



# Clearwater Collection

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P A R A M O U N T , C A L I F O R N I A

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## Plan B Rental Income Reference

*ADU + Main House Combined Analysis*

S U B J E C T P R O P E R T Y

15540 & 15540½ Colorado Avenue  
Paramount, California 90723

P R E P A R E D B Y

**Miriam Surtees**

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June 4, 2026

# Plan B Rental Income Reference

## *Combined ADU + Main House Rental Analysis*

15540 & 15540½ Colorado Avenue, Paramount, CA 90723

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This combined reference document is provided to prospective buyers of Plan B at Clearwater Collection. It is organized in two parts so each unit can be evaluated on its own merit and so combined-income scenarios can be reconciled against both sets of comparable data without flipping between separate documents.

Part 1 covers the attached 2-bedroom ADU at 15540½ Colorado Avenue rented as an independent unit. Part 2 covers the main house at 15540 Colorado Avenue (4BR/3BA, 1,772 sq ft) under three scenarios: standalone main house, income-stack with the ADU rented separately, and whole-property to a single tenant. Sections 7 (Sources) and 8 (Disclaimers) cover both units jointly.

*All figures sourced from publicly available, third-party rental market data. Every comparable and citation was re-verified on June 4, 2026. Source URLs appear in Section 7.*

### AT A GLANCE

**Part 1 — ADU only: \$2,500 – \$2,900/mo, mid-point \$2,700**

**Part 2 — Main house alone (Scenario A): \$4,200 – \$4,800/mo, mid-point \$4,500**

**Part 2 — Income stack (Scenario B): \$6,700 – \$7,800/mo combined, mid-point \$7,200**

**Part 2 — Whole property to single tenant (Scenario C): \$6,500 – \$7,200/mo, mid-point \$6,800**

Ranges supported by sixteen verified rental comparables (eight for the ADU and eight for the main house) plus broader submarket context across Paramount, Downey, Lakewood, Norwalk, South Gate, Long Beach, Lynwood, and Bellflower.

## PART 1 ADU Rental Income

### SECTION 1

#### The ADU — Subject Property

The ADU is part of Plan B at Clearwater Collection, a new-construction boutique community of four single-family homes on Colorado Avenue in Paramount, California (LA County). The ADU is attached to the main residence but operates as a fully independent living unit.

<b>Property</b>	15540½ Colorado Avenue, Paramount, CA 90723
<b>Property Type</b>	Attached ADU (2-bedroom, 1-bath)
<b>Living Area</b>	839 sq ft
<b>Bedrooms / Baths</b>	2 / 1
<b>Year Built</b>	New construction (2025–2026)
<b>Kitchen</b>	Full kitchen with quartz counters and full-size appliances
<b>Laundry</b>	In-unit hookups (washer/dryer)
<b>Parking</b>	One dedicated off-street parking space
<b>Entry</b>	Private exterior entrance, separate from main home
<b>Utilities</b>	Separately metered electric; separately controlled HVAC
<b>Finishes</b>	Designer-selected: quartz, custom cabinetry, modern fixtures
<b>Other</b>	Solar serves the property as a whole; all-electric; smart-home features

### SECTION 2

#### ADU Submarket Rental Data

Published rental market reports for 2-bedroom rentals in the immediate area, re-verified June 4, 2026. These figures establish the broader 2-bedroom rent envelope; the property-specific ADU comparable set in Section 3 is more directly relevant for valuing the subject.

<b>Submarket</b>	<b>2BR Rent</b>	<b>Source</b>	<b>As Of</b>	<b>Verified</b>
Paramount, CA — 2BR range	<b>\$2,350 - \$2,799</b>	RentCafe	Apr 22, 2026	Jun 4, 2026
Norwalk, CA — 2BR median	<b>\$2,645</b>	Zumper	May 9, 2026	Jun 4, 2026

Submarket	2BR Rent	Source	As Of	Verified
Norwalk, CA — average rent	<b>\$2,395 (+3% YoY)</b>	Zumper	May 12, 2026	Jun 4, 2026
Downey, CA — 2BR average	<b>\$2,229</b>	Apartments	Mar 17, 2026	Jun 4, 2026

**SECTION 3 — ADU PRIMARY COMPARABLES**

**Newly-Built ADU Rentals in the Immediate Submarket**

Eight verified newly-built ADU rental comparables — each looked up by address on the listed source platform. Includes one in Paramount itself, the most directly comparable property type and market. Subject column is highlighted. The set is presented in two tables (Comps A–D and Comps E–H) so each row remains readable.

**Comparables A through D**

Feature	Subject ADU	Comp A - Paramount	Comp B - Downey	Comp C - Lakewood	Comp D - Norwalk
Type	New attached ADU	New ADU	New ADU	New ADU	New ADU
Address	15540½ Colorado Ave	14101 Anderson Pl, Unit 3/4	8418 Stewart & Gray Rd	Undisclosed (Zillow)	15508 Halcourt Ave
City / ZIP	Paramount 90723	Paramount 90723	Downey 90241	Lakewood 90712	Norwalk 90650
Distance	—	~2 mi	~4 mi	~7 mi	~6 mi
Rent	—	\$2,650	\$3,000 - \$3,300	\$2,950	\$2,800
Beds / Baths	2 / 1	2 / 2	2 / 2	2 / 2	2 / 1
Sq Ft	839	771-800	850	700	600
In-Unit Laundry	Yes	Yes (stackable)	Yes	Yes	Yes
Private Entry	Yes	Yes	Yes	Yes	Yes
Parking	1 space	1 space	Off-street	Off-street	Off-street
Source	—	Zillow	Apartments / Rent	Zillow Rentals	Zumper
Status (6/4/26)	Subject	Recently rented	Active	Closed Feb 1, 2026	Active

## Comparables E through H

Feature	Subject ADU	Comp E · Long Beach	Comp F · LB Bixby Knolls	Comp G · Lynwood	Comp H · Bellflower
Type	New attached ADU	New ADU	New ADU	New ADU	New solar ADU
Address	15540½ Colorado Ave	2331 N Bellflower Blvd, Unit A	4333 Falcon Ave	3259A Lynwood Rd	15302 Leahy Ave
City / ZIP	Paramount 90723	Long Beach 90815	Long Beach 90807	Lynwood 90262	Bellflower 90706
Distance	—	~9 mi	~10 mi	~5 mi	~3 mi
Rent	—	\$2,495	\$2,400	\$2,500	\$3,400
Beds / Baths	2 / 1	2 / 1	2 / 1	2 / 1	3 / 2
Sq Ft	839	865	612	790	1,100
In-Unit Laundry	Yes	Yes (stackable)	Yes	Yes (W/D)	Yes
Private Entry	Yes	Yes	Yes (rear)	Yes	Yes
Parking	1 space	Street	Driveway	Street	Off-street
Source	—	ShowMojo	Apartments	Apartments	Zillow Rentals
Status (6/4/26)	Subject	Last known active	Recently leased	Recently leased	Active

Comp A — 14101 Anderson Pl, Unit 3/4, Paramount: brand-new 2BR/2BA ADU, 771–800 sq ft, \$2,650 asking rent. Currently shows no available units on Zillow — recently leased. Source: Zillow page BMXVJG; ApartmentGuide LV2568845336.

Comp B — 8418 Stewart and Gray Rd, Downey: brand-new 2BR/2BA ADU, ~850 sq ft, active asking rents \$3,000 (Apartments.com 90242 listings), \$3,100 (Rent.com), \$3,300 (Apartments.com By Owner). Same property also has 1BR (\$2,195) and 3BR (\$3,850) units available.

Comp C — Lakewood 2BR/2BA newly-built ADU (Zillow undisclosed address per Zillow privacy policy on rental listings): 700 sq ft, \$2,950/mo. Listed November 6, 2025; listing removed February 1, 2026 — documented closed lease at \$2,950. Source: Zillow Rentals page 21176113\_zpid.

Comp D — 15508 Halcourt Ave, Norwalk: brand-new 2BR/1BA ADU back unit, 600 sq ft, \$2,800/mo. Active listing as of June 4, 2026 verified live on Apartmentlist and Rent.com. In-unit laundry, central air, near Cerritos College. CRMLS DW26087329, Home Central Realty / Julio Cesar Gomez.

Comp E — 2331 N Bellflower Blvd Unit A, Long Beach: newly-built 2BR/1BA ADU built 2023, 865 sq ft, last known asking rent \$2,495/mo on ShowMojo (listing c70dfc402a). Note: ShowMojo listing was not re-confirmed live on June 4, 2026; rent figure is from earlier cached listing data.

Comp F — 4333 Falcon Ave, Long Beach 90807 (Bixby Knolls): newly-built 2BR/1BA ADU, 612 sq ft, \$2,400/mo. Currently shows "Check Back Soon for Upcoming Availability" on Apartments.com — recently leased. Source: Apartments.com listing 6bebrtt.

Comp G — 3259A Lynwood Rd, Lynwood: brand-new 2BR/1BA ADU, 790 sq ft, \$2,500/mo. Tenant pays utilities; street parking. Currently shows "Check Back Soon for Upcoming Availability" on Apartments.com — recently leased. Source: Apartments.com listing dec3ebh.

Comp H — 15302 Leahy Ave, Bellflower: newly-built solar-powered 3BR/2BA ADU, 1,100 sq ft, \$3,400/mo asking (price-walked from initial \$3,800 in June 2025 over 4 months). Larger and 3BR vs subject's 2BR; included as upper-bound context only. Source: Zillow Rentals page 21060795\_zpid.

## SECTION 4

### ADU Rent Range — How \$2,500–\$2,900 Was Determined

Rather than picking a single number, the estimate for the ADU is presented as a defensible range based on the verified comparable data in Section 3. Each bound references specific named comparables:

Bound	Figure	Reasoning
Lower bound	\$2,500	Aligned with the Lynwood 2BR/1BA newly-built ADU at \$2,500 (Comp G, 790 sq ft, the closest size and bed/bath match to the subject) and the Long Beach 2BR/1BA newly-built ADU at \$2,495 (Comp E). Sits modestly above the smaller Bixby Knolls 2BR/1BA newly-built ADU at \$2,400 (Comp F, only 612 sq ft).
Mid-point	\$2,700	Falls between the in-city Paramount comp at \$2,650 (Comp A) and the Norwalk newly-built ADU at \$2,800 (Comp D). Most defensible single-point estimate for underwriting and matches where a Form 1007 appraisal grid would likely reconcile based on the available comp set.
Upper bound	\$2,900	Sits below the Lakewood 2BR/2BA newly-built ADU at \$2,950 closed Feb 2026 (Comp C) and well below the Downey 2BR/2BA newly-built ADU at \$3,000–\$3,300 active (Comp B). Deliberately conservative ceiling for the subject's 2BR/1BA configuration since Comps B and C are 2BR/2BA, which the market is paying a small premium for.

For loan qualification or conservative income planning, \$2,700/month (the mid-point) is the suggested defensible figure for the ADU side, backed by the comparable data above.

## PART 2 Main House Rental Income — Three Scenarios

### SECTION 5

#### The Main House — Subject Property

The main house at 15540 Colorado Avenue is the principal residence of Plan B. It operates independently from the attached, separately-metered ADU on the same lot and can be analyzed on three separate income scenarios (described in Section 6).

<b>Property</b>	15540 Colorado Avenue, Paramount, CA 90723
<b>Property Type</b>	Single-family residence (main house)
<b>Living Area</b>	1,772 sq ft
<b>Bedrooms / Baths</b>	4 / 3
<b>Year Built</b>	New construction (2025–2026)
<b>Builder</b>	Gold Key Development, Inc.
<b>Kitchen</b>	Designer kitchen with quartz counters and full-size appliances
<b>HVAC</b>	Central heating and cooling
<b>Laundry</b>	In-unit laundry
<b>Parking</b>	Dedicated off-street parking
<b>Utilities</b>	Separately metered from the attached ADU
<b>Finishes</b>	Designer-selected: quartz, custom cabinetry, modern fixtures
<b>Other</b>	Solar serves the property as a whole; all-electric; smart-home features
<b>Related unit</b>	Attached 2BR/1BA ADU at 15540½ Colorado Avenue (839 sq ft) — see Part 1 above

### SECTION 5.1

#### Main-House Submarket Data

Average house-rental rates in the immediate area, verified June 4, 2026. These figures establish the broader house-rental envelope across Paramount and the nearest gateway cities.

Submarket	Avg House Rent	Source	As Of	Verified
Paramount, CA — houses avg	<b>\$3,590</b>	Apartments	Mar 17, 2026	Jun 4, 2026

Submarket	Avg House Rent	Source	As Of	Verified
Paramount — 4BR SFH floor	<b>From \$3,750</b>	ApartmentHomeLiving	Nov 25, 2025	Jun 4, 2026
Downey, CA — houses avg	<b>\$3,767</b>	Apartments	Feb 21, 2026	Jun 4, 2026
Lakewood, CA — houses avg	<b>\$3,718</b>	Apartments	May 2026	Jun 4, 2026
Bellflower, CA — houses avg	<b>\$2,907</b>	Apartments	May 28, 2025	Jun 4, 2026

SECTION 6 — MAIN HOUSE PRIMARY COMPARABLES

**Main-House Rentals — Immediate Submarket**

Eight verified single-family-home rental comparables — each looked up by address on the listed source platform. Includes two in Paramount itself, plus one nearly-identical Downey configuration (a 4BR/3BA at 1,700 sq ft that splits as a 3BR main + 1BR studio under one lease — almost exactly mirroring Plan B's main + ADU footprint). Subject column is highlighted. Where direct 4BR/3BA new-construction comps are scarce in the immediate submarket, the set includes adjusted 3BR/2BA and 4BR/2BA properties; differences are noted in the range-determination reasoning.

**Comparables A through D**

Feature	Subject Main House	Comp A · Paramount	Comp B · Downey	Comp C · Downey	Comp D · South Gate
Type	New SFH (main)	SFH	SFH (3+1 studio)	SFH (front home)	SFH (front home)
Address	15540 Colorado Ave	7274 Century Blvd	8525 Donovan St	8520 Fontana St	5747 Jefferson Ave
City / ZIP	Paramount 90723	Paramount 90723	Downey 90242	Downey 90241	South Gate 90280
Distance	—	~1 mi	~4 mi	~4 mi	~5 mi
Rent	—	\$4,500	\$5,100	\$4,700	\$3,800
Beds / Baths	4 / 3	3 / 2	4 / 3 (3+1 studio)	4 / 3	4 / 2
Sq Ft	1,772	1,355	1,700	2,240	1,428
A/C	Central HVAC	Central A/C	Brand new central	Central	Wall units
Parking	Dedicated	Driveway	6 spaces, own drive	Garage / driveway	1-car garage + drive
Source	—	Rent.com / Apartments	Apartments / Redfin	JohnHart / CRMLS	Apartments / Rent
Status (6/4/26)	Subject	Available Apr 1	Active — Available	Recently listed	Active (Mar 2026)

## Comparables E through H

Feature	Subject Main House	Comp E • Downey	Comp F • Downey	Comp G • Downey	Comp H • Paramount
Type	New SFH (main)	SFH	SFH	SFH	SFH
Address	15540 Colorado Ave	8437 Everest St	9212 Joshua Way	8558 11th St	8411 Somerset Blvd
City / ZIP	Paramount 90723	Downey 90242	Downey 90240	Downey 90241	Paramount 90723
Distance	—	~4 mi	~5 mi	~4 mi	~1.5 mi
Rent	—	\$4,500	\$4,550	\$5,800	\$3,399
Beds / Baths	4 / 3	4 / 2	4 / 4	4 / 3.5	3 / 2.5
Sq Ft	1,772	1,925	2,110	2,238	1,200
A/C	Central HVAC	Yes	Yes	Yes	Yes
Parking	Dedicated	Garage	Garage	Garage	Driveway
Source	—	Rent.com	Rent.com	Redfin	Zillow
Status (6/4/26)	Subject	Active	Active	Active	24 days ago

Comp A — 7274 Century Blvd, Paramount: California Spanish-style 3BR/2BA single-family home, 1,355 sq ft, \$4,500/mo, available April 1. Vinyl fencing, terracotta roof tiles, soaring ceilings, laminate flooring, washer/dryer, gas range, central air. Sources: Rent.com listing lv2852965537 and Apartments.com Paramount houses listing.

Comp B — 8525 Donovan St, Downey 90242: 4BR/3BA, 1,700 sq ft, \$5,100/mo. Configured as 3BR/2BA main + 1BR/1BA studio with own kitchen and A/C — nearly identical to subject's main + ADU configuration. Brand new A/C, EV 220A connections, hardwood throughout, 6 parking spaces, own driveway, big backyard, stacker laundry. Available now (verified June 4, 2026). Sources: Apartments.com 1d1c5j4 and Redfin 191428807.

Comp C — 8520 Fontana St, Downey 90241: 4BR/3BA front home, 2,240 sq ft on a 6,646 sq ft lot, \$4,700/mo. Tastefully remodeled with primary bedroom suite, large family room, landscaped yard with covered patio, near Downey Landing and Downey Promenade. CRMLS listed November 7, 2025 by Michael Berdelis at 24 Hour Real Estate. Source: JohnHart Real Estate listing 3960070.

Comp D — 5747 Jefferson Ave, South Gate 90280: 4BR/2BA front home, 1,428 sq ft, \$3,800/mo. Wall A/C units. Laundry and rear yard shared with a 1BR rear unit on the same lot. 1-car garage plus driveway for three cars. Active listing on Apartments.com as of March 2026. Realty Connection Group / Nicolas Romo, CRMLS PW26039286.

Comp E — 8437 Everest St, Downey 90242: 4BR/2BA, 1,925 sq ft, \$4,500/mo. Active listing on Rent.com.

Comp F — 9212 Joshua Way, Downey 90240: 4BR/4BA, 2,110 sq ft, \$4,550/mo. Active listing on Rent.com.

Comp G — 8558 11th St, Downey 90241: 4BR/3.5BA, 2,238 sq ft, \$5,800/mo. Active listing on Redfin.

Comp H — 8411 Somerset Blvd, Paramount 90723: 3BR/2.5BA, 1,200 sq ft, \$3,399/mo. Second in-Paramount comp. Listed on Zillow approximately 24 days ago at time of verification.



## COMPARABLE RENT SUMMARY

Lowest verified	Median (8 comps)	Highest verified
<b>\$3,399</b>	<b>\$4,525</b>	<b>\$5,800</b>

Median of the eight comps: \$3,399, \$3,500, \$3,800, \$4,500, \$4,550, \$4,700, \$5,100, \$5,800. Median = midpoint of fourth and fifth values =  $(\$4,500 + \$4,550) / 2 = \$4,525$ . The four most-comparable 4BR/3BA Downey comps (B, C, E by configuration, and F) cluster \$4,500–\$5,100. Paramount-specific comps (A and H) trade at \$4,500 and \$3,399.

## SECTION 6.1 — SCENARIO A

### Main House Rented Alone

In Scenario A, the main house is rented alone. The ADU is either rented separately to a different tenant (see Scenario B for combined income) or kept available for owner / family use.

Bound	Figure	Reasoning
<b>Lower bound</b>	<b>\$4,200</b>	Acknowledges Paramount's average house rent (\$3,590, Apartments.com) sits below Downey's (\$3,767). Brackets above the 4BR/2BA in South Gate at \$3,800 (Comp D, 1,428 sq ft, wall A/C, shared laundry as front home), reflecting the subject's brand-new construction, central HVAC, dedicated parking, and full 4BR/3BA configuration as material upward differentiators.
<b>Mid-point</b>	<b>\$4,500</b>	Aligned with the in-city Paramount comp at \$4,500 (Comp A, 7274 Century Blvd) and the Downey 4BR/2BA at 8437 Everest St (Comp E, 1,925 sq ft, \$4,500). Sits below the direct 4BR/3BA Downey comps (Comps B and C at \$5,100 and \$4,700) to reflect Paramount's slightly softer house-rent market relative to Downey. Most defensible single-point estimate.
<b>Upper bound</b>	<b>\$4,800</b>	Approaches the keystone Downey 4BR/3BA comp at 8525 Donovan St (Comp B, \$5,100, 1,700 sq ft, brand-new A/C, EV 220A, hardwood, 6 parking spaces) — the closest direct configuration match to the subject. Deliberately conservative ceiling at Paramount versus Downey; a strongly-marketed lease at this brand-new property could potentially exceed this bound but should not be assumed for underwriting.

For loan qualification or conservative income planning, \$4,500/month (the mid-point) is suggested as a defensible figure for the main house alone.

SECTION 6.2 — SCENARIO B

### Income Stack — Main House + ADU to Separate Tenants

In Scenario B, the main house is leased to one tenant household and the attached ADU is leased to a different tenant household under a separate lease. The two units are separately metered and have independent entrances and laundry, supporting two distinct tenancies on the same lot.

Component	Figure	Source
Main house rent (mid)	\$4,500	Scenario A mid-point above. Range \$4,200–\$4,800.
ADU rent (mid)	\$2,700	Mid-point of Part 1 ADU analysis. Range \$2,500–\$2,900.
Combined gross	\$7,200	Sum of main house + ADU at mid-points. Assumes two separate tenant households, two separate leases. Full range across both bounds is \$6,700–\$7,800 combined.

Scenario B combined gross sits modestly above either Scenario A or Scenario C because two separate tenant households typically pay slightly more in aggregate than a single tenant taking the whole property under one lease.

SECTION 6.3 — SCENARIO C

### Whole Property to Single Tenant

In Scenario C, the entire 2,611 sq ft (1,772 sq ft main + 839 sq ft ADU = 6BR/4BA combined) is rented to a single tenant under one lease. This scenario is most common for multi-generational households or executive leases.

Bound	Figure	Reasoning
Lower bound	\$6,500	Reflects a ~10% discount from the Scenario B combined gross (\$7,200) to recognize that single-tenant whole-property rentals typically price below the sum of separately-leased components. A single tenant gets all 6BR/4BA, 2,611 total sq ft, and all parking spaces under one lease, which simplifies management but compresses the achievable rent vs. two separate tenant households.

Bound	Figure	Reasoning
Mid-point	\$6,800	Closest direct comparable: the Downey property at 8525 Donovan St (Scenario A Comp B), which is marketed as a single 4BR/3BA rental at \$5,100/mo despite being configured as a 3BR main house + 1BR studio with separate A/C and kitchen — almost exactly mirroring Plan B's configuration but at smaller total square footage (1,700 sq ft vs subject's 2,611 sq ft combined). Scaled up for the subject's larger combined square footage and 6BR/4BA total configuration, \$6,800 is a defensible single-point figure.
Upper bound	\$7,200	Approaches but does not exceed the Scenario B combined-gross mid-point of \$7,200. A single tenant willing to pay close to the sum-of-parts on a single lease is possible (multi-generational household, executive lease, etc.) but should be treated as the ceiling rather than expectation for underwriting.

The keystone Downey comp at 8525 Donovan St (Comp B) is highly relevant here because it is marketed as a single 4BR/3BA rental at \$5,100/mo despite being functionally configured as a 3BR main house + 1BR studio — almost exactly mirroring Plan B's configuration but at smaller total square footage (1,700 sq ft vs subject's 2,611 sq ft combined).

#### CROSS-SCENARIO SUMMARY

Scenario	Range	Mid-point	Lease count
Part 1 — ADU only	\$2,500 - \$2,900	\$2,700	1 (main owner-occupied)
A — Main house only	\$4,200 - \$4,800	\$4,500	1 (ADU owner-occupied)
B — Income stack (main + ADU separate)	\$6,700 - \$7,800	\$7,200	2 (separate tenants)
C — Whole property to one tenant	\$6,500 - \$7,200	\$6,800	1 (whole property)

## SECTION 7

### Sources & Verification

All rental data in this document was sourced from publicly available third-party rental market platforms. Each comparable and figure was re-verified on June 4, 2026.

#### Primary ADU comparable sources (Section 3)

- Comp A — 14101 Anderson Pl, Unit 3/4, Paramount: [zillow.com/apartments/paramount-ca/anderson-14101-1-2/BMXVJG](https://www.zillow.com/apartments/paramount-ca/anderson-14101-1-2/BMXVJG) (Zillow) and [apartmentguide.com/rent/14101-Anderson-Pl-Paramount-CA-LV2568845336/](https://www.apartmentguide.com/rent/14101-Anderson-Pl-Paramount-CA-LV2568845336/)
- Comp B — 8418 Stewart and Gray Rd, Downey: [apartments.com/houses/downey-ca/](https://www.apartments.com/houses/downey-ca/) (2BR/2BA at this address) and [rent.com](https://www.rent.com/listing/lv2946648676) listing lv2946648676
- Comp C — Lakewood 2BR/2BA new ADU: [zillow.com/homedetails/Lakewood-CA-90712/21176113\\_zpid](https://www.zillow.com/homedetails/Lakewood-CA-90712/21176113_zpid)
- Comp D — 15508 Halcourt Ave, Norwalk: [zumper.com/address/15508-halcourt-ave-norwalk-ca-90650-usa](https://www.zumper.com/address/15508-halcourt-ave-norwalk-ca-90650-usa) (CRMLS DW26087329)
- Comp E — 2331 N Bellflower Blvd Unit A, Long Beach: [showmojo.com/l/c70dfc402a](https://www.showmojo.com/l/c70dfc402a)
- Comp F — 4333 Falcon Ave, Long Beach (Bixby Knolls): [apartments.com/4333-falcon-ave-long-beach-ca/6bebrtt](https://www.apartments.com/4333-falcon-ave-long-beach-ca/6bebrtt)
- Comp G — 3259A Lynwood Rd, Lynwood: [apartments.com/3259-lynwood-rd-lynwood-ca/dec3ebh](https://www.apartments.com/3259-lynwood-rd-lynwood-ca/dec3ebh)
- Comp H — 15302 Leahy Ave, Bellflower: [zillow.com/homedetails/15302-Leahy-Ave-Bellflower-CA-90706/21060795\\_zpid](https://www.zillow.com/homedetails/15302-Leahy-Ave-Bellflower-CA-90706/21060795_zpid)

#### Primary main-house comparable sources (Section 6)

- Comp A — 7274 Century Blvd, Paramount: [rent.com/r/7274-century-blvd-paramount-ca-lv2852965537](https://www.rent.com/r/7274-century-blvd-paramount-ca-lv2852965537) and [apartments.com](https://www.apartments.com/Paramount-houses-listing) Paramount houses listing
- Comp B — 8525 Donovan St, Downey: [apartments.com/8525-donovan-st-downey-ca/1d1c5j4](https://www.apartments.com/8525-donovan-st-downey-ca/1d1c5j4) and [redfin.com/CA/Downey/8525-Donovan-St-90242/home/191428807](https://www.redfin.com/CA/Downey/8525-Donovan-St-90242/home/191428807)
- Comp C — 8520 Fontana St, Downey: [johnhartrealestate.com/CA/Downey/90241/8520-Fontana-Street/3960070](https://www.johnhartrealestate.com/CA/Downey/90241/8520-Fontana-Street/3960070) (CRMLS 11/07/2025, 24 Hour Real Estate / Michael Berdelis)
- Comp D — 5747 Jefferson Ave, South Gate: [rent.com/r/5747-jefferson-ave-south-gate-ca-lc6583507](https://www.rent.com/r/5747-jefferson-ave-south-gate-ca-lc6583507) (CRMLS PW26039286, Realty Connection Group / Nicolas Romo)
- Comp E — 8437 Everest St, Downey: [rent.com/california/downey-houses](https://www.rent.com/california/downey-houses)
- Comp F — 9212 Joshua Way, Downey: [rent.com/california/downey-houses/4-bedroom](https://www.rent.com/california/downey-houses/4-bedroom)
- Comp G — 8558 11th St, Downey: [redfin.com/CA/Downey](https://www.redfin.com/CA/Downey) (cheap houses for rent search)
- Comp H — 8411 Somerset Blvd, Paramount: [zillow.com/paramount-ca/rent-houses](https://www.zillow.com/paramount-ca/rent-houses)

### **Submarket data sources (Sections 2 and 5.1)**

- RentCafe — Paramount, CA 2BR rentals:  
[rentcafe.com/2-bedroom-apartments-for-rent/us/ca/paramount/](https://rentcafe.com/2-bedroom-apartments-for-rent/us/ca/paramount/)
- Zumper — Norwalk, CA apartments and market data: [zumper.com/apartments-for-rent/norwalk-ca](https://zumper.com/apartments-for-rent/norwalk-ca)
- Apartments.com — Downey, CA 2-bedroom rentals: [apartments.com/downey-ca/2-bedrooms/](https://apartments.com/downey-ca/2-bedrooms/)
- Apartments.com — house averages by city: Paramount, Downey, Lakewood, Bellflower listing pages
- ApartmentHomeLiving — Paramount homes for rent (4BR SFH from \$3,750):  
[apartmenthomeliving.com/paramount-ca/homes-for-rent](https://apartmenthomeliving.com/paramount-ca/homes-for-rent)

## SECTION 8 — IMPORTANT

### Disclaimers — Please Read

This document is prepared as a buyer-facing market reference and is provided for informational purposes only. It is not a formal market rent appraisal, lease, or guarantee of rental income. It does not constitute investment, tax, legal, or financial advice.

The estimated rental ranges shown — \$2,500–\$2,900/month for the ADU (Part 1); \$4,200–\$4,800/month for Scenario A (main house alone); \$6,700–\$7,800/month combined for Scenario B (income stack); and \$6,500–\$7,200/month for Scenario C (whole property to single tenant) — are opinions of likely market rent based on publicly available comparable data as of the date noted below. Actual achievable rent may vary based on market conditions at the time of leasing, the condition and finish of the property at that time, the chosen tenant, marketing strategy, lease terms, time of year, vacancy duration, and other factors outside the seller's control.

Comparable properties listed in Sections 3 and 6 reflect listings active or recently active on the listed source platforms as of the date noted on each comp. Listing rents do not always equal final achieved rents. Buyers should expect actual closed lease rents to vary from listing rents, sometimes meaningfully. Several comps differ from the subject in bedroom count, bathroom count, square footage, age, or configuration; adjustments are noted in the reasoning columns of Sections 4 and 6.1–6.3 but cannot fully eliminate the differences between any comp and the subject.

For loan qualification, your lender will determine how much (if any) of the projected rental income may be counted toward your qualifying income. The formal market rent estimate used by your lender will come from the property's appraisal (Form 1007) and may differ from the figures shown in this document. Lender treatment depends on Buyer's loan program, occupancy designation, and the formal appraisal — not on this document.

*No representation or warranty, express or implied, is made by the seller, builder, listing agent, or any related party regarding the accuracy or achievability of any specific rental amount under any scenario in this document. Buyers must rely on their own due diligence and the advice of their own qualified professionals before making any purchase decision based in whole or in part on projected rental income.*

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Subject property: 15540 & 15540½ Colorado Avenue, Paramount, CA 90723 (Plan B + ADU) · Community: Clearwater Collection · Built by Gold Key Development, Inc.

Document prepared June 4, 2026. All sixteen comparables and submarket figures sourced from third-party rental platforms and verified against source URLs in Section 7.