Clearwater Collection

PARAMOUNT, CALIFORNIA

Plan B

Rental Comparable & Property Reference

A data reference for Plan B at Clearwater Collection

SUBJECT PROPERTY

15540 & 15540½ Colorado Avenue

Paramount, California 90723

AUGUST 2026 EDITION

V 1.0

SECTION 1

At a Glance

Front-loaded summary of the key facts, figures, and mathematical illustrations in this document. Fully detailed data, sources, methodology, and disclaimers follow in Sections 2 through 7.

PROPERTY SNAPSHOT

LIST PRICE	TOTAL LIVING	BEDS / BATHS
$1,199,000	**2,611 sq ft**	**6 / 4**
Main + attached 2BR ADU	Main 1,772 + ADU 839	Main 4/3 + ADU 2/1

15540 & 15540½ Colorado Avenue · Paramount, California 90723 · New 2026 construction · Gold Key Development, Inc.

RENT REFERENCE RANGE (from historical asking observations of comps in Parts 1 & 2)

ADU (2BR/1BA)	MAIN RESIDENCE (4BR/3BA)	COMBINED (SEPARATE TENANTS)
$2,600 – $3,000 /mo	**$4,500 – $5,100 /mo**	**$7,100 – $8,100 /mo**
Selected from historical asking observations, ADU comps A–F	Selected from historical asking observations, main-house comps A–E	Mathematical sum of the two ranges above

ILLUSTRATIVE CAP RATE AT LIST PRICE ($1,199,000)

ADU ONLY	MAIN RESIDENCE ONLY	COMBINED (SEPARATE TENANTS)
≈ 2.21% – 2.55%	**≈ 3.83% – 4.34%**	**≈ 6.04% – 6.89%**
Based on $2,600–$3,000/mo rent range	Based on $4,500–$5,100/mo rent range	Based on $7,100–$8,100/mo rent range

Illustrative cap rate = (rent × 12 × 0.85) ÷ $1,199,000, using a 15% illustrative expense assumption. Arithmetic only. Full six-scenario detail with 20% expense variant, complete methodology, and disclaimers in Part 3.

KEY PROPERTY FACTS (per project documentation)

- Attached 2-bedroom ADU with separate entrance, own kitchen, own bathroom, own laundry, and one dedicated uncovered parking space
- Separately metered electric services for main residence and ADU
- Owned photovoltaic solar included; all-electric construction
- Two-car attached garage with EV-ready charging outlet; three parking spaces total
- No HOA, no Mello-Roos
- Smart-home features per project documentation (Wi-Fi thermostat, Ring doorbell, exterior cameras, keyless entry, Echo Hub)

Reference document only. Rental comparable and cap rate figures are not appraisals, market rent determinations, or return predictions. See Section 7 for full disclaimers.

SECTION 2

Subject Property Information

The subject property consists of a main residence and an attached accessory dwelling unit on a single residential parcel in Paramount, California. The information below is drawn from project documentation supplied by the seller and builder, Gold Key Development, Inc. Buyers should independently verify all subject-property information.

Addresses	15540 Colorado Avenue (main residence) and 15540½ Colorado Avenue (ADU), Paramount, California 90723
Combined Living Area	2,611 sq ft (1,772 sq ft main residence + 839 sq ft ADU)
Combined Bedrooms / Bathrooms	6 / 4 (main residence 4/3 + ADU 2/1)
Year Built	New construction, 2026
Builder	Gold Key Development, Inc.
ADU Configuration	Attached ADU with separate entrance, own kitchen, own bath, own laundry
Parking	Two-car attached garage plus one uncovered space, three spaces total; the uncovered space is dedicated to the ADU
Electrical	Separately metered electric services
Solar	Owned photovoltaic solar (per project documentation)
Construction Type	All-electric
HOA	None
Mello-Roos	None
List Price	$1,199,000

Source: project documentation from Gold Key Development, Inc. Buyers should independently verify square footage, bedroom and bathroom count, features, and all other property details.

SECTION 3

Subject Property Features

The features listed below are drawn from project documentation supplied by Gold Key Development, Inc. Buyers should independently verify each feature during their own due-diligence period.

Feature	Subject Property (per project documentation)
Construction	New 2026 construction
ADU	Attached 2-bedroom ADU with private entrance, own kitchen, own bathroom, own laundry
Electrical metering	Separately metered electric services
Solar	Owned photovoltaic solar system installed
HVAC	All-electric systems
Smart-home features	Wi-Fi thermostat, Ring doorbell, exterior cameras, keyless entry, Echo Hub (per project documentation)
Garage	Two-car attached garage with EV-ready charging outlet and Wi-Fi garage door opener
ADU parking	One dedicated uncovered space on-site, alongside the garage
HOA	None
Mello-Roos	None

Source: project documentation from Gold Key Development, Inc. This document makes no comparison to other properties, no representation about typical area inventory, and no representation about how any listed feature will affect ownership costs, utility bills, maintenance, or resale value.

SECTION 4

Geographic Reference

Paramount is located in southeast Los Angeles County. Regional transportation corridors near Paramount include I-710, I-605, I-105, and SR-91. Selected regional employment and institutional locations are shown below for geographic reference only.

Location	Selected Institutions / Employers	Approx. Distance
Paramount (local)	Weber Metals; light industrial and retail districts	0–3 mi
Downey	Kaiser Permanente Downey Medical Center	2–5 mi
Long Beach	Port of Long Beach; California State University, Long Beach; Long Beach Memorial Medical Center	8–10 mi
Cerritos / Lakewood	Cerritos College; Cerritos Auto Square	5–7 mi
Downtown Los Angeles	Civic, finance, and medical districts	≈15 mi
LAX / South Bay	Los Angeles International Airport; El Segundo employer cluster	18–20 mi
Hawthorne / Torrance	SpaceX; Honda North America headquarters	12–15 mi

Approximate distances shown are for general geographic reference only. Drive times vary materially by route, traffic, time of day, construction, and other conditions. No representation is made that any listed employer or institution is a source of rental demand for this property, that any particular buyer or tenant will work at these locations, or that proximity to any location will affect rental achievability or property value.

SECTION 5

Selected Published Housing & Demographic Data

The following third-party data points are reproduced for reference. Each point is attributed to its source. No inference is drawn about how these data points affect this specific property, its rental achievability, or its value. Buyers may consider these data points in their own analysis or disregard them.

Multigenerational households — Pew Research Center

Pew Research Center reported that 18% of the U.S. population lived in multigenerational households in 2021, compared with 7% in 1971.

Source: Pew Research Center, "The Demographics of Multigenerational Households," published March 24, 2022 (see Section 6 for URL).

Multigenerational home purchases — National Association of REALTORS®

According to the National Association of REALTORS® 2026 Home Buyers and Sellers Generational Trends reporting, 14% of buyers purchased a multigenerational home.

Source: National Association of REALTORS®, 2026 Home Buyers and Sellers Generational Trends Report (see Section 6 for URL). No inference is drawn that this statistic predicts demand, rent, or value for this specific property.

California ADU regulation

California law regulates the permitting, construction, and use of accessory dwelling units. The current statutory and regulatory framework, including any rental-term requirements and permitting standards, is administered by the California Department of Housing and Community Development (HCD). Buyers evaluating ADU rental use should review current California HCD guidance and consult qualified counsel.

Source: California Department of Housing and Community Development (see Section 6 for URL). Nothing in this document is legal advice.

PART 1 ADU Rental Comparable Listings

The listings below are publicly advertised rental comparable properties researched and rechecked against the cited third-party rental platforms on August 14, 2026. The set includes both currently advertised and previously advertised properties. Status, asking-rent information, and available listing history reflect what was publicly visible from the cited source on the verification date. Asking rents are not evidence of achieved rents. Removal of a listing does not establish that the property was leased, when it was leased, or the rent ultimately agreed upon.

	Property, City	Beds / Baths	Sq Ft	Advertised Asking-Rent History	Status (as of Aug 14, 2026)
A	14101 Anderson Pl, Unit 3/4, Paramount	2 / 2	≈771	$2,650 currently displayed by cited source	Listed on cited source; verify current status via link in Section 6.
B	8418 Stewart & Gray Rd, Downey	2 / 2	≈850	$3,100 currently displayed by cited source	Listed on cited source; verify current status via link in Section 6.
C	10507 Angell St (ADU behind 10509 Angell St), Norwalk	2 / 2	n/a on source	Historical asking: $2,700	Listed on cited source; verify current status and price via link in Section 6.
D	15508 Halcourt Ave, Norwalk	2 / 1	≈600	Historical asking observed at $2,800, $2,600, $2,500	Listed on cited source; verify current status and price via link in Section 6.
E	4032½ Elsa St, Lakewood	3 / 3	≈1,443	Historical asking: $3,700	Verify current status and price via link in Section 6.
F	15302 Leahy Ave, Bellflower	3 / 2	≈1,100	Historical asking: $3,400	Verify current status and price via link in Section 6.

Sources: Comp A — apartmentguide.com; Comp B — apartments.com; Comp C — rent.com; Comp D — rent.com; Comp E — redfin.com; Comp F — zillow.com. Full URLs in Section 6.

Not a market-rent determination or a prediction of achievable rent for the subject property. See Section 7 for full disclaimers governing rental comparable data, asking-versus-achieved rents, and buyer diligence.

PART 2 Main-House Rental Comparable Listings

The listings below are publicly advertised rental comparable single-family-home properties researched and rechecked against the cited third-party rental platforms on August 14, 2026. The set includes both currently advertised and previously advertised properties. Status, asking-rent information, and available listing history reflect what was publicly visible from the cited source on the verification date. Asking rents are not evidence of achieved rents. Removal of a listing does not establish that the property was leased, when it was leased, or the rent ultimately agreed upon.

	Property, City	Beds / Baths	Sq Ft	Advertised Asking-Rent History	Status (as of Aug 14, 2026)
A	7274 Century Blvd, Paramount	3 / 2	≈1,355	Historical asking: $4,500	Listed on cited source; verify current status and price via link in Section 6.
B	8525 Donovan St, Downey	4 / 3	≈1,700	Historical asking: $5,100	Listed on cited source. Listing described a 3-bedroom main area plus separate 1-bedroom studio with own kitchen and A/C. Configuration differs from subject property. Verify current status and price via link in Section 6.
C	8437 Everest St, Downey	4 / 2	≈1,925	Historical asking: $4,500	Verify current status and price via link in Section 6.
D	9212 Joshua Way, Downey	4 / 4	≈2,110	Historical asking observed at $6,500, $5,950, $5,450, and $4,400	Verify current status and price via link in Section 6.
E	5747 Jefferson Ave, South Gate	4 / 2	≈1,428	Historical asking: $3,800	Listing describes shared-lot circumstances that differ from the subject property. Verify current status and price via link in Section 6.

Sources: Comp A — rent.com; Comp B — apartments.com and redfin.com; Comp C — redfin.com; Comp D — zillow.com; Comp E — rent.com. Full URLs in Section 6.

Not a market-rent determination or a prediction of achievable rent for the subject property. See Section 7 for full disclaimers governing rental comparable data, asking-versus-achieved rents, and buyer diligence.

PART 3 Rent Reference & Illustrative Cap Rate

This part shows a rent reference range derived from the historical asking-rent observations in the comparable listings above, followed by an arithmetic cap rate illustration at the current list price. These figures are for reference only. They are not appraisals, not market rent determinations, and not predictions of achievable rent or return. All assumptions are disclosed so buyers can substitute their own assumptions and recalculate.

RENT REFERENCE RANGE

The figures below are selected from the historical asking-rent observations shown in Parts 1 and 2. They are not the lowest and highest observations in either set. Comparables differing materially from the subject in size, bedroom count, bathroom count, or lot circumstances were excluded from the selection, and the reasoning is not reducible to a single arithmetic rule. These are not market rent for the subject property, not a prediction of achievable rent, and not a lease-price guarantee. Buyers should conduct their own rental analysis.

Unit configuration	Low reference	High reference	Basis
ADU (2BR/1BA)	$2,600 / mo	$3,000 / mo	Selected from ADU comps A–F historical asking observations
Main residence (4BR/3BA)	$4,500 / mo	$5,100 / mo	Selected from main-house comps A–E historical asking observations
Combined (separate tenants)	$7,100 / mo	$8,100 / mo	Mathematical sum of the two ranges above

ILLUSTRATIVE CAP RATE CALCULATION

The table below applies simple arithmetic to the rent reference figures above. Methodology, in full:

- Monthly rent × 12 = Gross Annual Rent.
- Gross Annual Rent × (1 − expense ratio) = Illustrative Net Operating Income (NOI).
- Illustrative NOI ÷ List Price ($1,199,000) = Illustrative Cap Rate.
- Two expense assumptions are shown side-by-side: 15% and 20%. These are illustrative percentages only and are not appraisals of this property's actual operating expenses.

Scenario	Monthly	Gross Annual	NOI @ 15% exp.	NOI @ 20% exp.
ADU only — low	$2,600	$31,200	$26,520 (≈2.21%)	$24,960 (≈2.08%)
ADU only — high	$3,000	$36,000	$30,600 (≈2.55%)	$28,800 (≈2.40%)
Main residence only — low	$4,500	$54,000	$45,900 (≈3.83%)	$43,200 (≈3.60%)
Main residence only — high	$5,100	$61,200	$52,020 (≈4.34%)	$48,960 (≈4.08%)
Combined (separate tenants) — low	$7,100	$85,200	$72,420 (≈6.04%)	$68,160 (≈5.68%)
Combined (separate tenants) — high	$8,100	$97,200	$82,620 (≈6.89%)	$77,760 (≈6.49%)

Not an investment analysis or return prediction. Arithmetic only; assumptions disclosed above. Actual NOI, cap rate, and return depend on the actual purchase price, actual expenses (including property taxes that reset upon transfer under California Proposition 13), and actual rent achieved, if any. See Section 7 for full disclaimers.

SECTION 6

Sources & Verification

Rental comparable information was researched and rechecked against the cited publicly available third-party rental platforms on August 14, 2026. The comparable set includes both currently marketed and previously marketed properties. The status, asking-rent information, and available listing history shown are based on what was publicly visible from the cited sources as of the verification date. Asking rents are not evidence of final achieved rents, and removal of a listing does not establish that the property was leased or establish the rent ultimately agreed upon.

ADU comparable listing sources

- **Comp A** · 14101 Anderson Pl, Unit 3/4, Paramount → View on ApartmentGuide
- **Comp B** · 8418 Stewart & Gray Rd, Downey → View on Apartments.com
- **Comp C** · 10507 Angell St (ADU behind 10509 Angell St), Norwalk → View on Rent.com
- **Comp D** · 15508 Halcourt Ave, Norwalk → View on Rent.com
- **Comp E** · 4032½ Elsa St, Lakewood → View on Redfin
- **Comp F** · 15302 Leahy Ave, Bellflower → View on Zillow

Main-house comparable listing sources

- **Comp A** · 7274 Century Blvd, Paramount → View on Rent.com
- **Comp B** · 8525 Donovan St, Downey → View on Apartments.com · Redfin
- **Comp C** · 8437 Everest St, Downey → View on Redfin
- **Comp D** · 9212 Joshua Way, Downey → View on Zillow
- **Comp E** · 5747 Jefferson Ave, South Gate → View on Rent.com

Housing, demographic, and regulatory sources

- **Pew Research Center** · "The Demographics of Multigenerational Households," March 24, 2022 → View report
- **National Association of REALTORS®** · 2026 Home Buyers and Sellers Generational Trends Report → View NAR research page
- **California Department of Housing and Community Development** · Accessory Dwelling Unit guidance and current ADU handbook → View HCD ADU page
- **California Board of Equalization** · Change in Ownership and Proposition 13 reassessment guidance → View BOE property tax page

Source list is provided so buyers can independently review each cited listing or source. Third-party sources may be revised, updated, or removed at any time. Nothing on any cited page is under the control of the seller, builder, or listing agents.

SECTION 7 — IMPORTANT

Disclaimers — Please Read in Full

General purpose

This document is provided for general informational reference only. It is not an appraisal, rental appraisal, broker price opinion, formal market-rent determination, investment analysis, securities offering, financial advice, tax advice, legal advice, lending advice, property-management advice, guarantee, warranty, or prediction. Nothing in this document constitutes a recommendation to buy, sell, rent, lease, finance, or hold any property or interest in any property.

Rental comparable information

Rental comparable information is drawn from third-party public listing sources cited in Section 6. The seller, builder, listing agents, and their brokerages did not create those third-party listings, do not control their accuracy, do not guarantee the information, and have not independently verified every representation made by third-party listing agents or owners. The verification described in this document consists only of rechecking the information publicly displayed by each cited source on the verification date.

Asking rents are not achieved rents. A property being currently advertised does not mean it will lease at the advertised rent or on the advertised terms. Removal of a listing does not establish that the property was leased, when it was leased, the lease amount, concessions granted, tenant qualifications, lease terms, or any other transaction detail. Where an asking-rent history is shown, the figures are the advertised prices observed from the cited source; they are not evidence of the price at which the property ultimately leased, if it leased at all.

Subject-property rent

Nothing in this document establishes or guarantees the market rent, achievable rent, future rent, occupancy, vacancy, tenant demand, or simultaneous rental of both units of the subject property. The rental comparable information is presented so buyers can review it and draw their own conclusions. Buyers who intend to rent either or both units of the subject property must conduct their own rental analysis and are encouraged to consult a qualified property manager, appraiser, or other appropriate professional.

Mathematics and cap rate illustration

The rent reference range in Part 3 is selected from the historical asking-rent observations shown in Parts 1 and 2 and does not represent the lowest and highest observations in either comparable set. It is not market rent, achieved rent, or a prediction of rent that will be achieved on the subject property. The cap rate illustration in Part 3 is arithmetic derived from the rent reference range, two illustrative expense ratios (15% and 20%), and the current list price of $1,199,000 as of August 2026. The illustrative expense ratios are hypothetical percentages shown so buyers can see the arithmetic; they are not appraisals of this property's actual operating expenses. Buyers may substitute their own rent assumptions, their own expense assumptions, and their own purchase price and recalculate. The resulting cap rate figures are not appraisals, not investment recommendations, and not predictions of return.

Expenses

This document does not estimate actual buyer expenses. Potential expenses include, without limitation: property taxes, insurance, vacancy, utilities, maintenance, repairs, reserves, landscaping, property management, leasing commissions and turnover costs, legal and accounting fees, regulatory compliance costs, and financing expenses. Buyers must independently determine expected expenses.

Taxes

Property taxes generally change following a transfer of ownership. Under California law and Proposition 13, a change in ownership generally causes reassessment to current fair market value; the base property tax rate is generally 1% plus applicable voter-approved indebtedness and special assessments, which vary by parcel. Buyers must independently confirm taxes and assessments with appropriate public agencies and their own tax professionals.

Financing

Financing availability, loan structure, qualification requirements, lender treatment of the ADU, and any lender consideration of potential rental income depend on the specific buyer, lender, and loan program. Buyers should obtain financing information directly from their lender. No representation is made regarding loan eligibility, interest rate, loan terms, ability to use projected rental income for qualification, appraisal treatment of ADU income, or occupancy requirements.

Legal and regulatory

Rental use of either unit is subject to applicable state and local law, ADU regulations, fair-housing laws, landlord-tenant law, insurance requirements, financing restrictions, and future changes in law. Any occupancy or rental configuration described or implied in this document is subject to applicable law, financing requirements, insurance requirements, lease terms, and other restrictions specific to the property and the buyer.

Third-party data

Demographic, market, legislative, and other third-party data cited in this document are attributed to their respective sources in Sections 4, 5, and 6. Those figures may be revised or become outdated. They are not original research by Gold Key Development, the seller, the listing agents, or their brokerages, and have not been independently audited by any of those parties. No inference should be drawn that any cited third-party data predicts or determines the achievable rent, value, or investment performance of the subject property.

Buyer responsibility

Buyers must perform independent due diligence and consult appropriate professionals, including, as relevant to their specific situation: a real estate attorney, a tax professional, a lender, an insurance professional, a licensed property manager, a licensed appraiser, an accountant, and other qualified advisers. Buyers should not rely on this document as a substitute for professional advice.

Subject property: 15540 & 15540½ Colorado Avenue, Paramount, California 90723 (Plan B + ADU). Community: Clearwater Collection, developed by Gold Key Development, Inc. Document version 1.0, prepared August 2026 with all comparable listing data rechecked against cited sources on August 14, 2026.