

OFFERING MEMORANDUM

# 6733 COLGATE AVE

LOS ANGELES, CA 90048

 **Kidder  
Mathews**



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*Exclusively  
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# EXECUTIVE SUMMARY

# WELCOME TO YOUR *COLGATE COTTAGE!*

*We are proud to present 6733 Colgate Ave, a stunning & contemporary side-by-side duplex in the highly coveted & prestigious Beverly Grove neighborhood!*

Retaining its turn of the century charm with a modern and versatile living space, this 2-unit property offers 2,192 square feet of living space built in 1926 that is situated on 6,254 square feet of LAR1 zoned land.

Both units consist of (2) two-bedroom two-bathroom units that are configured directly adjacent to one another. The bright and airy interiors feature some form of upgrades, ranging from new paint with modern stainless-steel appliances and in-unit laundry, and hardwood floors with renovated kitchens and bathrooms featuring beautiful high-end finishes.

The property features enhanced landscaping in the front yard and rear yard, perfect for enjoying outdoor space as a tenant or owner, with a refreshed

and refined exterior and multiple tandem driveway parking.

For added value, the property also comes with a second separate structure that is a detached guest house that can either remain as such or be converted to a permitted ADU (buyer to verify).

Located in one of the most exclusive neighborhoods in Los Angeles, Beverly Grove offers unparalleled lifestyle access to Beverly Hills, West Hollywood, the Grove, Beverly Center, Fairfax, Cedars Sinai along with an unrivaled dining and shopping experience.

Contact the listing broker for more details and to schedule a tour. Don't miss this fantastic opportunity to own a beautifully upgraded property with tremendous potential!

2,192

TOTAL LIVABLE SF

\$1.741M

LIST PRICE

\$794

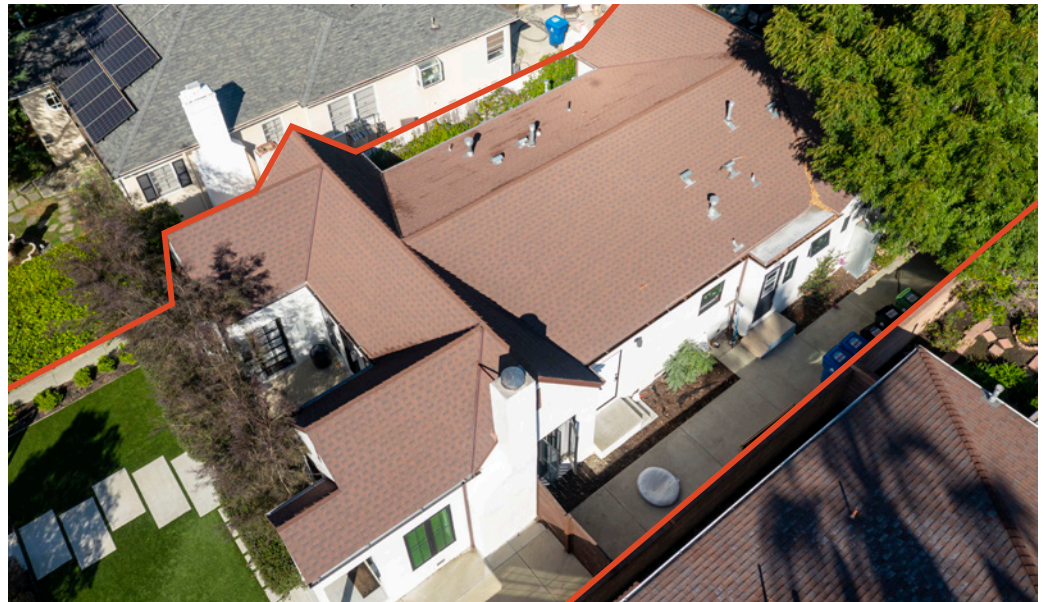
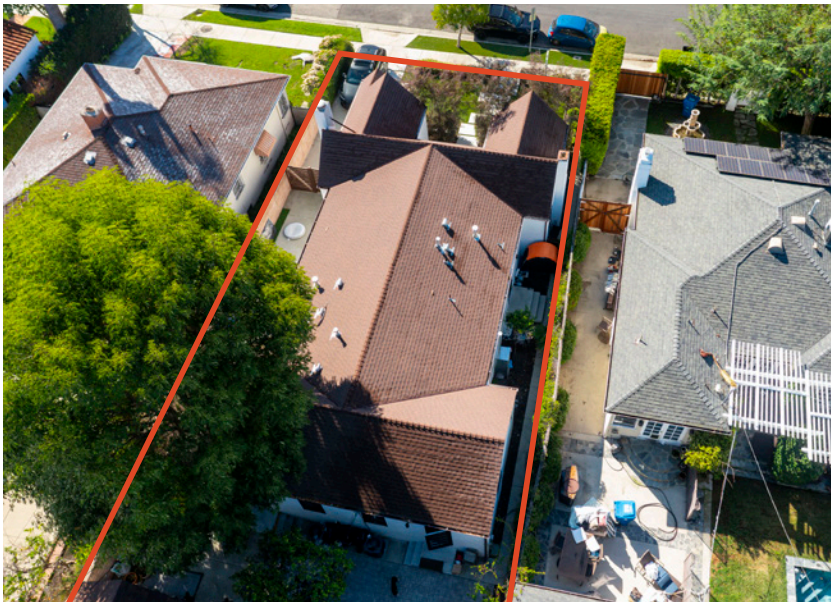
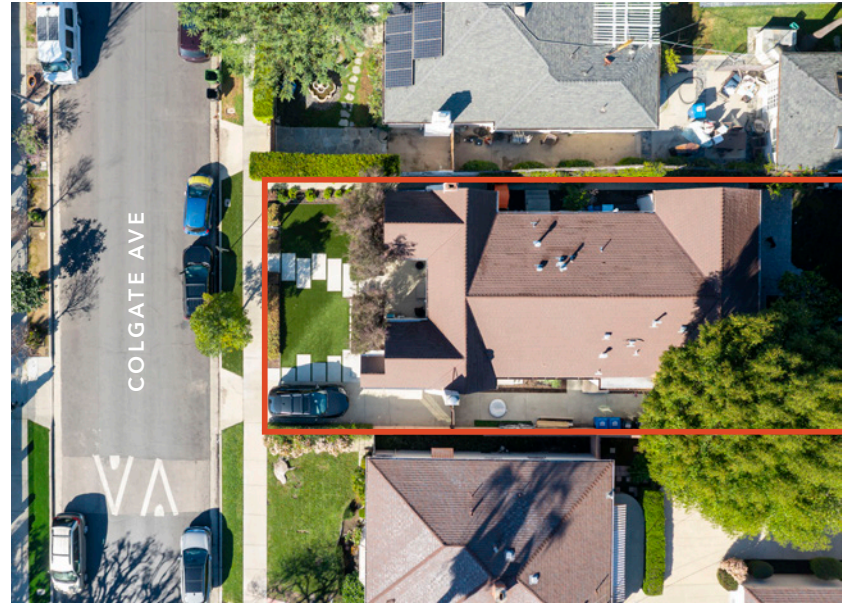
PRICE/SF



# PROPERTY OVERVIEW

*Section 02*

# PROPERTY OVERVIEW



# PROPERTY OVERVIEW



CEDARS-SINAI  
MEDICAL CENTER

PACIFIC  
DESIGN  
CENTER

THE CENTER  
FOR EARLY  
EDUCATION

BEVERLY  
CENTER

BevMo!

TRADER  
JOE'S

T.J. MAXX

CEDARS-SINAI  
MARK GOODSON  
BUILDING

THE PHOENIX

BERLINS

LA CIENEGA BLVD

6733  
COLGATE AVE

Cedars Sinai

COLGATE AVE

SORLANDO AVE

PROPERTY OVERVIEW



# COMPARABLES

*Section 03*

# BEVERLY GROVE SALE COMPARABLES

	Property Address	Year Built	No. Units	Bldg SF	Lot SF	Gross Income	Price Per SF	Price Per Unit	GRM	Cap Rate	Sale Price	Sale Date	Notes
	<b>6733 COLGATE AVE</b> Los Angeles, CA 90048	1926	2	2,192	6,254	\$66,840	\$794	\$870,500	26.05	2.49%	\$1,741,000	-	BOTH units OCCUPIED with under-market rents. Turnkey property in good condition with additional bonus space.
<b>01</b>	<b>147 N Detroit St</b> Los Angeles, CA 90036	1935	2	5,004	6,602	\$94,703	\$365	\$912,500	19.27	3.37%	\$1,825,000	1/15/26	BOTH units OCCUPIED. (2) 3BD+2BA. (2) 2-car garages + uncovered parking.
<b>02</b>	<b>113 N Croft Ave</b> Los Angeles, CA 90048	1937	2	3,238	7,814	\$87,000	\$548	\$887,500	20.40	3.19%	\$1,775,000	12/23/25	1 unit delivered VACANT. (1) 2BD+1BA & (1) 1BD+1BA. (1) 3-car garage + uncovered parking.
<b>03</b>	<b>1140 S Shenandoah St</b> Los Angeles, CA 90035	1933	2	3,022	6,384	\$54,047	\$596	\$900,000	33.30	1.95%	\$1,800,000	12/15/25	BOTH units OCCUPIED. (2) 2BD+1BA. (4) On-site parking.
<b>04</b>	<b>1236 Hi Point St</b> Los Angeles, CA 90035	1936	2	2,880	6,522	\$33,948	\$521	\$750,000	44.19	1.47%	\$1,500,000	12/2/25	BOTH units OCCUPIED with low rents. (2) 2BD+1BA. (4) On-site parking.
<b>05</b>	<b>6347 Orange St</b> Los Angeles, CA 90048	1935	2	3,984	6,252	\$86,400	\$417	\$830,000	19.21	3.38%	\$1,660,000	11/6/25	1 unit delivered VACANT. (2) 3BD+3BA. (1) 2-car garage + uncovered parking.
<b>06</b>	<b>924 S Curson Ave</b> Los Angeles, CA 90036	1928	2	4,316	6,997	\$84,000	\$392	\$845,500	20.13	3.23%	\$1,691,000	11/6/25	1 unit delivered VACANT. (2) 3BD+2BA. (1) 4-car garage + uncovered parking. Occupied 3BD is renting for \$1,500/mo.
<b>07</b>	<b>539 N Poinsettia Pl</b> Los Angeles, CA 90036	1926	2	2,602	7,359	\$99,600	\$673	\$875,000	17.57	3.70%	\$1,750,000	9/29/25	BOTH units delivered VACANT. (1) 3BD+2BA & (1) 2BD+1BA.
<b>08</b>	<b>6346 W 6th St</b> Los Angeles, CA 90048	1928	2	4,472	6,251	\$112,176	\$408	\$912,500	16.27	4.00%	\$1,825,000	9/16/25	1 unit delivered VACANT. (1) 3BD+2BA & (1) 3BD+2BA. (1) 2-car garage + uncovered on-site parking. Occupied 3BD is rent for \$3,848/mo.
<b>09</b>	<b>8701 W Olympic Blvd</b> Los Angeles, CA 90035	1938	2	4,681	6,382	\$120,000	\$419	\$980,000	16.33	3.98%	\$1,960,000	8/20/25	BOTH units delivered VACANT. (2) 4BD+2BA. (1) 2-car garage + uncovered on-site parking. No income data.
	<b>Averages</b>						<b>\$482</b>	<b>\$877,000</b>	<b>22.96</b>	<b>3.14%</b>			

*Sale Comparables*

- 01 **147 N Detroit St**  
Los Angeles, CA 90036

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- 02 **113 N Croft Ave**  
Los Angeles, CA 90048

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- 03 **1140 S Shenandoah St**  
Los Angeles, CA 90035

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- 04 **1236 Hi Point St**  
Los Angeles, CA 90035

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- 05 **6347 Orange St**  
Los Angeles, CA 90048

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Los Angeles, CA 90036

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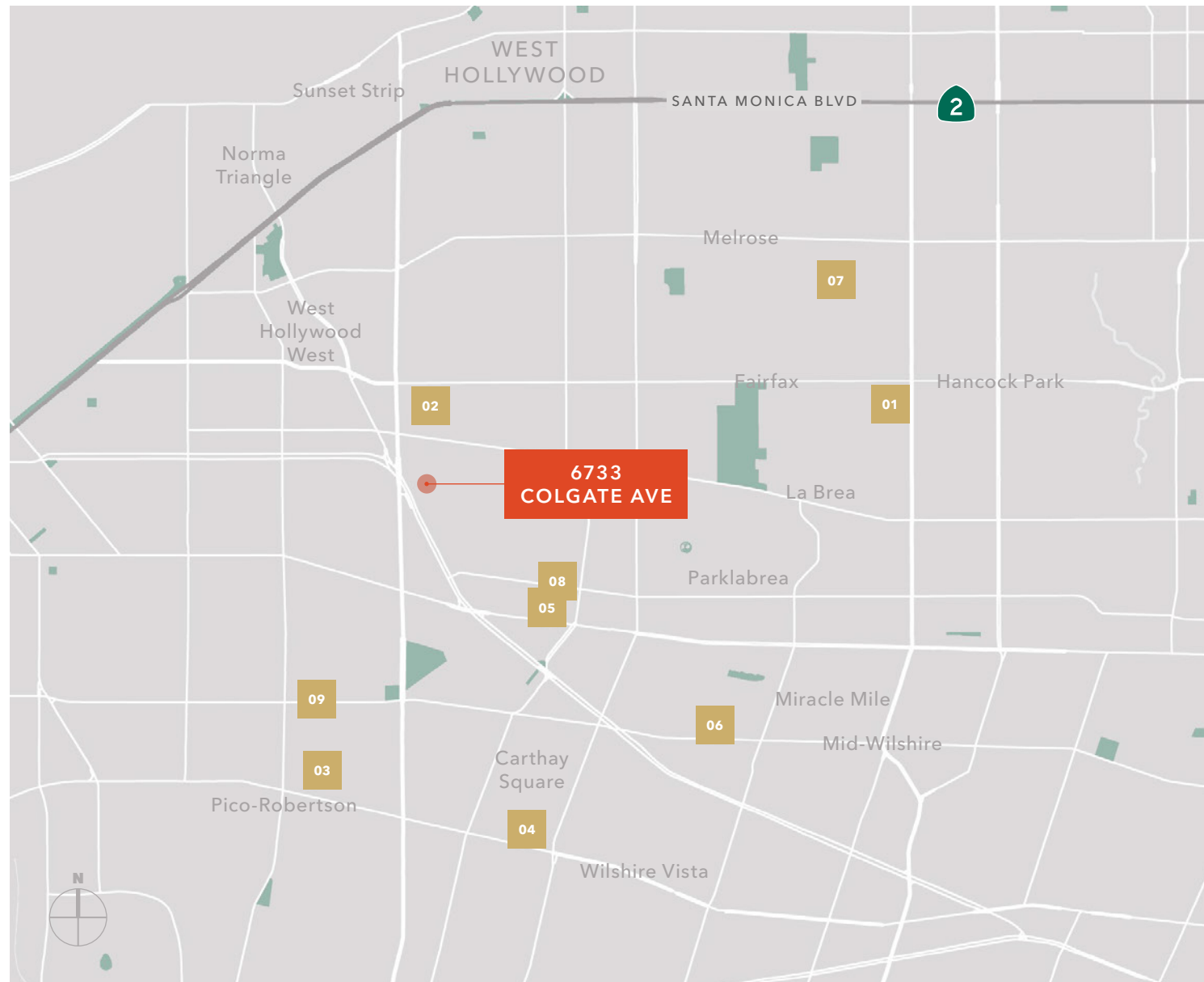
- 07 **539 N Poinsettia Pl**  
Los Angeles, CA 90036

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- 08 **6346 W 6th St**  
Los Angeles, CA 90048

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- 09 **8701 W Olympic Blvd**  
Los Angeles, CA 90035



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