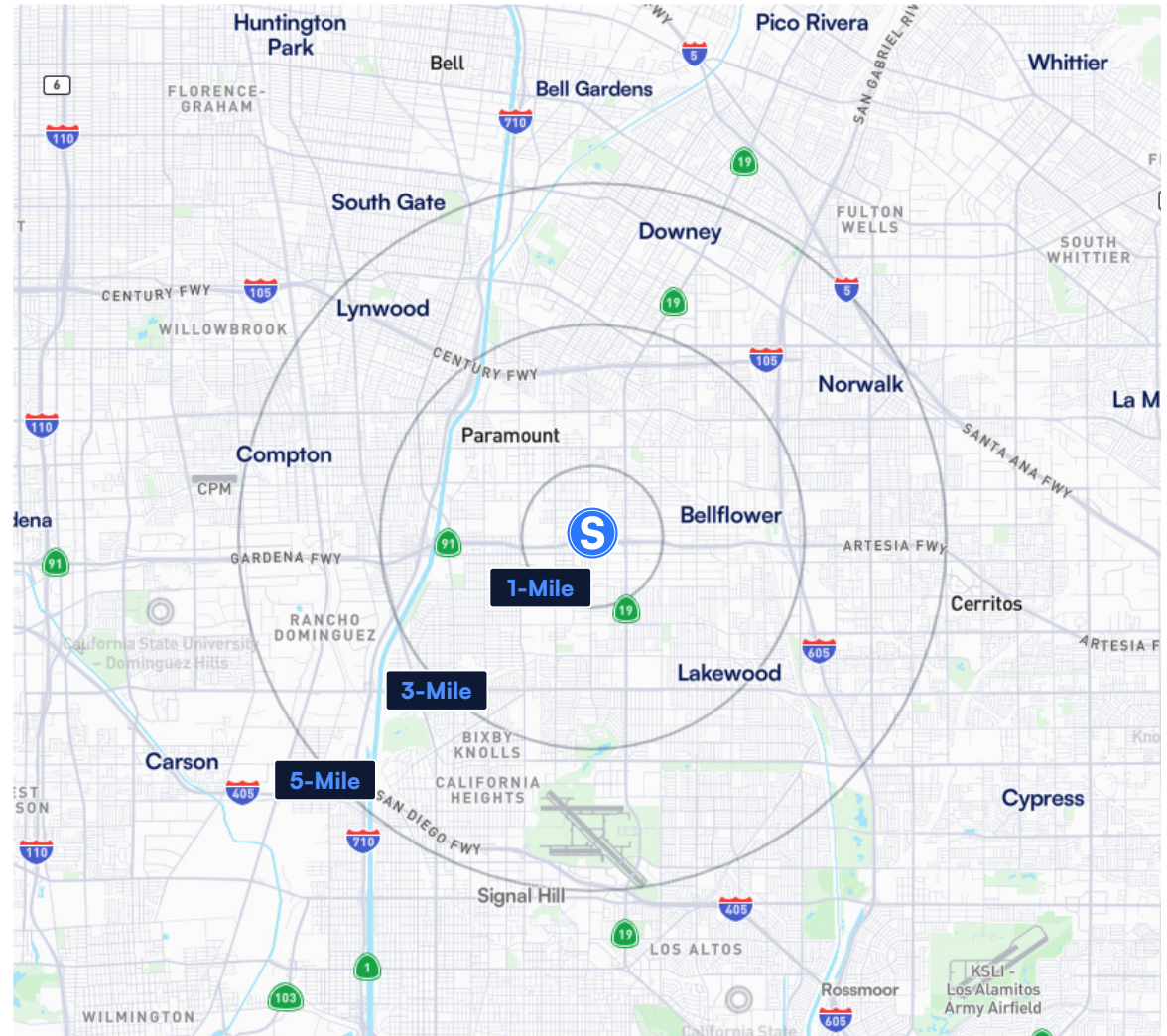
POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	35,491	297,014	680,973
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	10,186	87,780	197,993
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$87,726	\$90,963	\$96,878





Economic Landscape

Bellflower's economy is anchored by a diverse mix of employment sectors, including healthcare, logistics, retail, and light manufacturing—providing a stable foundation for the local workforce. The city benefits from its strategic location near major Southern California economic corridors, allowing residents to commute easily to job centers across Los Angeles and Orange County. Regional infrastructure such as the nearby Port of Long Beach, Los Angeles International Airport, and several major freeways support commerce and mobility, while ongoing local revitalization efforts attract small businesses and service providers. This economic diversity helps insulate the area from sector-specific downturns and supports sustained rental demand across economic cycles.



Transportation & Connectivity

Bellflower offers excellent regional connectivity through its access to major Southern California transportation arteries. The city is served by the 91, 605, 105, and I-5 freeways, allowing efficient travel to Downtown Los Angeles, Long Beach, and surrounding employment centers. Public transportation options, including several Los Angeles Metro bus lines and proximity to the Norwalk/Santa Fe Springs Metrolink station, further support commuter access across the metro area. Bellflower is also within reach of three major airports—LAX, Long Beach Airport, and John Wayne—making it convenient for both business and leisure travel. This connectivity enhances the city's appeal to working professionals and families seeking centralized suburban living with urban access.

Attractions & Demand Drivers

The area benefits from a wide range of regional attractions and institutional anchors that drive demand for local housing. Nearby education institutions such as Cerritos College and Cal State Long Beach contribute to consistent student and faculty housing needs. Bellflower is also close to healthcare facilities like Kaiser Permanente Downey and PIH Health, both major employment centers. Recreational attractions including the Los Angeles County Fire Museum, Columbia Memorial Space Center, and various performing arts venues offer cultural engagement, while proximity to destinations like Disneyland, SoFi Stadium, and the Long Beach waterfront make the city an attractive residential option for those seeking access to leisure and entertainment.

Lifestyle & Local Conveniences

Bellflower combines suburban comfort with walkable local amenities, offering residents a convenient and connected lifestyle. The revitalized downtown district features a growing mix of cafes, eateries, boutique retailers, and community services. Multiple parks and green spaces, including Thompson Park and Simms Park, provide residents with outdoor recreation and family-friendly environments. Local shopping centers such as Bellflower Plaza and Lakewood Center meet daily retail needs, while weekly farmers markets and city-hosted events foster a sense of community. With quality schools, healthcare access, and a diverse dining scene, Bellflower presents a balanced lifestyle that appeals to renters seeking affordability without sacrificing convenience.

Market Highlights

60.8%

Renter-Occupied Units

77,000+

Total Population

\$661,100

Median Property Value

±25,000

Total Households

35.9

Median Age

\$77,600

Median Household Income

±37,500

Employed Residents

12.93M+
Total Resident Population

\$1.295T
Gross Domestic Product

49.1M+
Annual Visitors

\$40B+
Tourism Economic Impact



Transportation

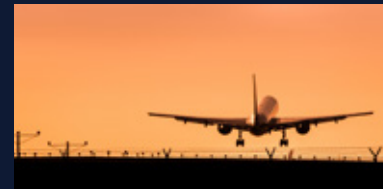
The Ports of Los Angeles and Long Beach form the largest container port complex in the Western Hemisphere, processing over 10 million TEUs in 2024, including 743,417 containers in the latest monthly count. Serving as the main entry point for goods from Asia—especially China, at about 40% of total volume—the ports anchor one of the nation’s largest logistics and warehousing hubs, supporting over 1 million regional jobs.

Once goods arrive, they move quickly across North America via extensive air, rail, and road networks. Los Angeles International Airport, one of the world’s busiest, handled over 75 million passengers and 2.7 million metric tons of cargo in 2023, ranking among the top five U.S. freight airports.

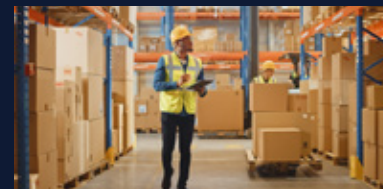


Port Cargo Volume
10.3 Million TEUs*

* Twenty-Foot Equivalent Units



Airport Economic Impact
\$126.6 Billion Annually



Transportation
& Warehousing
241,700 Employees



Annual Ridership
311 Million (Total Metro System)



The freeway system—including I-5, I-10, I-405, and US-101—links Southern California to major West Coast and national corridors, supporting both commuting and long-haul trucking. Public transit is expanding, with the Los Angeles Metro operating over 100 miles of rail lines and upcoming projects like the D Line Extension and Inglewood Transit Connector, while Metrolink connects the city to surrounding counties, boosting regional workforce mobility.

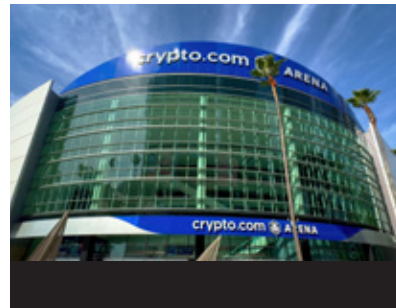
Sports & Entertainment

Los Angeles offers one of the most vibrant and globally recognized entertainment ecosystems in the world, blending film, music, art, cuisine, and nightlife. The city welcomed over 49 million visitors in 2023, Los Angeles'

vast entertainment scene supports its massive tourism sector and attracts a young, experience-driven population, fueling long-term rental demand and urban development in cultural hotspots.



NFL | Rams & Chargers
SoFi Stadium



NBA | Lakers
Crypto.com Arena



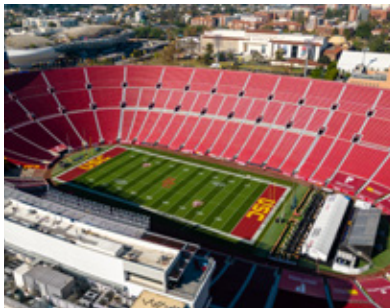
NBA | Clippers
Intuit Dome



MLB | Dodgers
Largest Stadium in MLB



MLS | LAFC & LA Galaxy
BMO Stadium &
Dignity Health Sports Park



UCLA & USC
Top Programs in the Pac-12



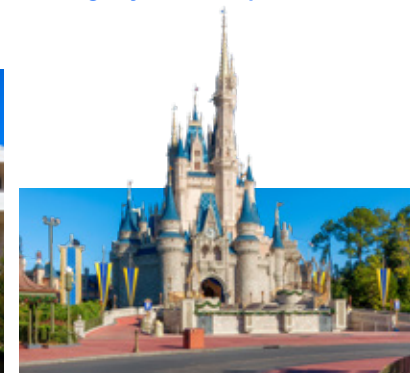
Performing Arts
Hollywood Bowl, Walt Disney
Concert Hall, & Pantages Theatre



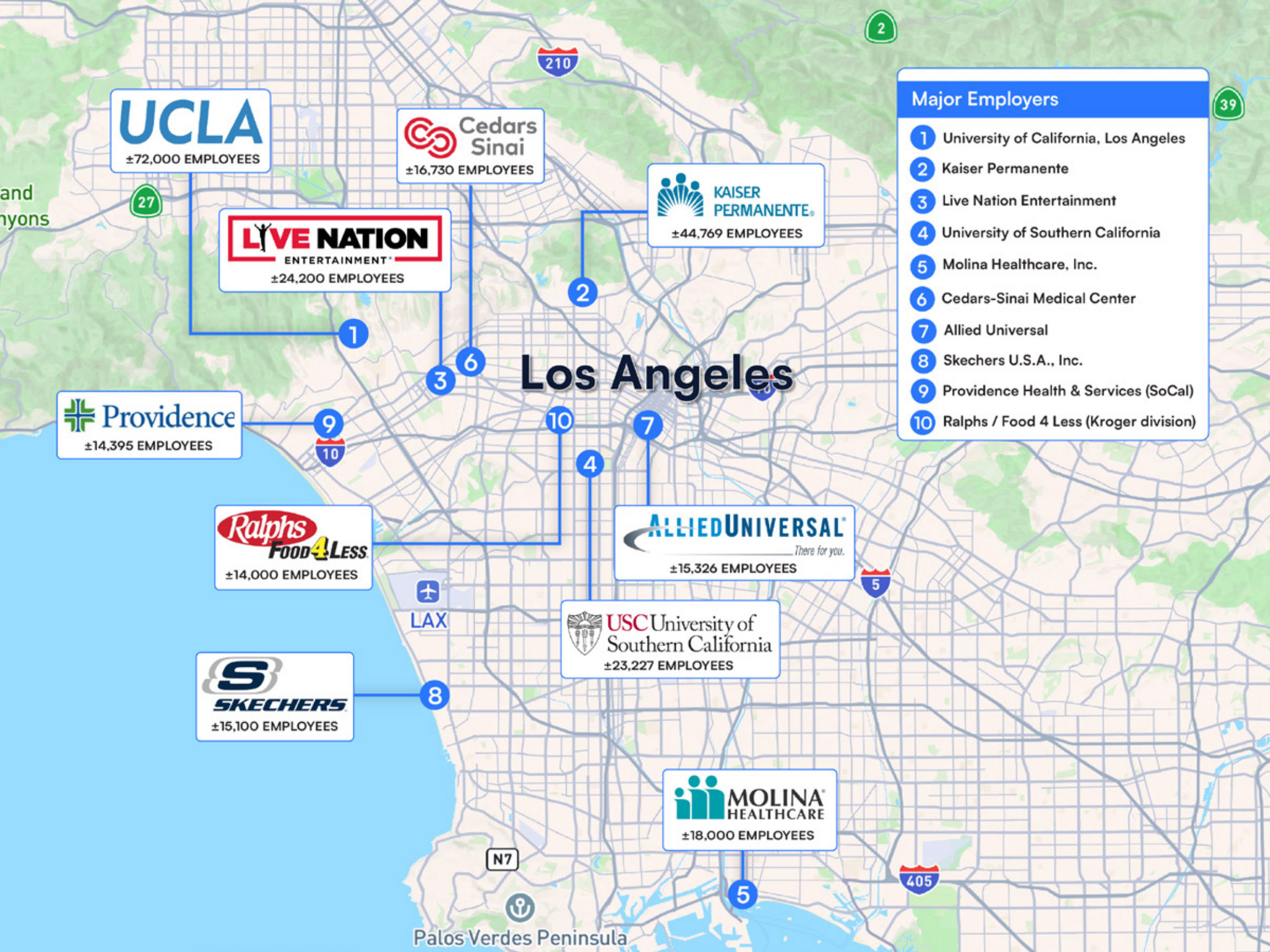
Studios
Warner Bros., Paramount,
Disney, & Universal



Museums
The Getty Center,
LACMA, & The Broad



Amusement Parks
Universal Studios, Disneyland,
& Knott's Berry Farm



UCLA
±72,000 EMPLOYEES

Cedars Sinai
±16,730 EMPLOYEES

LIVE NATION ENTERTAINMENT
±24,200 EMPLOYEES

KAISER PERMANENTE
±44,769 EMPLOYEES

Providence
±14,395 EMPLOYEES

Ralphs FOOD4LESS
±14,000 EMPLOYEES

SKECHERS
±15,100 EMPLOYEES

ALLIED UNIVERSAL
There for you.
±15,326 EMPLOYEES

USC University of Southern California
±23,227 EMPLOYEES

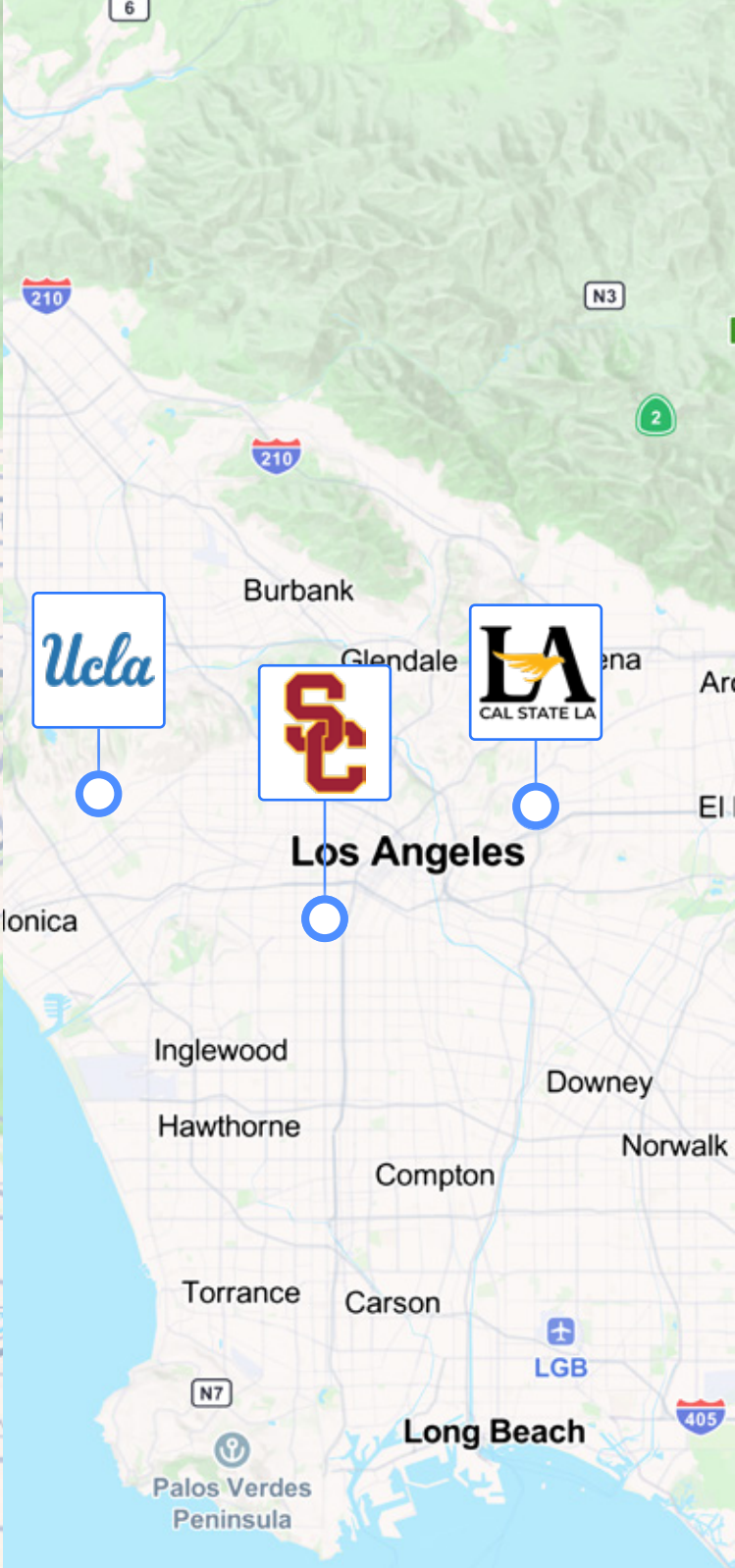
MOLINA HEALTHCARE
±18,000 EMPLOYEES

- Major Employers**
- 1 University of California, Los Angeles
 - 2 Kaiser Permanente
 - 3 Live Nation Entertainment
 - 4 University of Southern California
 - 5 Molina Healthcare, Inc.
 - 6 Cedars-Sinai Medical Center
 - 7 Allied Universal
 - 8 Skechers U.S.A., Inc.
 - 9 Providence Health & Services (SoCal)
 - 10 Ralphs / Food 4 Less (Kroger division)

Los Angeles

Palos Verdes Peninsula

LAX



Higher Education

The metro area features a nationally significant higher education ecosystem, contributing to the region’s innovative capacity and workforce development. It is home to several prestigious universities that attract a large and diverse student body from across the U.S. and around the world. The University of Southern California is a globally recognized private research university, enrolling over 49,000 students, with strong programs in business, engineering, cinema, and medicine. University of California, Los Angeles, a top-tier public research institution, enrolls approximately 47,000 students and consistently ranks among the best universities in the world.

These flagship universities are major economic engines, contributing billions annually through employment, research activity, and technology commercialization. Both USC and UCLA produce tens of thousands of graduates annually, supporting a steady pipeline of skilled talent in sectors like tech, healthcare, and media — all key pillars of LA’s economy.

University of Southern California
49,500 Students, Graduation Rate: 81%

UCLA
47,000 Students, Graduation Rate: 75%

Cal State, Los Angeles
27,000 Students, Graduation Rate: 52.5%



COMPARABLE PROPERTIES



17100 Downey Avenue

Bellflower, CA 90706



Rent Comparables

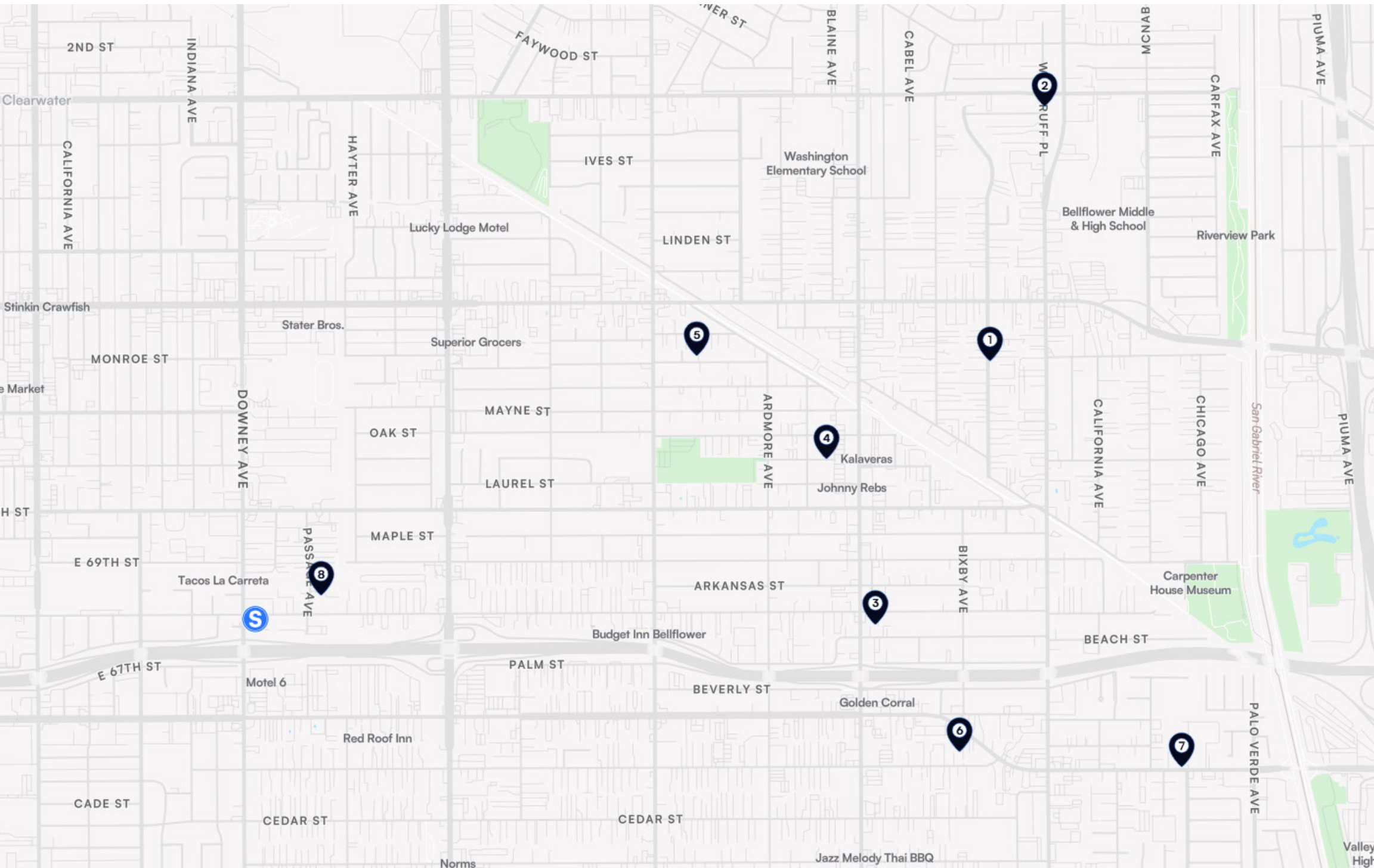
One Bedroom Rent Comparables

	Address	Year Built	Unit Mix	Unit Size (SF)	Avg Rents	Rent/SF	Parking	Laundry	Amenities
1	9453 Los Angeles St Bellflower, CA 90706	1955	1 Bed 1 Bath	750	\$2,250	\$3.00	One Car Garage	In Unit	Range, Vinyl Flooring, Heating (Gas)
2	9963 Ramona St Bellflower, CA 90706	1963	1 Bed 1 Bath	825	\$2,100	\$2.55	Covered Parking	On Site	Oven, Range, Laminate Flooring, Carpet in Bedroom
3	10445 Artesia Blvd #A39 Bellflower, CA 90706	1973	1 Bed 1 Bath	585	\$2,095	\$3.58	Gated Parking	On Site	Air Conditioning, Pool, Carpet, Clubhouse, Gas Range
4	17050 Passage Ave Bellflower, CA 90706	1977	1 Bed 1 Bath	720	\$2,075	\$2.88	Assigned Parking	On Site	Pool, Gas Stove, Dishwasher, Central Heating/Wall AC
Average					\$2,130	\$3.00			
S	Subject Property 17100 Downey Ave Bellflower, CA 90706	1972	1 Bed 1 Bath	770	\$2,000	\$2.60			

Two Bedroom Rent Comparables

	Address	Year Built	Unit Mix	Unit Size (SF)	Avg Rents	Rent/SF	Parking	Laundry	Amenities
5	16120 Cornuta Ave Bellflower, CA 90706	1962	2 Bed 1 Bath	1,000	\$2,375	\$2.38	Covered	Shared	Electric Stove, Pool, Plank Flooring
6	15120 Woodruff Pl Bellflower, 90706	1973	2 Bed 1 Bath	750	\$2,395	\$3.19	Gated Lot	On Site	Pool, Vinyl Floors, Electric Heating
7	9816 Park St, Apt 8 Bellflower, 90706	1972	2 Bed 1 Bath	812	\$2,400	\$2.96	Detached Parking	Shared	Oven, Hardwood Floors, Wall AC/Heat
8	9725 Belmont St Bellflower, CA 90706	1935	2 Bed 1 Bath	900	\$2,400	\$2.67	One Parking Space	Shared	Wall AC
Average				866	\$2,393	\$2.80			
S	Subject Property 17100 Downey Ave Bellflower, CA 90706	1972	2 Bed 1 Bath	860	\$2,500	\$2.91			

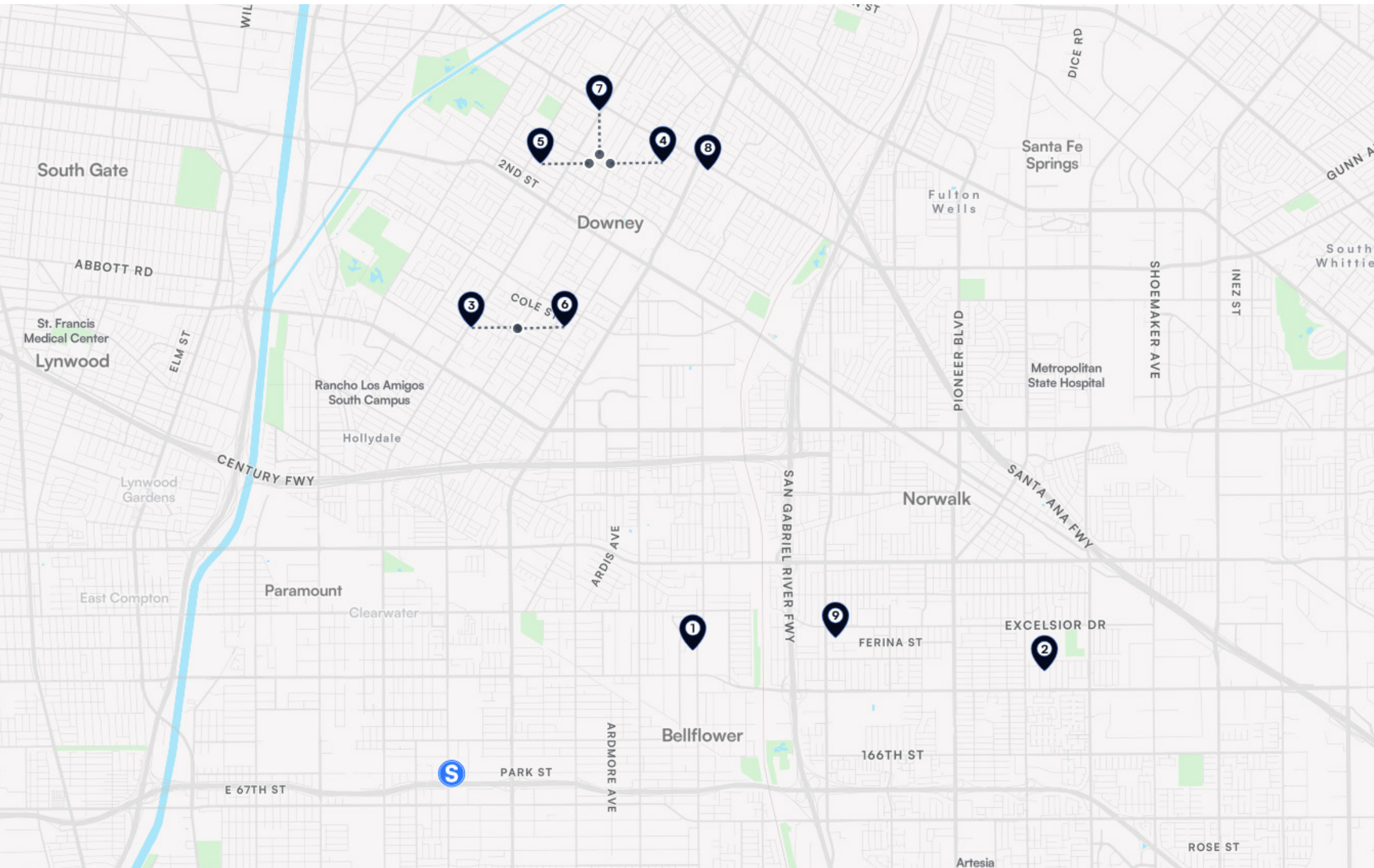
Rent Comparables Map



Sales Comparables

	Address	City	Units	Year Built/Reno	Building SF	Sale Price	Cap Rate	GRM	Price Per Unit	Price Per SF	Sale Date	Unit Mix
1	15531 Woodruff Ave	Bellflower	10	1987	12,082	\$3,950,000	4.46%	14.91	\$395,000	\$326.93	Under Contract	(9) 2 Bed 2 Bath (1) 3 Bed 2 Bath
2	15520-15526 Belshire Ave	Norwalk	19	1987	19,345	\$7,500,000	4.90%	14.10	\$394,737	\$387.70	5/2/2025	(15) 2 Bed 2 Bath (4) 3 Bed 2 Bath
3	12135 Downey Ave	Downey	5	1988	5,409	\$1,890,000	4.50%	13.63	\$378,000	\$349.42	3/7/2025	(4) 2 Bed 2 Bath (1) 3 Bed 1 Bath
4	10525 Downey Ave	Downey	6	1960	6,156	\$2,100,000	5.10%	13.16	\$350,000	\$341.13	10/16/2025	(2) 3 Bed 2 Bath (4) 2 Bed 1 Bath
5	10611-10617 Western Ave	Downey	8	1968	7,988	\$2,785,000	4.98%	13.30	\$348,125	\$348.65	1/24/2025	(8) 2 Bed 2 Bath
6	12143 Downey Ave	Downey	8	1965	6,760	\$2,500,000	3.90%	16.67	\$312,500	\$369.82	3/7/2025	(2) 2 Bed 2 Bath (4) 2 Bed 1 Bath (2) 1 Bed 1 Bath
7	10518-10524 Western Ave	Downey	12	1973	11,059	\$3,750,000	5.05%	13.10	\$312,500	\$339.09	1/24/2025	(5) 2 Bed 2 Bath (7) 1 Bed 1 Bath
8	10216 Vultee St	Downey	53	1965	56,411	\$16,370,000	4.90%	13.80	\$308,868	\$290.19	5/30/2025	(16) 1 Bed 1 Bath (31) 2 Bed 2 Bath (6) 3 Bed 2 Bath
9	11037 Ferina St	Norwalk	23	1963	15,191	\$6,950,000	5.20%	13.62	\$302,174	\$457.51	4/18/2025	(12) 1 Bed 1 Bath (11) 2 Bed 1 Bath
	Average		16	1973	15,600	\$5,310,556	4.78%	14.03	\$344,656	\$356.72		
S	Subject Property 17100 Downey Ave	Bellflower	22	1972	18,200	\$6,750,000	6.16%	11.03	\$306,818	\$370.88	TBD	(8) 1 Bed 1 Bath (14) 2 Bed 1 Bath

Sales Comparables Map



FINANCIAL SUMMARY



17100 Downey Avenue

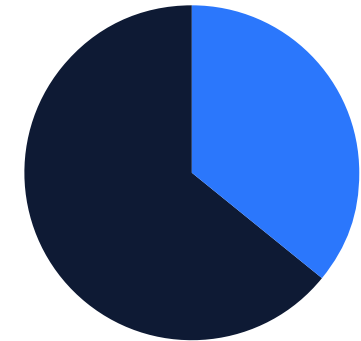
Bellflower, CA 90706



Financials

Address	17100 Downey Avenue, Bellflower, CA 90706
Total Number of Units	22
Total Square Feet	±18,200 SF
Average Unit Size	±827 SF
Asset Type	Multifamily

Display Rent as:	Monthly
Rents to Show:	Current and Potential
Rental Range Rent:	Current



■ Two Bed/One Bath
 ■ One Bed/One Bath

Unit Type	# of Units	Avg Sq Feet	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
One Bed / One Bath	8	770	\$2,000 - \$2,000	\$2,000	\$2.60	\$16,000	\$2,095	\$2.72	\$16,760
Two Bed / One Bath	14	860	\$2,500 - \$2,500	\$2,500	\$2.91	\$35,000	\$2,595	\$3.02	\$36,330
Totals/Weighted Averages	22	827		\$2,318	\$2.80	\$51,000	\$2,413	\$2.92	\$53,090
Gross Annualized Rents				\$612,000			\$637,080		

Rent Roll

Unit Type	Unit Size (SF)	Current Rent/Month	Current Rent/SF/Month	Potential Rent/Month	Potential Rent/SF/Month
Two Bed / One Bath	860	\$2,500	\$2.91	\$2,595	\$3.02
Two Bed / One Bath	860	\$2,500	\$2.91	\$2,595	\$3.02
Two Bed / One Bath	860	\$2,500	\$2.91	\$2,595	\$3.02
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Two Bed / One Bath	860	\$2,500	\$2.91	\$2,595	\$3.02
One Bed / One Bath	770	\$2,000	\$2.60	\$2,095	\$2.72
One Bed / One Bath	770	\$2,000	\$2.60	\$2,095	\$2.72
One Bed / One Bath	770	\$2,000	\$2.60	\$2,095	\$2.72
Two Bed / One Bath	860	\$2,500	\$2.91	\$2,595	\$3.02
One Bed / One Bath	770	\$2,000	\$2.60	\$2,095	\$2.72
Two Bed / One Bath	860	\$2,500	\$2.91	\$2,595	\$3.02
Two Bed / One Bath	860	\$2,500	\$2.91	\$2,595	\$3.02
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Two Bed / One Bath	860	\$2,500	\$2.91	\$2,595	\$3.02
Two Bed / One Bath	860	\$2,500	\$2.91	\$2,595	\$3.02
One Bed / One Bath	770	\$2,000	\$2.60	\$2,095	\$2.72
Two Bed / One Bath	860	\$2,500	\$2.91	\$2,595	\$3.02
Two Bed / One Bath	860	\$2,500	\$2.91	\$2,595	\$3.02
One Bed / One Bath	770	\$2,000	\$2.60	\$2,095	\$2.72
One Bed / One Bath	770	\$2,000	\$2.60	\$2,095	\$2.72
Two Bed / One Bath	860	\$2,500	\$2.91	\$2,595	\$3.02
One Bed / One Bath	770	\$2,000	\$2.60	\$2,095	\$2.72
Total	18,200	\$51,000	\$2.80	\$53,090	\$2.92

Pricing Details

Summary	
Price	\$6,750,000
Down Payment	\$3,037,500
Number of Units	22
Price Per Unit	\$306,818
Price Per SqFt	\$370.88
Rentable SqFt	±18,200
Lot Size	±0.58 Acres
Approx. Year Built	1972

Returns	Current	Market
CAP Rate	6.16%	6.50%
GRM	11.03	10.60
Cash-on-Cash	6.35%	7.12%
Debt Coverage Ratio	1.87	1.97

Financing	1st Loan
Loan Amount	\$3,712,500
Loan Type	New
Interest Rate	6.00%
Amortization	30 Years
Year Due	2040

# Of Units	Unit Type	SF	Scheduled Rents	Market Rents
8	One Bed/One Bath	770	\$2,000	\$2,095
14	Two Bed/One Bath	860	\$2,500	\$2,595

Operating Data		Current		Market
Gross Scheduled Rent		\$612,000		\$637,080
Less: Vacancy/Deductions	3.0%	\$18,360	3.0%	\$19,112
Total Effective Rental Income		\$593,640		\$617,968
Other Income		\$6,000		\$6,000
Effective Gross Income		\$599,640		\$623,968
Less: Expenses	30.7%	\$184,131	29.7%	\$185,099
Net Operating Income		\$415,509		\$438,869
Cash Flow		\$415,509		\$438,869
Debt Service		\$222,750		\$222,750
Net Cash Flow After Debt Service	6.35%	\$192,759	7.12%	\$216,119
Principal Reduction		\$0		\$0
Total Return	6.35%	\$192,759	7.12%	\$216,119

Expenses	Current	Market
Real Estate Taxes	\$84,375	\$84,375
Insurance	\$15,255	\$15,255
Utilities - Electric	\$2,367	\$2,367
Utilities - Water & Sewer	\$6,082	\$6,082
Utilities - Gas	\$6,636	\$6,636
Trash Removal	\$6,480	\$6,480
Repairs & Maintenance	\$11,000	\$11,000
Landscaping	\$4,800	\$4,800
Pool Service	\$3,600	\$3,600
On-Site Management	\$22,800	\$22,800
Off-Site Management	\$17,136	\$18,104
Misc. Expenses & Reserves	\$3,600	\$3,600
Total Expenses	\$184,131	\$185,099
Expenses/Unit	\$8,370	\$8,414
Expenses/SF	\$10.12	\$10.17

Operating Statement

Income	Current		Market		Notes	Per Unit	Per SF
Gross Current Rent	612,000		637,080			28,958	35.00
Physical Vacancy	(18,360)	3.0%	(19,112)	3.0%		(869)	(1.05)
Total Vacancy	(\$18,360)	3.0%	(\$19,112)	3.0%		(\$869)	(\$1)
Effective Rental Income	593,640		617,968			28,089	33.95
Other Income							
Laundry Income	3,600		3,600		\$300/Mth	164	0.20
Parking Income	2,400		2,400		\$200/Mth	109	0.13
Total Other Income	\$6,000		\$6,000			\$273	\$0.33
Effective Gross Income	\$599,640		\$623,968			\$28,362	\$34.28

Expenses	Current		Market		Notes	Per Unit	Per SF
Real Estate Taxes	84,375		84,375		[0]	3,835	4.64
Insurance	15,255		15,255		2026 Bill	693	0.84
Utilities - Electric	2,367		2,367		Yr End	108	0.13
Utilities - Water & Sewer	6,082		6,082		Yr End	276	0.33
Utilities - Gas	6,636		6,636		Yr End	302	0.36
Trash Removal	6,480		6,480		Yr End	295	0.36
Repairs & Maintenance	11,000		11,000		\$500/Unit	500	0.60
Landscaping	4,800		4,800		\$400/Mth	218	0.26
Pool Service	3,600		3,600		\$300/Mth	164	0.20
On-Site Management	22,800		22,800		\$1900/Mth	1,036	1.25
Off-Site Management	17,136		18,104		3 Percent	823	0.99
Misc. Expenses & Reserves	3,600		3,600		Other	164	0.20
Total Expenses	\$184,131		\$185,099			\$8,414	\$10.17
Expenses as % of EGI	30.7%		29.7%				
Net Operating Income	\$415,509		\$438,869			\$19,949	\$24.11

MATTHEWS™

Exclusively Listed By



Mark Bridge

Executive VP & Senior Director

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License No. 01316702 (CA)

David Harrington | Broker of Record | License No. 02168060 (CA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **17100 Downey Avenue, Bellflower, CA 90706** ("Property"). The 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 or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ 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 the Property 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 Owner or Matthews™ 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 of this Offering Memorandum.