

OFFERING MEMORANDUM

6733 COLGATE AVE

LOS ANGELES, CA 90048

 **Kidder
Mathews**



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*Exclusively
listed by*

CASEY LINS
Senior Vice President
213.225.7223
casey.lins@kidderm.com
LIC N° 01902650

VINCENT COOK
Senior Associate
310.405.3654
vincent.cook@kidderm.com
LIC N° 02012324

KIDDER.COM

**km Kidderm
Mathews**

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

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

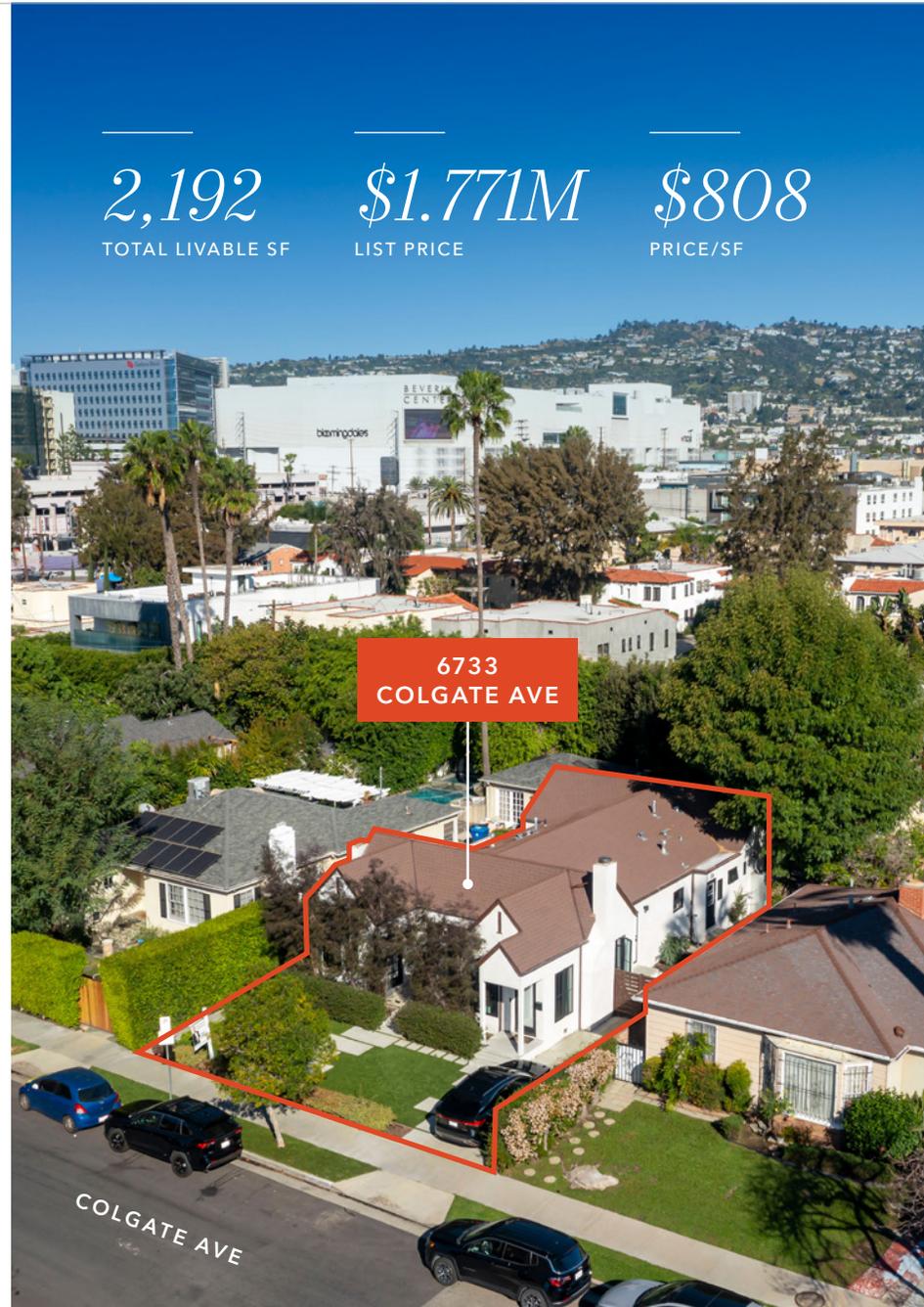
TOTAL LIVABLE SF

\$1.771M

LIST PRICE

\$808

PRICE/SF

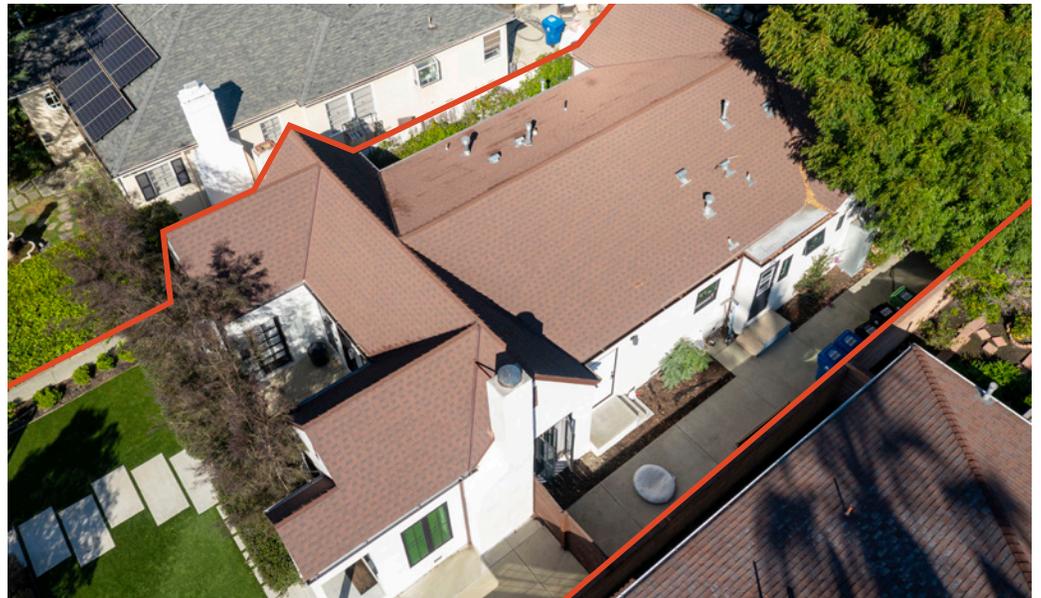
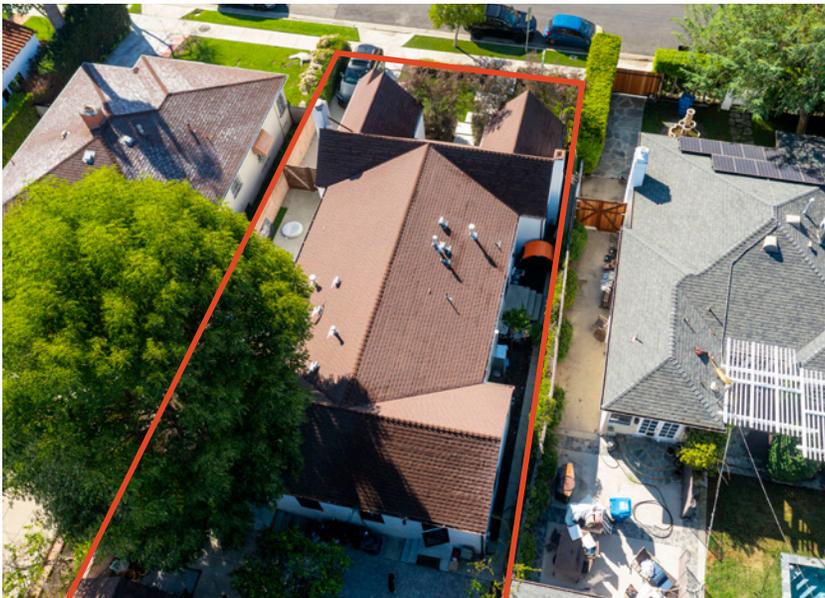
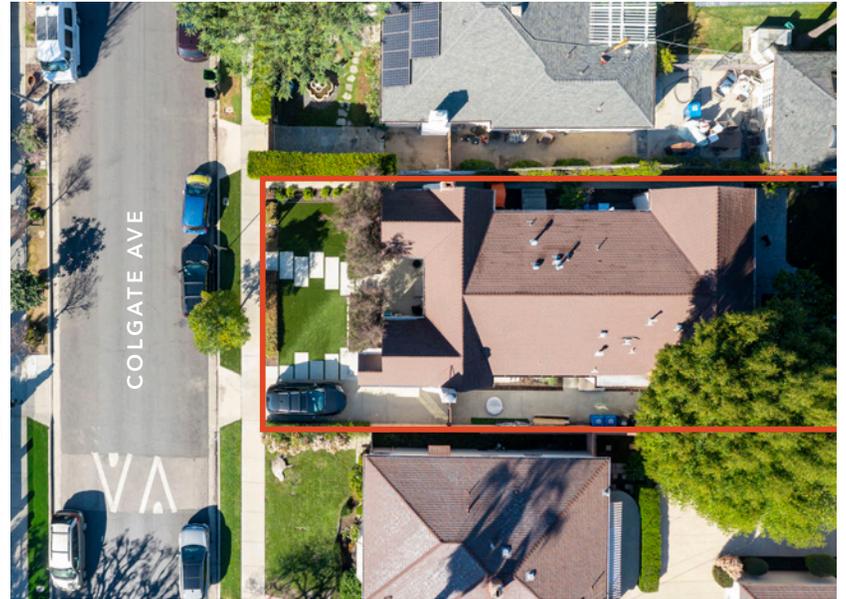
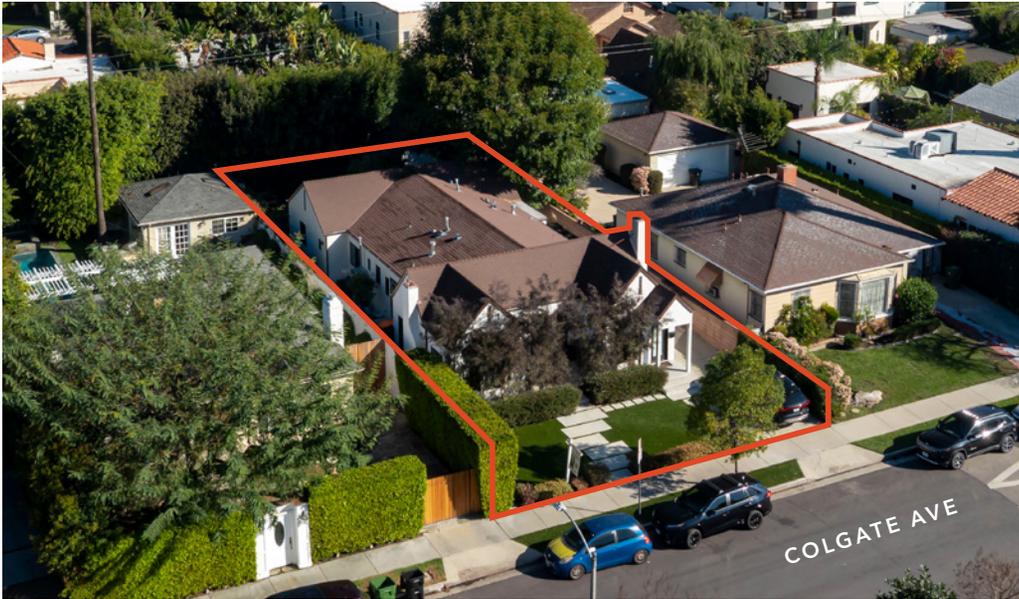


6733
COLGATE AVE

COLGATE AVE

PROPERTY OVERVIEW

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
	6733 COLGATE AVE Los Angeles, CA 90048	1926	2	2,192	6,254	\$64,896	\$808	\$885,500	27.29	2.38%	\$1,771,000	-	BOTH units OCCUPIED with under-market rents. Turnkey property in good condition with additional bonus space.
01	147 N Detroit St 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.
02	113 N Croft Ave 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.
03	1140 S Shenandoah St 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.
04	1236 Hi Point St 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.
05	6347 Orange St 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.
06	924 S Curson Ave 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.
07	539 N Poinsettia Pl 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.
08	6346 W 6th St 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.
09	8701 W Olympic Blvd 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.
	Averages						\$482	\$877,000	22.96	3.14%			

Sale Comparables

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Los Angeles, CA 90036

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Los Angeles, CA 90035

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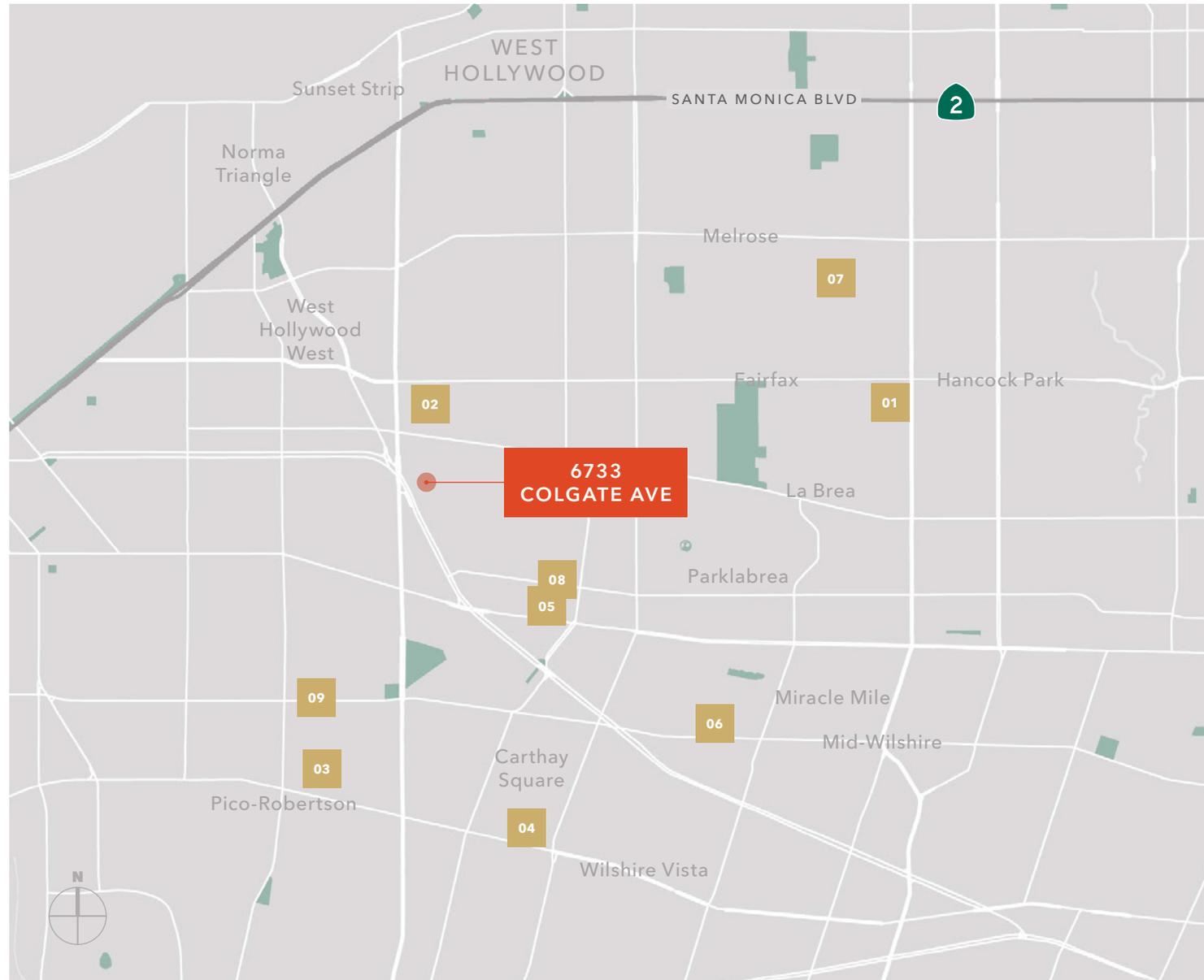
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