

OFFERING MEMORANDUM

6804 S HOOVER ST



LOS ANGELES, CA 90044

km Kidder
Mathews

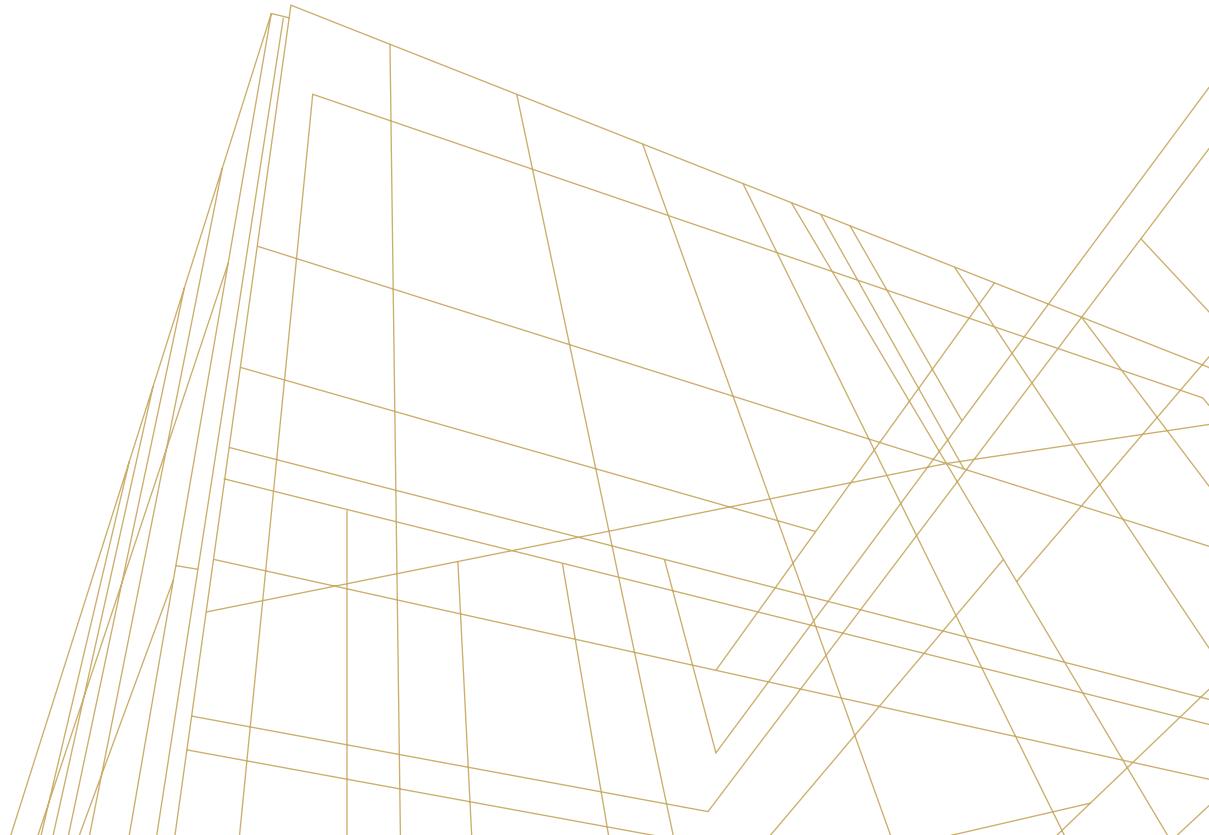
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*Exclusively
listed by*

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EXECUTIVE SUMMARY

Section 01

2-UNIT *MIXED-USE* PROPERTY LOCATED IN LOS ANGELES

We are pleased to present a 2-unit mixed-use property located on 6804 S Hoover St in Los Angeles.

Situated on S Hoover St, the property offers great foot traffic and store frontage visibility and is also located five blocks west of the 110 Freeway. Strategically positioned in one of the densest rental markets in Los Angeles, the property caters to hundreds of thousands of tenants and potential customers in the neighborhood and is easily accessible to a number of metro bus stops.

The property consists of two separate structures, with the front commercial building consisting of ± 528 SF with a ± 672 SF two-bedroom one-bathroom

house in the rear, built in 1929 and 1927 respectively, situated on a 5,171 SF LAC2 zoned lot.

With the front commercial unit VACANT, the property provides a unique opportunity for multiple strategies. Firstly, an owner-user could operate out of the commercial unit and live in the residential unit. Secondly, an owner-user could operate out of the commercial unit and rent out the residential unit. Thirdly, the next owner could also renovate and re-rent the commercial and residential unit and operate at a 6.40% cap rate.

Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional information.

1,200 SF

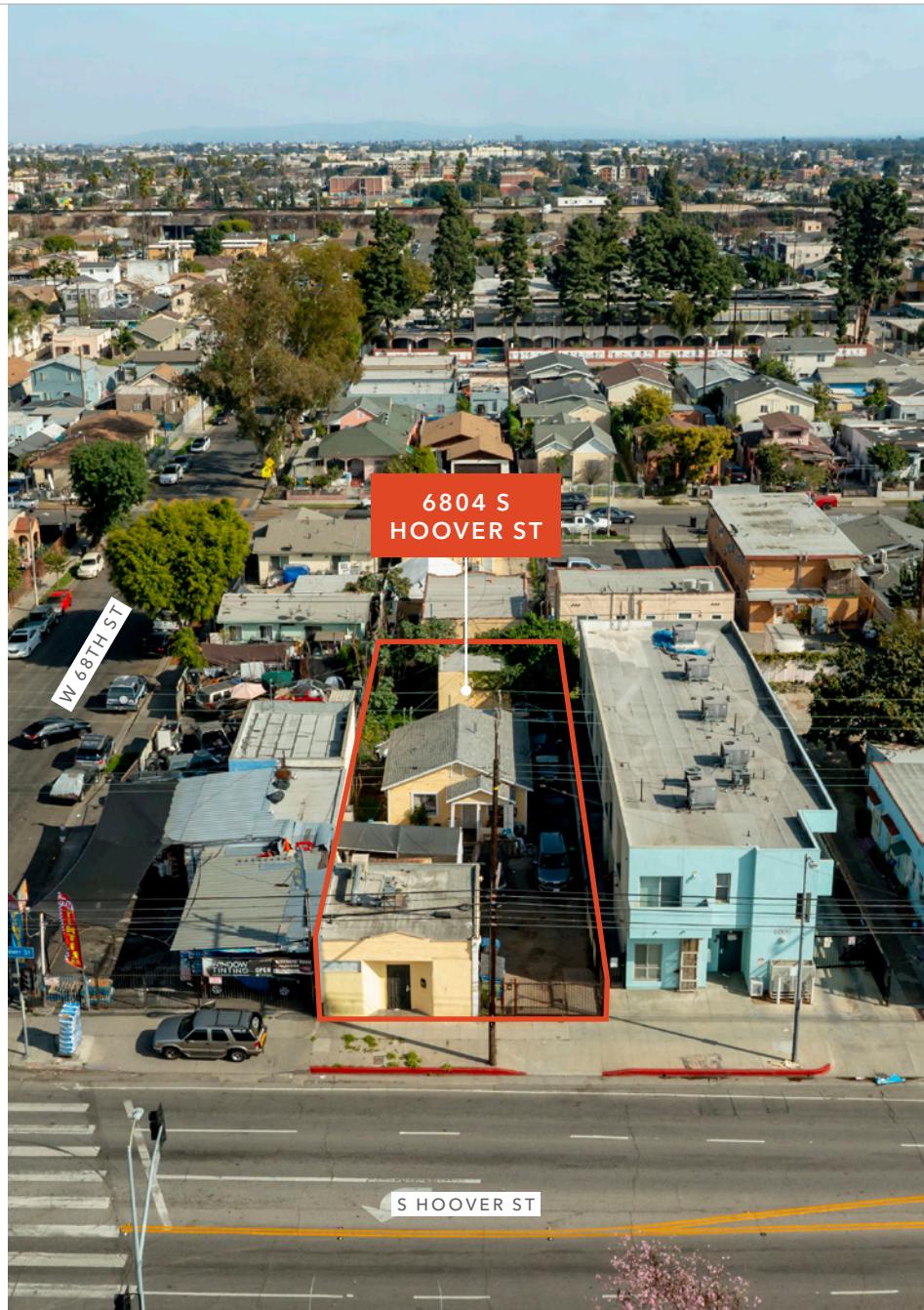
TOTAL BUILDING SIZE

5,171 SF

LOT SIZE

LAC2

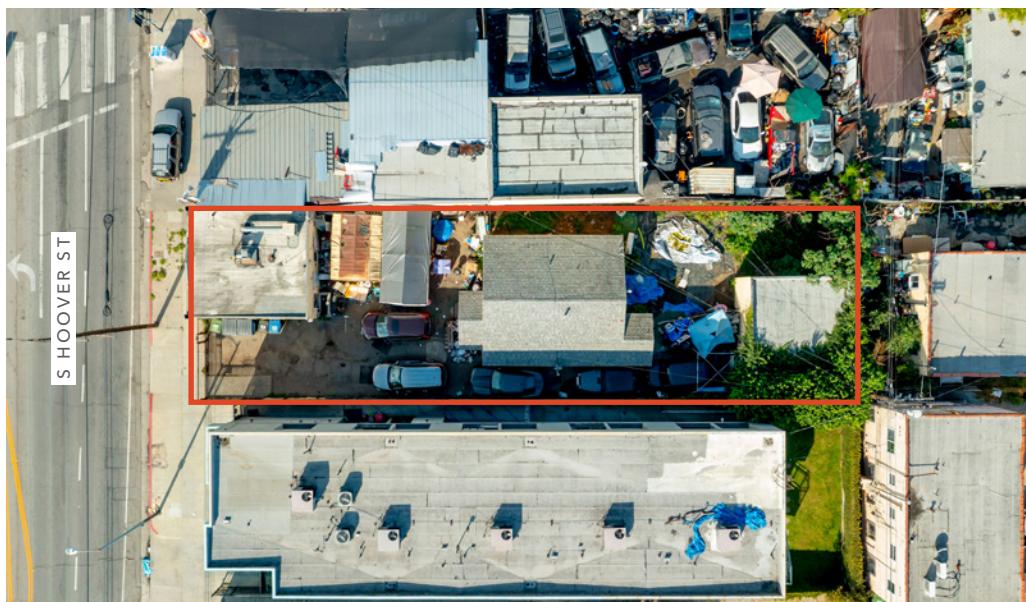
ZONING



PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW

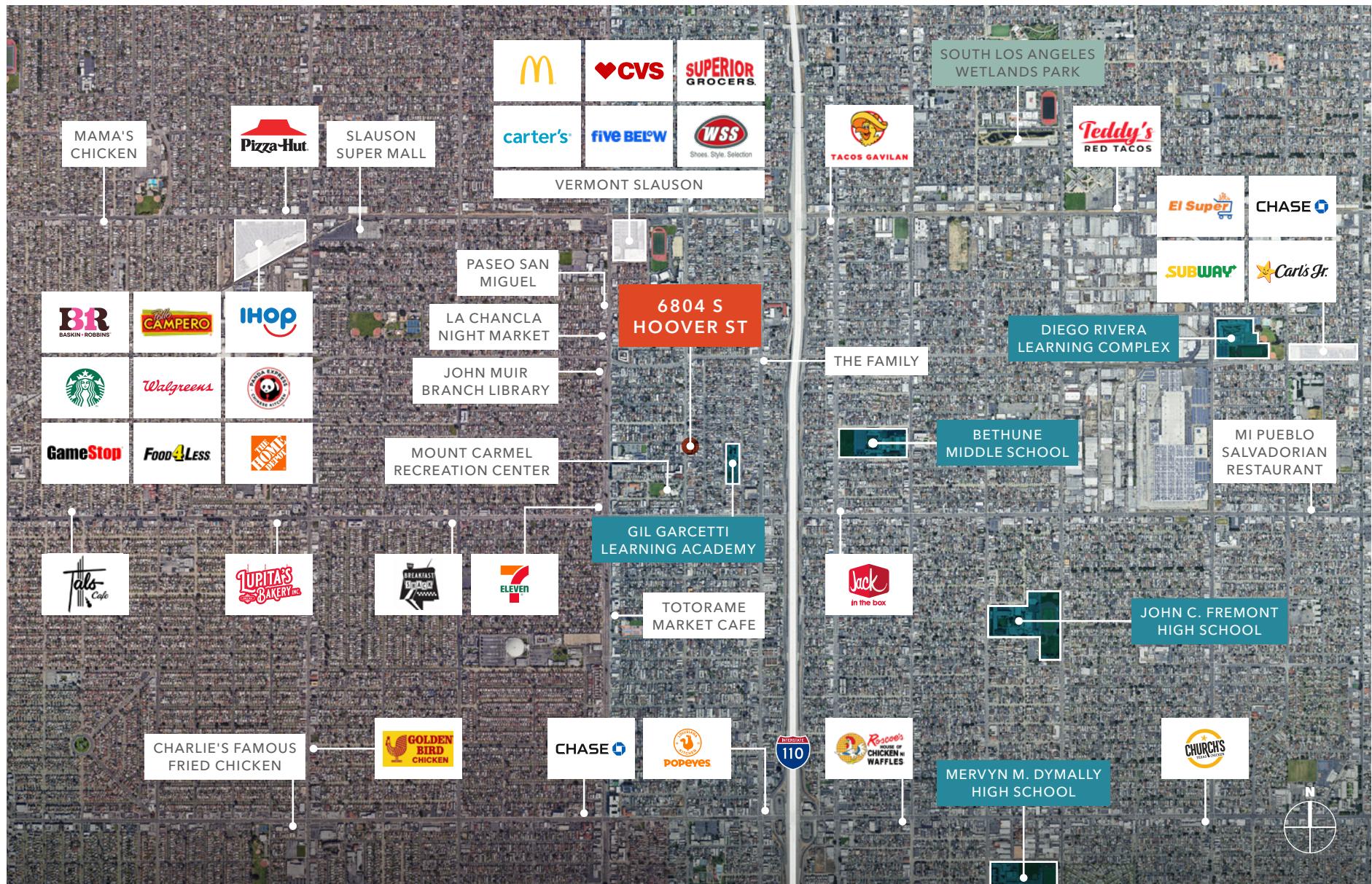


PROPERTY OVERVIEW

DTLA



PROPERTY OVERVIEW





FINANCIALS

Section 03

INVESTMENT SUMMARY

ADDRESS	6804 S Hoover St Los Angeles, CA 90044
LIST PRICE	\$595,000
NUMBER OF UNITS	2
COST PER UNIT	\$297,500
CURRENT GRM	11.02
MARKET GRM	10.66
CURRENT CAP	6.40%
MARKET CAP	6.70%
YEAR BUILT	1927/1929
LOT SIZE	5,171 SF
BUILDING SIZE	1,200 SF
PRICE/SF	\$496

\$595K

6.40%

LIST PRICE

CAP RATE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$54,000			\$55,800
Less: Vacancy	(\$1,620)	3%	(\$1,674)	3%
Gross Operating Income	\$52,380			\$54,126
Less: Expenses	(\$14,276)	27.3%	(\$14,276)	
Net Operating Income	\$38,104			\$39,850

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate - (1.1874%) + S.A.	\$7,476	\$7,476
Insurance - Estimate - (\$1,200/Unit)	\$2,400	\$2,400
Maintenance/Repairs - Estimate - (\$750/Unit)	\$1,500	\$1,500
Utilities - Estimate - (\$1,000/Unit)	\$2,000	\$2,000
Grounds & Gardening - Estimate - (\$75/Month)	\$900	\$900
Estimated Total Expenses	\$14,276	\$14,276
Per Net SF	\$11.90	\$11.90
Expenses Per Unit	\$7,138	\$7,138

SCHEDULED INCOME

	Current Rents	Market Rents
Unit No.	Beds/Baths	Notes
1	Commercial	VACANT
2	2BD + 1BA House	
Monthly Scheduled Gross Income	\$4,500	\$4,650
Parking Income	-	-
Laundry Income	-	-
Total Monthly Scheduled Gross Income	\$4,500	\$4,650
Annual Scheduled Gross Income	\$54,000	\$55,800

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COMPARABLES

Section 04

MIXED-USE SALES COMPARABLES

Property Address	Year Built	No. Units	Bldg SF	Lot SF	Gross Income	Price Per SF	Price Per Unit	Sale Price	Sold Date	Notes
6804 S HOOVER ST Los Angeles, CA 90044	1927	2	1,200	5,171	\$54,000	\$496	\$297,500	\$595,000	SOON	Front Commercial structure + rear 2BD+1BA House.
01 6525 S Western Ave Los Angeles, CA 90047	1925	8	5,632	8,419	\$200,827	\$266	\$187,500	\$1,500,000	1/7/2026	Single structure. Corner lot + alley access. 10+ on-site parking.
02 1149 Firestone Blvd Los Angeles, CA 90001	1927	2	1,859	2,614	-	\$188	\$175,000	\$350,000	10/27/2025	Ground level commercial + upstairs 1BD+1BA. Midblock + alley access. (5) On-site parking. No income data.
03 10036-10038 S Western Ave Los Angeles, CA 90047	1939	2	3,062	6,098	-	\$139	\$212,500	\$425,000	8/8/2025	Front commercial structure + Rear 2BD+1BA house. Midblock +alley access. No income data.
04 1706 W 49th St Los Angeles, CA 90062	1921	6	7,039	7,405	\$95,712	\$178	\$208,333	\$1,250,000	7/21/2025	(2) Separate structures: 2 unit Retail Bldg + 4 Units. Corner lot + street access on two sides & alley accesss. 2 COMM units vacant.
05 7014 S Vermont Ave Los Angeles, CA 90044	1940	5	3,313	2,993	\$72,000	\$204	\$135,000	\$675,000	6/27/2025	Single structure. (2) COMM + (3) RESI. Midblock.
06 5911 S Broadway Los Angeles, CA 90003	1911	2	2,400	2,614	-	\$215	\$257,500	\$515,000	4/22/2025	Single structure. Midblock + alley access. No income data.
Averages					\$174	\$209,167				

Sales Comparables

- **01** 6525 S Western Ave
Los Angeles, CA 90047

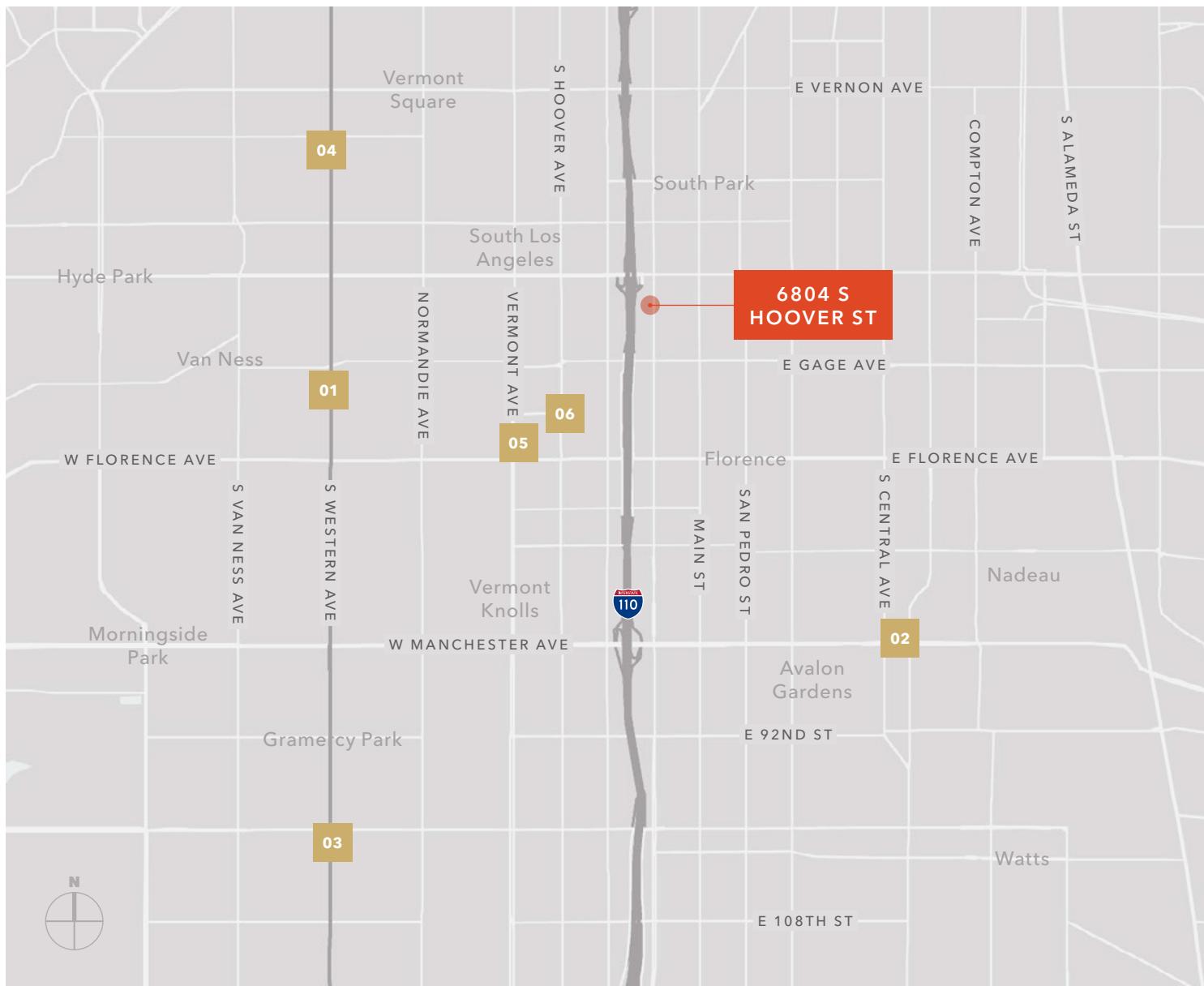
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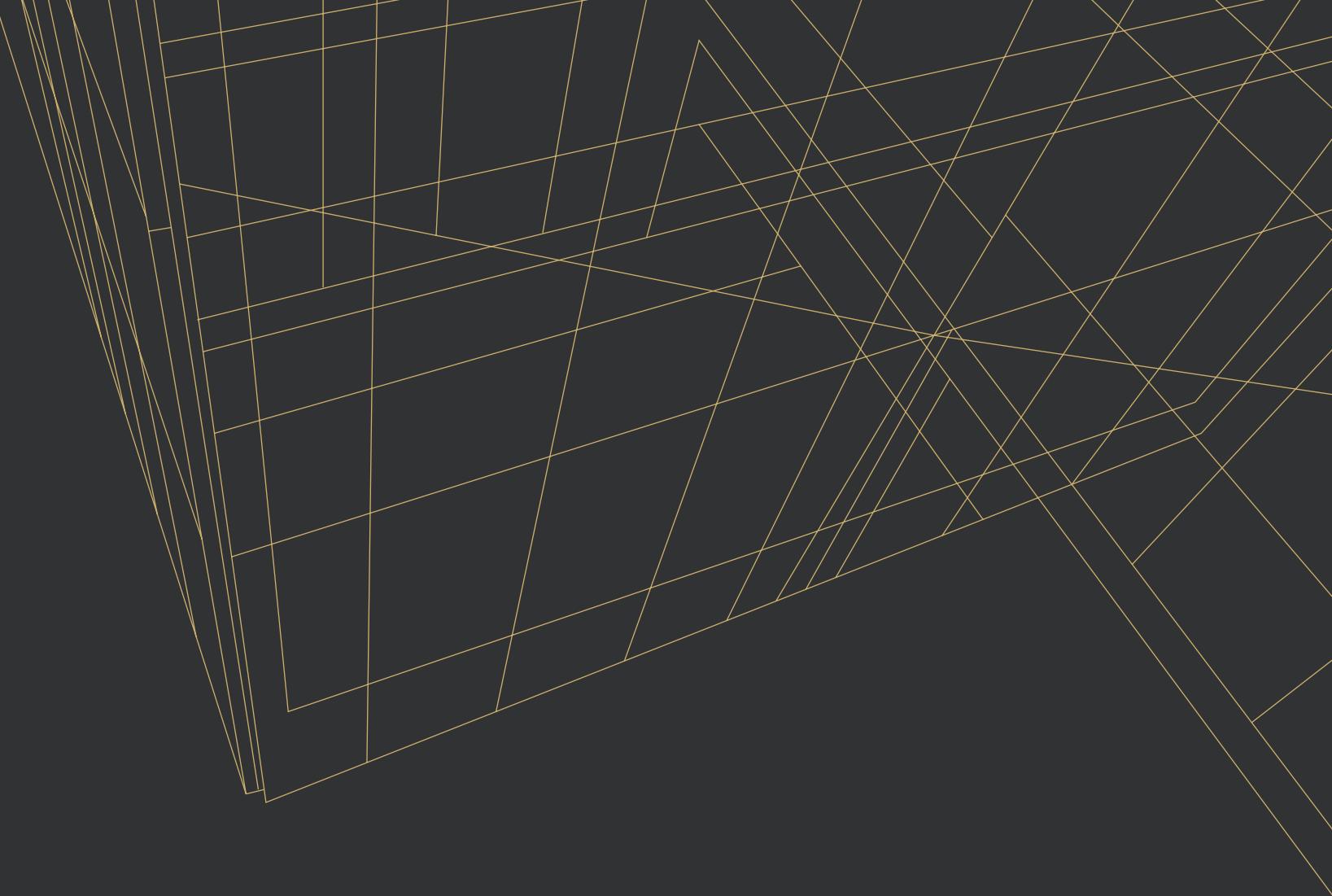
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