

RETAIL | 3-BED & 2-BATH HOUSE | STORAGE UNIT

Control the Retail.
Supported by Three Income Streams.



6500 S Hoover St, Los Angeles, CA 90044

Exclusively Listed by

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COLOMBO

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Watch 2-Min Property Tour ▶



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PROPERTY OVERVIEW

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EXECUTIVE SUMMARY

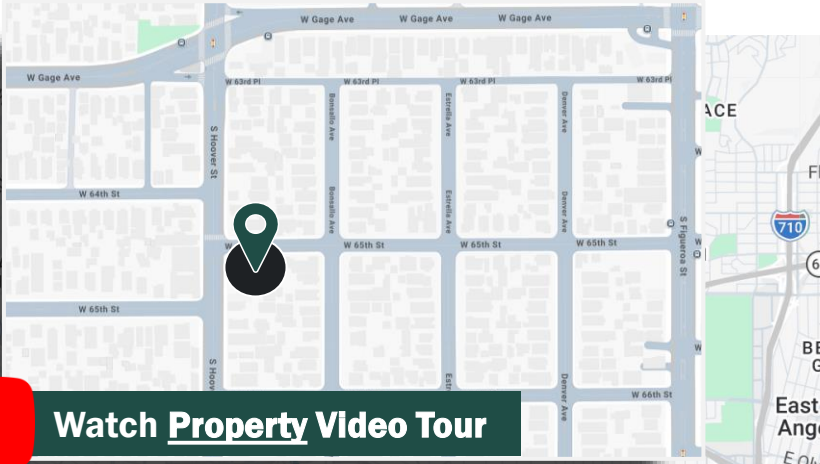
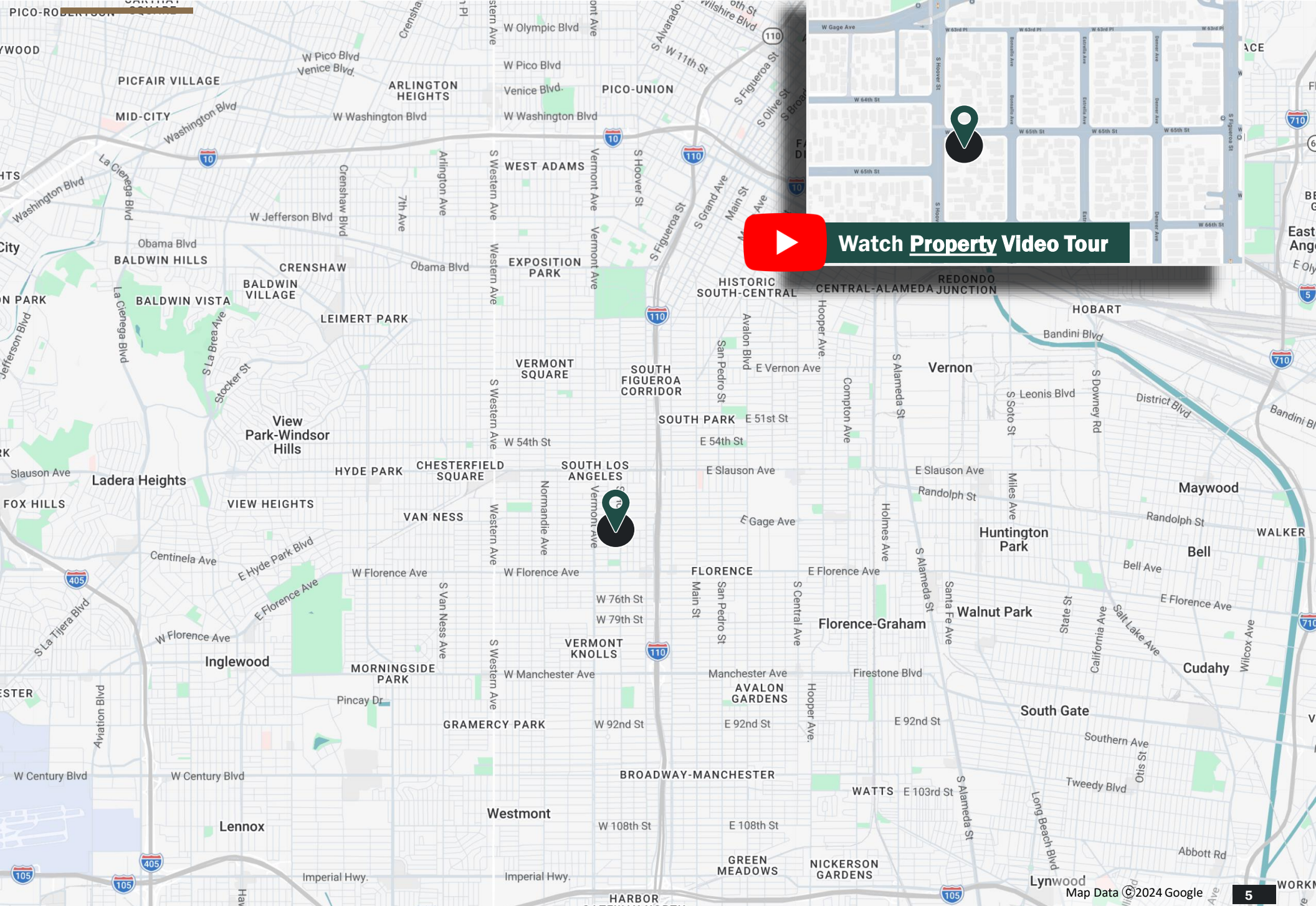
6500 S Hoover Street is a mixed-use property consisting of two separate structures on a 6,569 square foot LAC2-zoned lot. The corner building includes a retail storefront with frontage along Hoover Street and a separate storage unit, supported by on-site parking, while the side structure at 714 W 65th Street features a detached 3-bedroom, 2-bath residence with independent access.

The layout provides clear separation between commercial and residential uses, allowing each to operate independently and reducing management complexity. The retail space benefits from street visibility and exposure along Hoover, while the residential unit is positioned away from the commercial component, creating a more functional configuration.

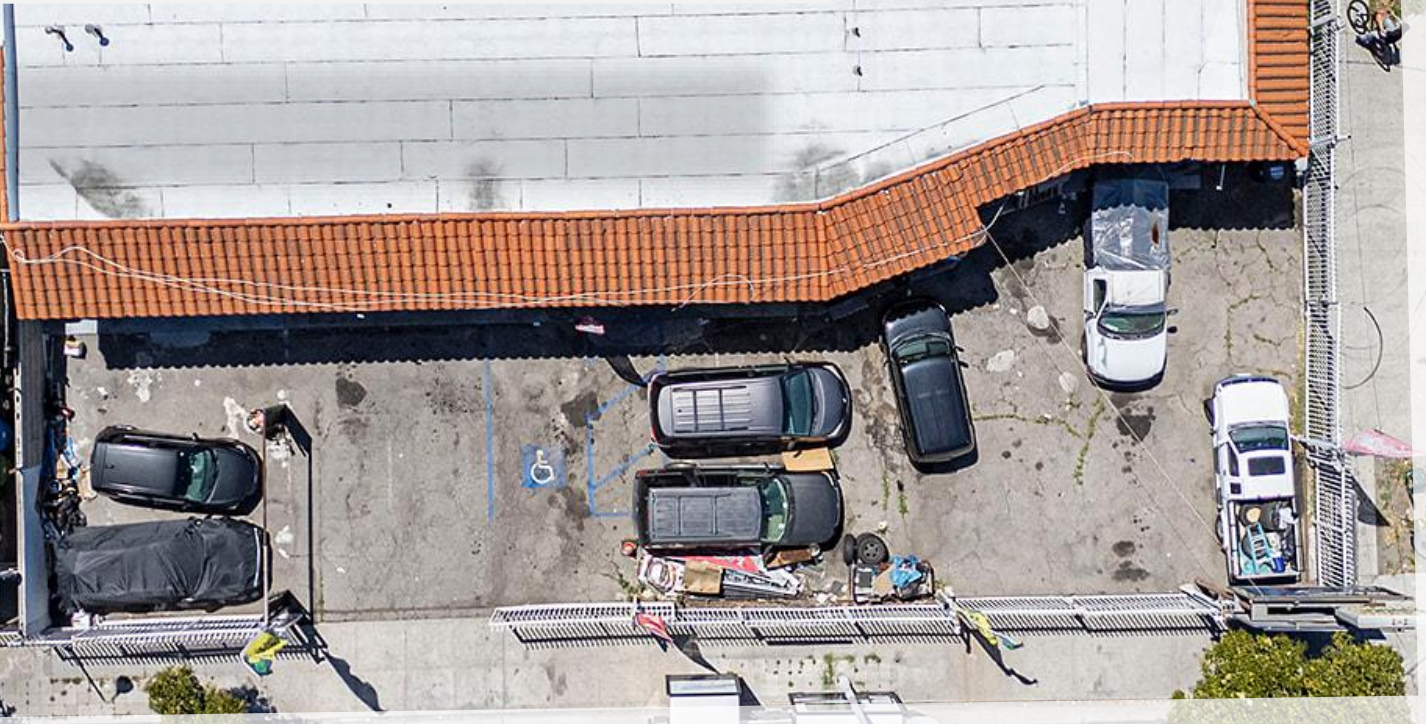
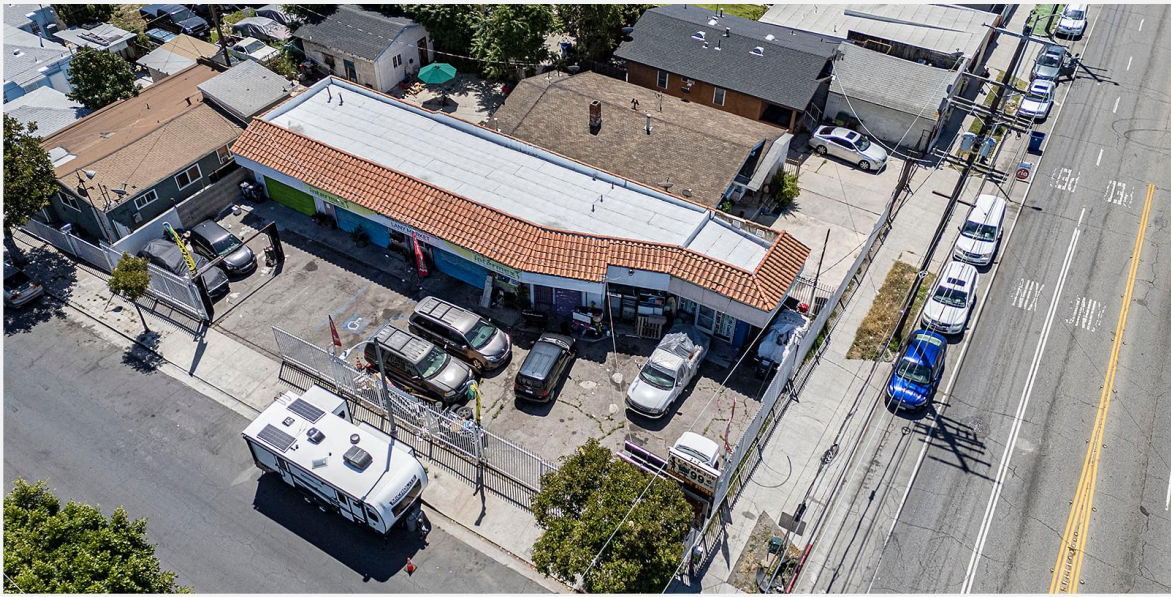
Built in 1921, the property offers a straightforward operating profile with defined uses and minimal overlap between income streams.

 <p>3 UNITS</p>	 <p>951 AVG UNIT SQFT</p>	<p>METERS</p> <table border="1"> <tbody> <tr> <td>Water</td> <td>1</td> </tr> <tr> <td>Electrical</td> <td>3</td> </tr> <tr> <td>Gas</td> <td>3</td> </tr> </tbody> </table>	Water	1	Electrical	3	Gas	3
Water	1							
Electrical	3							
Gas	3							
 <p>2,854 RENTABLE SQFT</p>	 <p>\$2,100 AVG CURRENT RENT</p>	<p>2 NUMBER OF BUILDINGS</p>						
 <p>1921 YEAR BUILT</p>	 <p>8 PARKING SPACES</p>	<p>1 NUMBER OF STORIES</p>						
 <p>LAC2 ZONING</p>	 <p>6,569 LOT SIZE SQFT</p>	<p>6013-015-009 APN</p>						

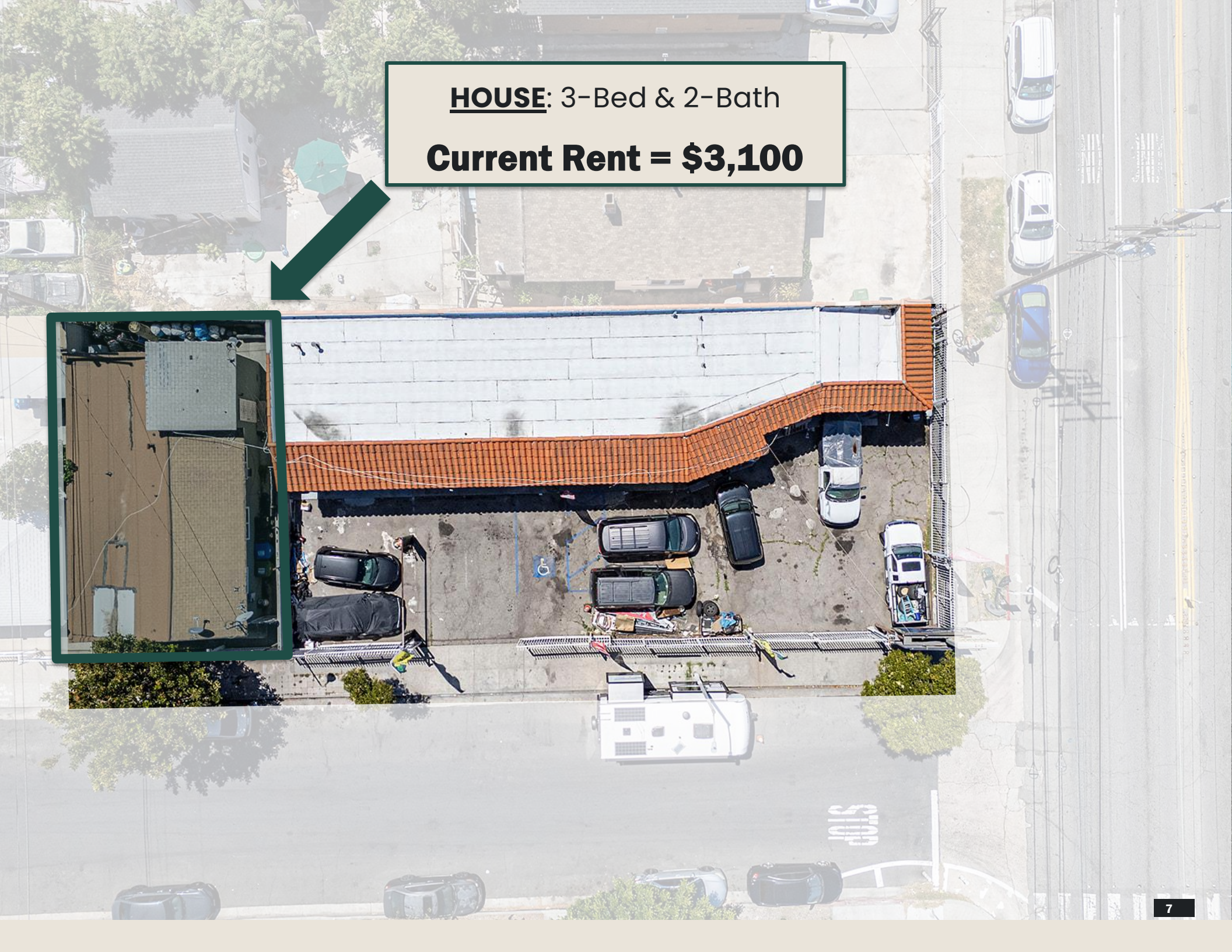
PROPERTY LOCATION



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HOUSE: 3-Bed & 2-Bath
Current Rent = \$3,100



STORAGE: 300 SF (Approx.)

Current Rent = \$600

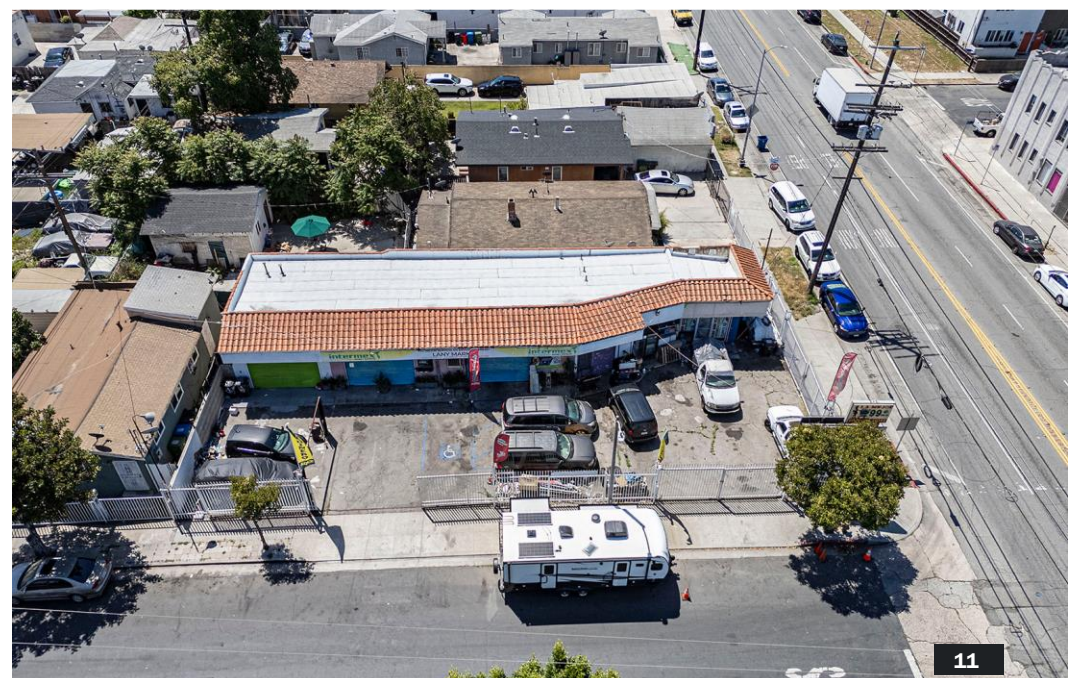


STORE: 1,500 SF (Approx.)

Current Rent = \$2,600









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PROPERTY FINANCIALS

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INVESTMENT OVERVIEW

6500 S Hoover Street is a mixed-use asset comprised of three income components: a retail storefront, a separate storage unit, and a detached 3-bedroom, 2-bath residence. The property is situated on an LAC2-zoned lot with on-site parking and benefits from a straightforward layout with clear separation between uses.

The asset generates \$75,600 in current gross income and operates with a relatively low expense burden, as tenants cover the majority of utilities. This supports stable in-place income without requiring operational complexity.

The retail space is leased on a month-to-month basis, giving a buyer the ability to reset rents or take control of the space without long-term lease constraints. This creates a defined path to improving income or occupying the space shortly after closing.

The residential and storage components provide consistent income that offsets carrying costs, allowing the asset to perform during any transition on the commercial side.

In contrast to comparable properties that trade as either single-use retail or purely income-driven investments, 6500 S Hoover offers a more controlled profile. It combines usable commercial space with existing income, allowing buyers to pursue multiple strategies without relying on a single outcome.

This combination of control, income, and flexibility supports the property's positioning within the current market.

INVESTMENT HIGHLIGHTS

- **Three Income Streams** — Retail storefront, storage unit, and detached 3BR/2BA residence providing diversified income
- **Retail Control** (Month-to-Month Lease) — Ability to reset rents or occupy the space in the near term
- **Income Offset to Ownership Cost** — Residential and storage income reduce effective carry for owner-user or investor
- **Corner Location with Hoover Frontage** — Strong visibility and consistent traffic exposure
- **Separate Structures / Functional Layout** — Clear division between commercial and residential uses
- **Detached 3BR/2BA Residence** — Independent access with livable configuration
- **On-Site Parking (8 Spaces)** — Supports commercial use and tenant demand
- **Low Utility Burden** — Tenants cover majority of utilities, limiting expense exposure
- **LAC2 Zoning** — Supports continued mixed-use operation and commercial flexibility
- **21% Rental Upside** — Mark-to-market opportunity across retail and residential components



PRICING SUMMARY

PROPERTY DETAILS

Number of Units	3
Year Built	1921
Rentable SQFT	2,854
Lot Size SQFT	6,569
Zoning	LAC2
APN	6013-015-009
Number of Buildings	2
Number of Stories	1
Parking Spaces	8

PRICING INFORMATION

Listing Price		\$849,000
Downpayment -	55%	\$469,893
Price per Unit		\$283,000
Price per SQFT		\$297

POTENTIAL FINANCING

Loan Amount -	45%	\$379,107
Loan Type		30 Year Fixed
Interest Rate		7.15%
Amortization Period		30
Debt Coverage Ratio		1.25
Annual Debt Service		\$30,726

RETURN ANALYSIS

	Current	Pro Forma
Cap Rate	4.52%	5.95%
GRM	11.23	9.37
Cash on Cash	1.63%	4.21%
Monthly Average Rent	\$2,100	\$2,517
Scheduled Gross Income	\$75,600	\$90,600
Expenses	\$34,168	\$36,472
NOI	\$38,408	\$50,504

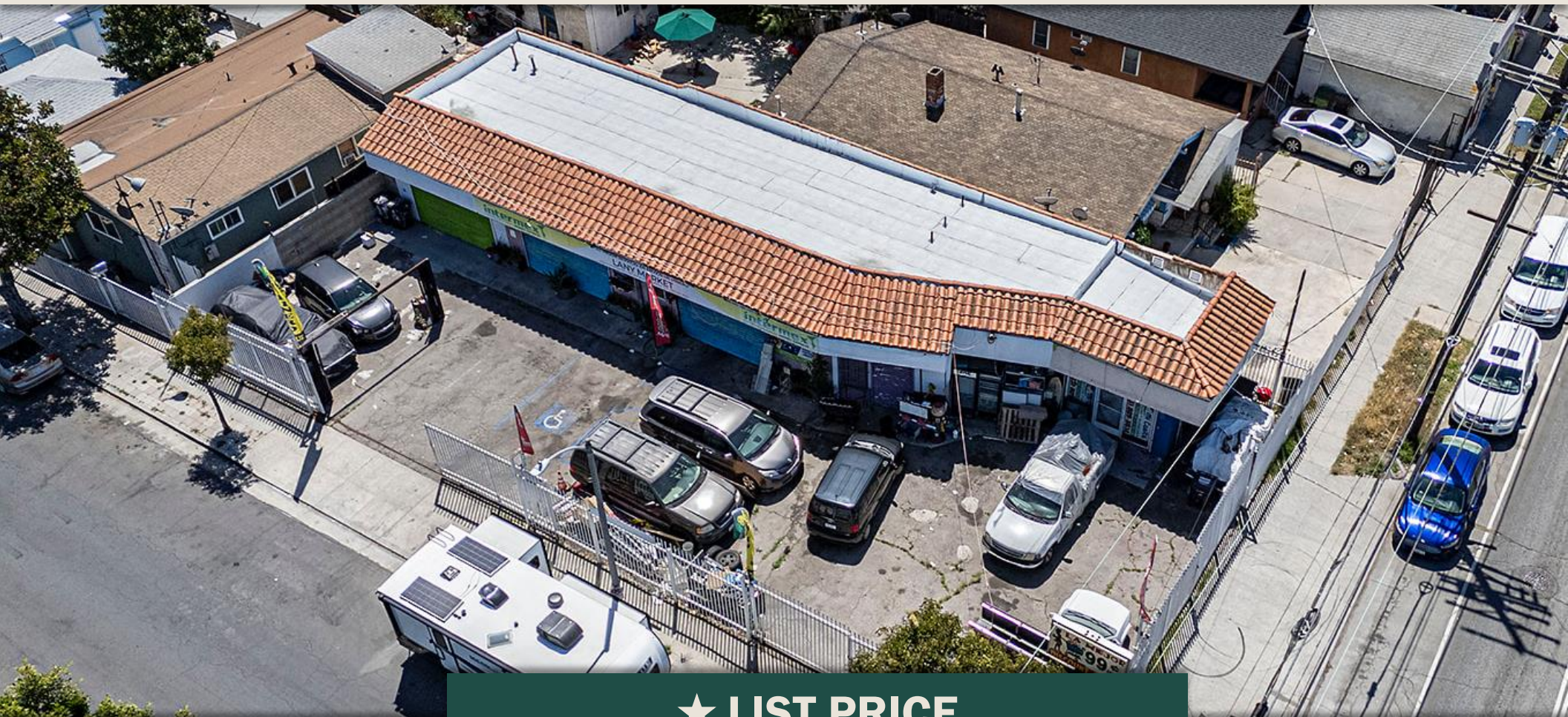


3
UNITS

1921
YEAR BUILT

2,854
RENTABLE SQFT

6,569
LOT SIZE



★ LIST PRICE

\$283,000

PRICE PER UNIT

\$849,000

LIST PRICE

\$297

PRICE PER SQUARE FOOT

4.52%

CAP RATE - CURRENT

11.23

GRM - CURRENT

5.95%

CAP RATE - PRO FORMA

9.37

GRM - PRO FORMA

CURRENT AND PRO-FORMA OPERATIONS

ANNUALIZED INCOME		Current	Pro Forma
Gross Potential Pro Forma Rent		\$90,600	\$90,600
Less: Loss to Lease		\$15,000	\$0
Scheduled Rent Income		\$75,600	\$90,600
Total other Income		\$0	\$0
GROSS SCHEDULED INCOME		\$75,600	\$90,600
Less: Vacancy Reserve	4% / 4%	\$3,024	\$3,624
Effective Gross Income		\$72,576	\$86,976
Less: Operating Exp.	47.1% / 41.9%	\$34,168	\$36,472
NET OPERATING INCOME		\$38,408	\$50,504
Less: Debt Service		\$30,726	\$30,726
Pre-Tax Cash Flow	1.6% / 4.2%	\$7,682	\$19,778
Principal Reduction		\$3,741	\$3,741
Total Return Before Taxes	2.4% / 5%	\$11,423	\$23,519

ANNUALIZED PRO-FORMA EXPENSES			
New Real Estate Taxes	1.1874% of Price	\$10,081	\$10,081
Direct Assessments	\$671 Annual	\$671	\$671
Insurance*	\$1.75/SF	\$4,995	\$4,995
Utilities*	\$1500/Unit	\$4,500	\$4,500
Repairs & Maintenance*	10% of EGI	\$7,258	\$8,698
Contract Services*	\$200/Unit	\$600	\$600
Landscaping	\$80/Month	\$960	\$960
Off-Site Management Fee*	6% of EGI	\$4,355	\$5,219
Operating Reserves*	\$250/Unit	\$750	\$750
TOTAL EXPENSES		\$34,168	\$36,472
Expenses per Unit		\$11,389	\$12,157
Expenses per SF		\$11.97	\$12.78
% EGI		47.08%	41.93%

UNIT NO.	UNIT TYPE	MIN RENT	MAX RENT	CURRENT AVG. RENT	MONTHLY INCOME	PRO FORMA RENT	MONTHLY AT PRO FORMA
1	3BR / 2BA	\$3,100	\$3,100	\$3,100	\$3,100	\$3,350	\$3,350
1	Retail	\$2,600	\$2,600	\$2,600	\$2,600	\$3,450	\$3,450
1	Storage	\$600	\$600	\$600	\$600	\$750	\$750
3	Total				\$6,300		\$7,550

*Pro forma figures reflect ownership underwriting and assume turnover-based rent adjustment. Buyers should independently verify income, expenses, and timing of any rent changes.

*The estimated pro-forma figures provided are derived from industry benchmarks applicable to buildings of similar size, age, and condition. These figures are intended to give an approximate idea of potential outcomes but should not be considered as guaranteed projections. Prospective buyers are advised to conduct their own due diligence and rely on their underwriting and financial analysis when evaluating this property. It is recommended that buyers engage with qualified professionals such as accountants, appraisers, or financial analysts to develop their own projections and assessments.

RENT ROLL

UNIT NO.	UNIT TYPE	CURRENT RENT	ANNUAL RENT	PRO FORMA RENT	PRO FORMA ANNUAL RENT	LOSS-TO-LEASE
1	3BR / 2BA	\$3,100	\$37,200	\$3,350	\$40,200	\$3,000
2	Retail	\$2,600	\$31,200	\$3,450	\$41,400	\$10,200
3	Storage	\$600	\$7,200	\$750	\$9,000	\$1,800
	Total	\$6,300	\$75,600	\$7,550	\$90,600	\$15,000

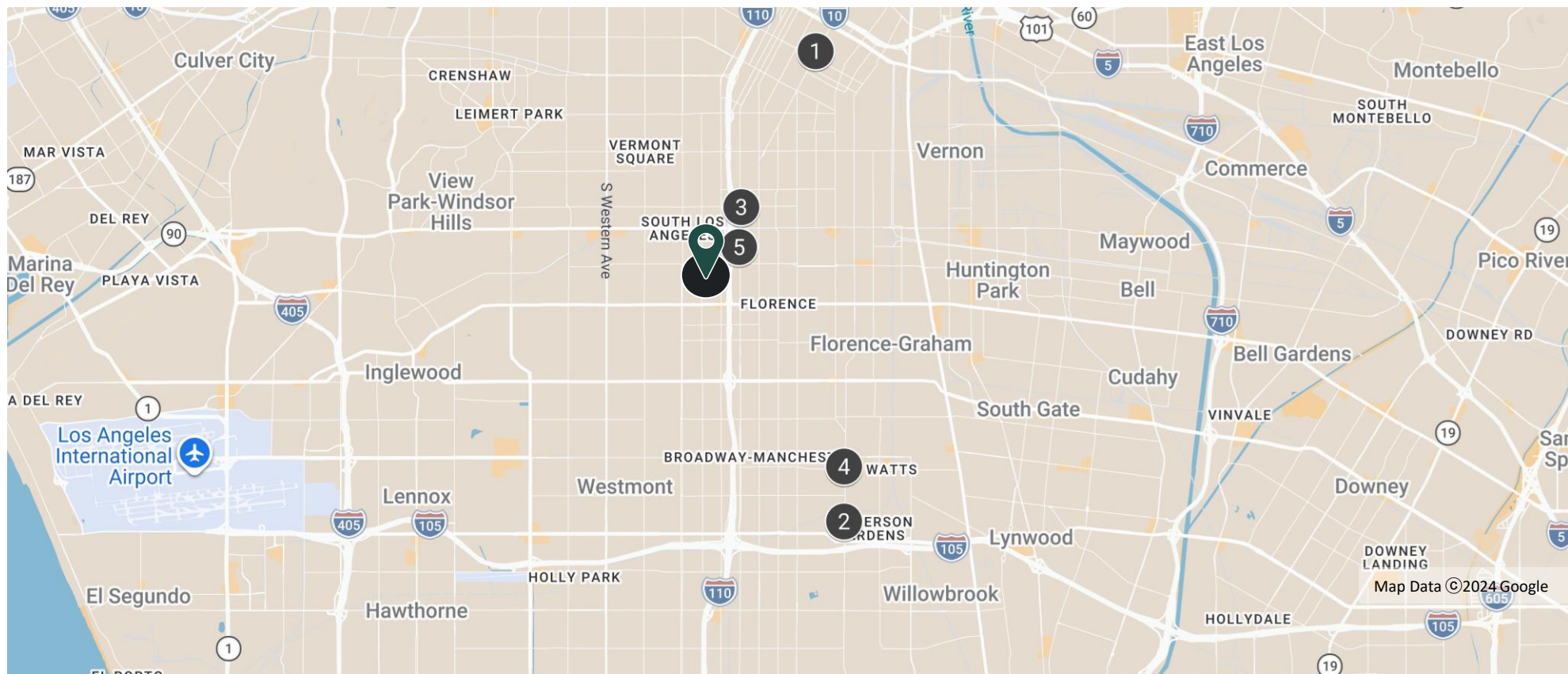
 **19.8%**
RENT UPSIDE

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SALES COMPARABLES

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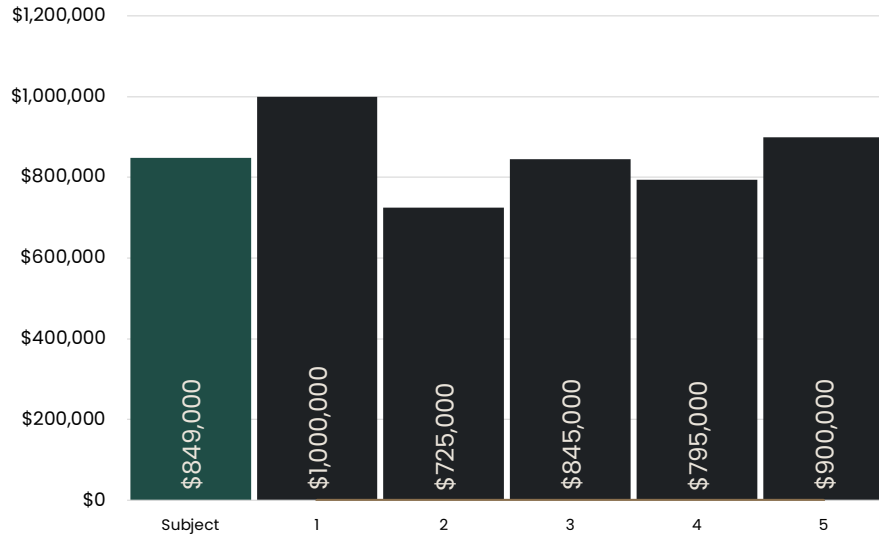
SALES COMPARABLES



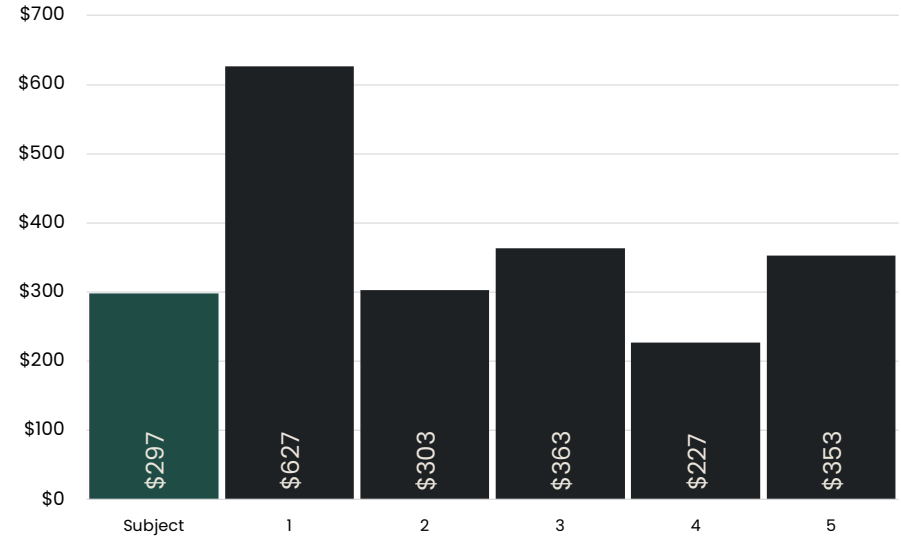
NO.	ADDRESS	PRICE	UNITS	PRICE/SF	\$/SF LAND	CAP RATE	GRM	COE
1	2417 S San Pedro St, Los Angeles	\$1,000,000	1	\$627	\$216	N/A	N/A	7/30/2024
2	11163 S Central Ave, Los Angeles	\$725,000	N/A	\$303	\$116	N/A	N/A	6/14/2024
3	5400 S Broadway , Los Angeles	\$845,000	1	\$363	\$129	N/A	N/A	2/5/2025
4	10209 S Central Ave , Los Angeles	\$795,000	3	\$227	\$130	N/A	N/A	9/13/2024
5	5965 S Broadway , Los Angeles	\$900,000	6	\$353	\$90	N/A	N/A	11/7/2025
COMPARABLES AVERAGE				\$375	\$136	N/A	N/A	
Subject	6500 S Hoover St	\$849,000	3	\$297	\$129	4.52%	11.23	

SALES COMPARABLES

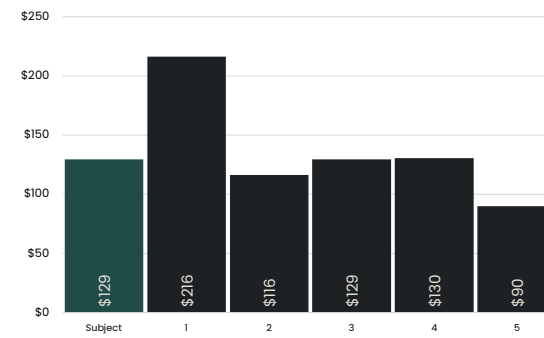
PROPERTY PRICE



PRICE PER SF



PRICE PER LAND SF



SALES COMPARABLES

Subject **6500 S Hoover St** Los Angeles, CA 90044



SUBJECT PROPERTY		Unit Mix	
Sale Price	\$849,000	One	3BR / 2BA
Total Units	3	One	Retail
		One	Storage
Price/SF	\$297		
Cap Rate	4.52%		
GRM	11.2	Avg Size	951 SF
Year Built	1921	Zoning	LAC2
Bldg SF	2,854	Lot Size	6,569
		\$/SF Lot	\$129
Underwriting Criteria			
Income	\$75,600	Expenses	\$34,168
NOI	\$38,408	Avg Rent	\$2,100

NOTES

Recent comparable sales demonstrate a wide range of pricing outcomes driven by either single-use simplicity, redevelopment potential, or pure yield profiles. In contrast, 6500 S Hoover sits in a more balanced position — offering in-place income across three components alongside the ability to control and reposition the retail space. This combination of income stability and user flexibility is less common in the current market and supports a stronger pricing position relative to more narrowly defined assets.

1 **2417 S San Pedro St** Los Angeles, CA 90011



Close of Escrow		Unit Mix	
Close of Escrow	7/30/2024		
Sale Price	\$1,000,000		
Total Units	1		
Price/SF	\$627		
Cap Rate	N/A		
GRM	N/A	Avg Size	1596 SF
Year Built	1988	Zoning	N/A
Bldg SF	1,596	Lot Size	4,624
Original Listed	\$1,100,000	\$/SF Lot	\$216
Days on Market	55		
Underwriting Criteria			
Income	N/A	Expenses	N/A
NOI	N/A	Avg Rent	N/A

NOTES

Well-Maintained, Newer Construction (1988) Single-Tenant Commercial Asset That Achieved A Premium Price Per Square Foot.

The Pricing Reflects Simplicity Of Use And Physical Condition, But Lacks The Income Diversification And Residential Component Seen At 6500 Hoover. The Subject Offers A More Flexible Operating Profile With Multiple Income Streams And User Optionality.

2 **11163 S Central Ave** Los Angeles, CA 90059



Close of Escrow		Unit Mix	
Close of Escrow	6/14/2024		
Sale Price	\$725,000		
Total Units	N/A		
Price/SF	\$303		
Cap Rate	N/A		
GRM	N/A	Avg Size	N/A
Year Built	1948	Zoning	N/A
Bldg SF	2,395	Lot Size	6,234
Original List Price	\$795,000	\$/SF Lot	\$116
Days on Market	17	Bldg Class	Retail
Underwriting Criteria			
Income	N/A	Expenses	N/A
NOI	N/A	Avg Rent	N/A

NOTES

Standalone Commercial Building With Additional Yard Space, Trading At A Lower Basis Due To Its Reliance On Future Repositioning And Lack Of Stabilized Residential Income.

Compared To The Subject, This Asset Represents A More Execution-Heavy Investment, Whereas 6500 Hoover Provides Immediate Income With Reduced Operational Risk.

SALES COMPARABLES

3

5400 S Broadway
Los Angeles, CA 90037



Close of Escrow	2/5/2025	Unit Mix	
Sale Price	\$845,000		
Total Units	1		
Price/SF	\$363		
Cap Rate	N/A		
GRM	N/A	Avg Size	2326 SF
Year Built	1935	Zoning	C2-1VL-CPIO
Bldg SF	2,326	Lot Size	6,527
Original List Price	\$1,250,000	\$/SF Lot	\$129
Days on Market	471	Bldg Class	Retail
Underwriting Criteria			
Income	N/A	Expenses	N/A
NOI	N/A	Avg Rent	N/A

NOTES

Corner Retail Property With Strong Visibility, Delivered Vacant And Positioned For Owner-User Or Redevelopment.

Pricing Was Supported By Control And Future Potential Rather Than In-Place Income. In Contrast, 6500 Hoover Combines Retail Control With Existing Income, Allowing Buyers To Bridge Usability And Yield.

4

10209 S Central Ave
Los Angeles, CA 90002



Close of Escrow	9/13/2024	Unit Mix	
Sale Price	\$795,000		
Total Units	3		
Price/SF	\$227		
Cap Rate	N/A		
GRM	N/A	Avg Size	1167 SF
Year Built	1949	Zoning	LAC2
Bldg SF	3,500	Lot Size	6,098
Original List Price	\$795,000	\$/SF Lot	\$130
Days on Market	56		
Underwriting Criteria			
Income	N/A	Expenses	N/A
NOI	N/A	Avg Rent	N/A

NOTES

Mixed-Use Asset That Traded At A Lower Price Per Square Foot, Reflecting A More Yield-Driven Profile With Less Efficient Layout And Weaker Overall Positioning.

The Subject Benefits From Clearer Separation Of Uses And A More Functional Configuration, Supporting Stronger Buyer Appeal.

5

5965 S Broadway
Los Angeles, CA 90003



Close of Escrow	11/7/2025	Unit Mix	
Sale Price	\$900,000		
Total Units	6		
Price/SF	\$353		
Cap Rate	N/A		
GRM	N/A	Avg Size	425 SF
Year Built	1921	Zoning	LAC2
Bldg SF	2,550	Lot Size	10,019
Original List Price	N/A	\$/SF Lot	\$90
Days on Market	N/A	Bldg Class	C
Underwriting Criteria			
Income	N/A	Expenses	N/A
NOI	N/A	Avg Rent	N/A

NOTES

Multi-Tenant Retail Property With Six Small Storefronts, Trading At \$353/Sf.

The Pricing Reflects Its Commercial Orientation And Larger Lot, But Also A More Fragmented Rent Roll And Leasing Exposure Across Multiple Units.

Compared To The Subject, 6500 Hoover Offers A Simpler Income Structure With An Integrated Residential Component And Fewer Moving Parts Operationally.

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