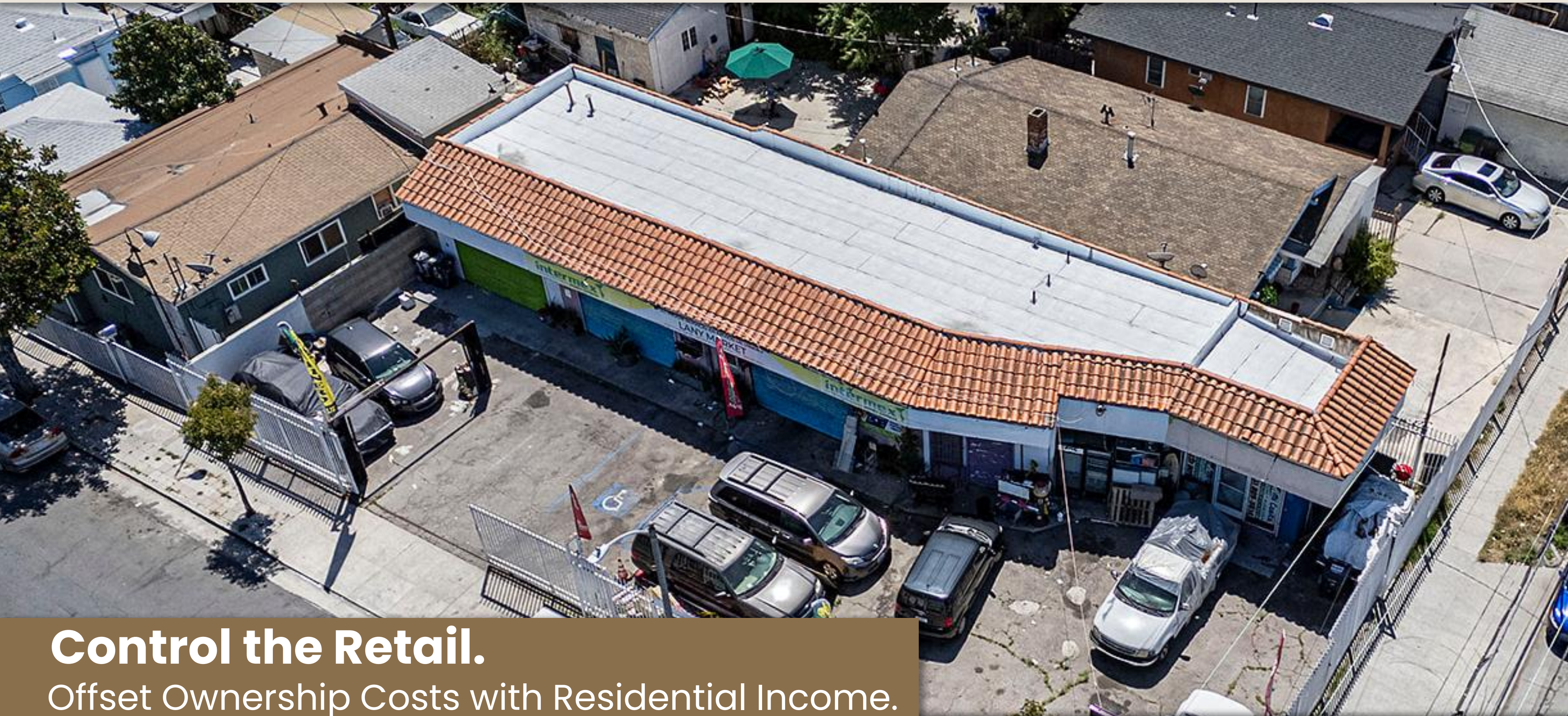
RETAIL ◉ 3-BED & 2-BATH HOUSE ◉ TWO STORAGE UNITS



Control the Retail.

Offset Ownership Costs with Residential Income.

6500 S Hoover St, Los Angeles, CA 90044

Exclusively Listed by

Alexandro Colombo
Managing Director
310.978.7950
info@colombocre.com
DRE #: CA 01927702

COLOMBO
KW COMMERCIAL

TABLE OF CONTENTS

Investment Analysis & Pricing Strategy

Watch 2-Min Property Tour ▶

Exclusively Listed by

Alexandro Colombo
Managing Director
310.978.7950
info@colombocre.com
DRE #: CA 01927702

COLOMBO
KW COMMERCIAL

PROPERTY OVERVIEW

COLOMBO
KW COMMERCIAL

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.

3
UNITS

951
AVG UNIT SQFT

METERS	
Water	1
Electrical	3
Gas	3

2,854
RENTABLE SQFT

$2,300
AVG CURRENT RENT

2
NUMBER OF BUILDINGS

1921
YEAR BUILT

11
PARKING SPACES

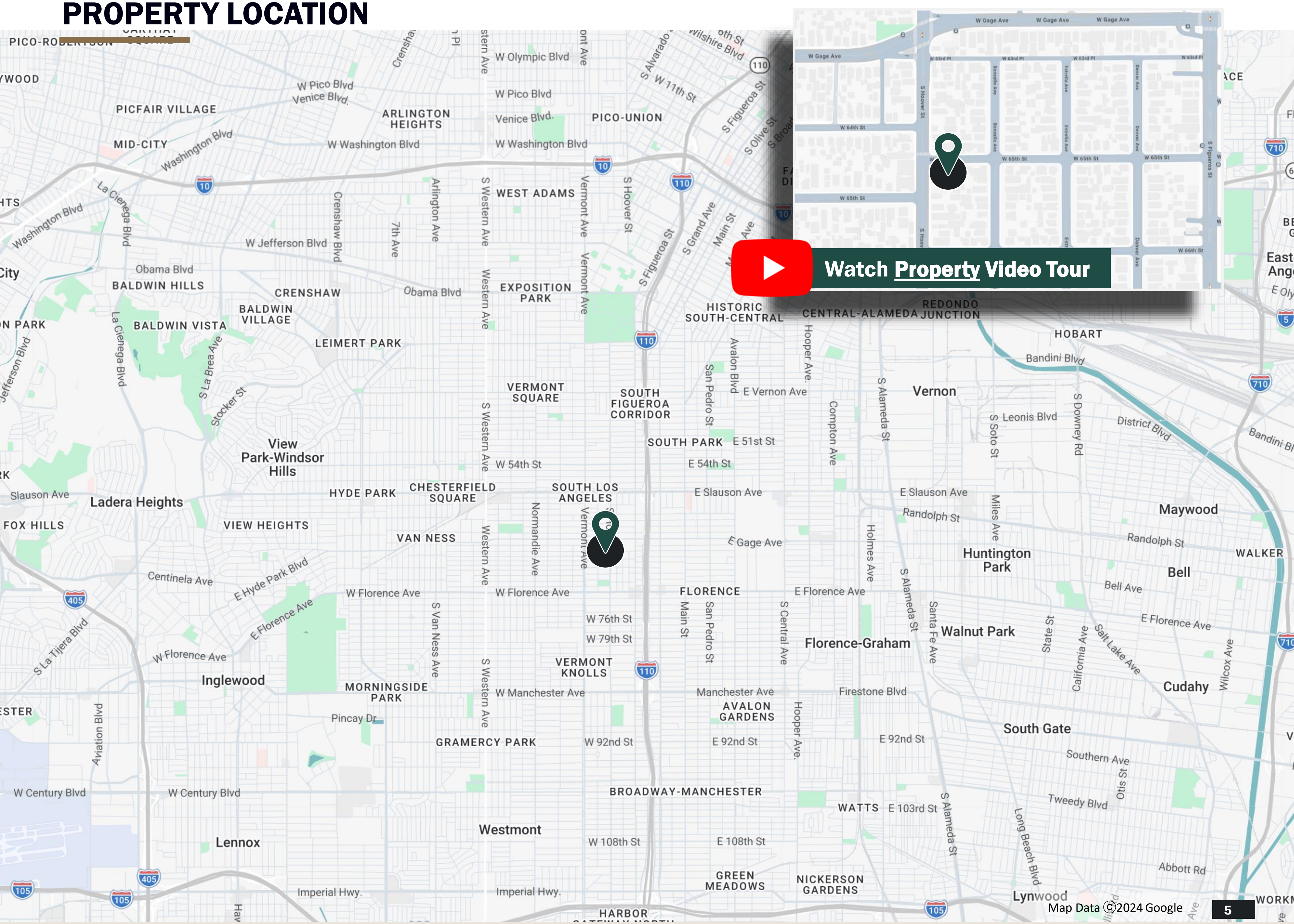
1
NUMBER OF STORIES

LAC2
ZONING

6,569
LOT SIZE SQFT

6013-015-009
APN

PROPERTY LOCATION




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


STORAGE #A: 300 SF (Approx.)
Current Rent = VACANT


STORE: 1,200 SF (Approx.)
Current Rent = $2,600


STORAGE #B: 300 SF (Approx.)
Current Rent = $600
STOP


intermex


intermex
INTERNATIONAL MONEY EXPRESS
LANY MARKET
$ ENVIOS DE DINERO AQUI


6500
EL MEJOR SERVICIO EN ENVIOS
LANY MARK
6500 S HOOVER ST. LOS ANGELES, CA 90044
intermex
INTERNATIONAL MONEY EXPRESS
$ ENVIOS DE DINERO AQUI
PARKING ONLY
OUR LOSS IS THEIR PROFIT.

PROPERTY FINANCIALS

COLOMBO

KW COMMERCIAL

INVESTMENT OVERVIEW

6500 S Hoover Street offers a rare opportunity for a neighborhood market operator to acquire a retail location while offsetting a significant portion of the ownership cost with existing residential and storage income. The month-to-month retail tenancy provides flexibility to occupy the storefront shortly after closing or continue collecting income while planning a transition.

The property consists of a retail storefront, a detached 3-bedroom, 2-bath residence, and two storage areas situated on a 6,569-square-foot LAC2-zoned corner parcel. The property is legally recognized as a three-unit asset and is improved with two separate buildings, allowing the residential component to operate independently from the commercial space.

The property currently generates income from the retail space, residence, and one storage area, while a second, fully remodeled storage space remains vacant, providing an immediate lease-up opportunity. During marketing preparation, this additional storage area was identified as a separately utilized rental space. While not separately identified as a legal unit, it has historically functioned as an independent storage rental.

Whether acquired by an owner-user or an investor, the combination of immediate cash flow, retail control, and additional lease-up potential creates multiple execution paths without relying on speculative redevelopment or extensive renovation.

INVESTMENT HIGHLIGHTS

Owner-User Opportunity — Residential and storage income help offset ownership costs while operating the retail business.

Month-to-Month Retail Lease — Flexibility to occupy the storefront or reset rents shortly after closing.

Four Income Components — Retail storefront, detached residence, one leased storage space, and one vacant storage space.

Vacant Storage Lease-Up Opportunity — Additional storage area currently vacant, providing immediate income potential.

Detached 3BR / 2BA Residence — Independent residential access with stable in-place income.

Eleven On-Site Parking Spaces — Dedicated parking supporting the commercial component.

Corner Location on Hoover Street — High visibility for neighborhood retail operations.

Low Utility Burden — Tenants pay the majority of utilities.

LAC2 Zoning — Supports continued mixed-use use and operational flexibility.

PRICING SUMMARY

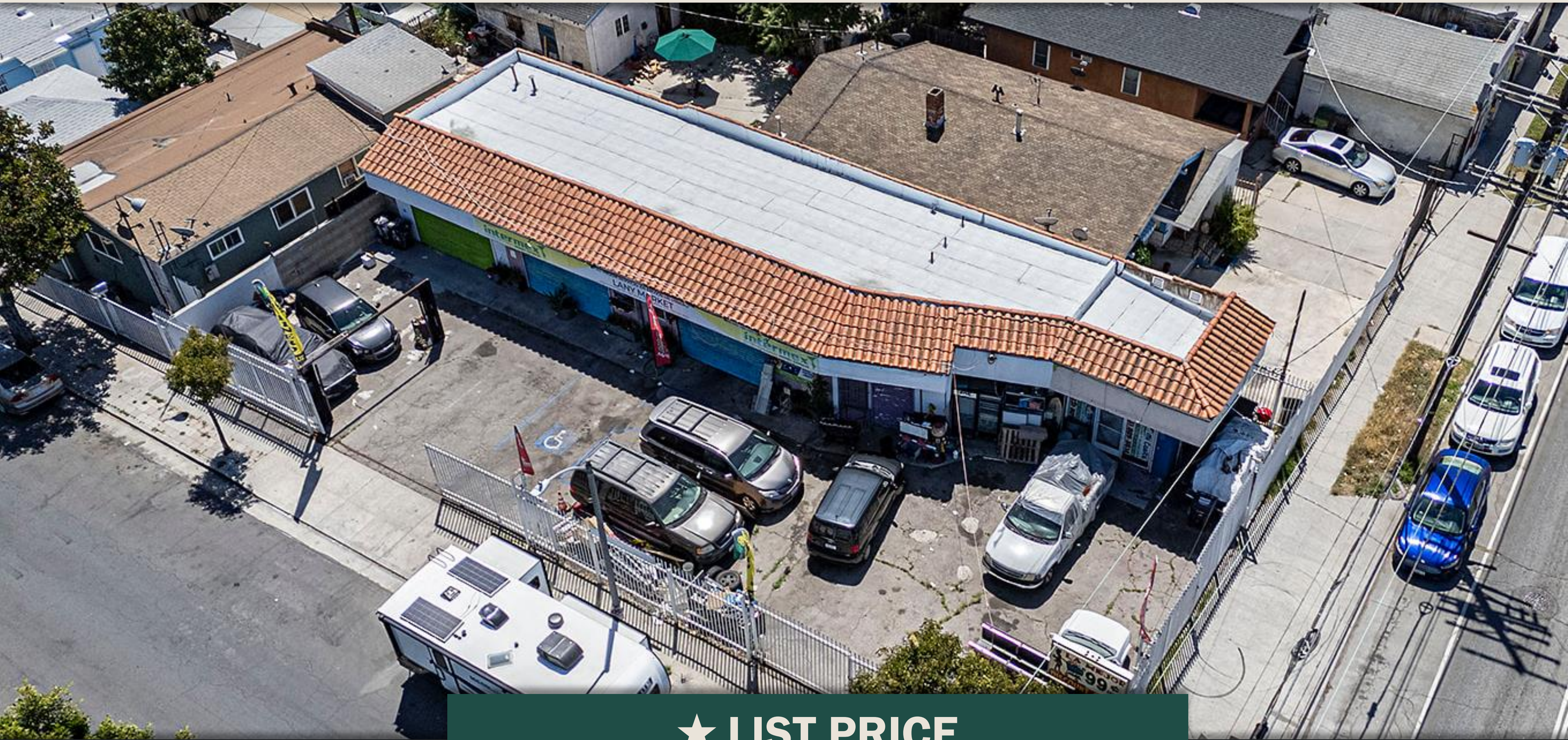
PROPERTY DETAILS	
Number of Units	3
Year Built	1921
Rentable SQFT	2,854
Lot Size SQFT	6,569
Zoning	LAC2
APN	6013-015-009
Number of Buildings	2
Number of Stories	1
Parking Spaces	11

PRICING INFORMATION		
Listing Price		**$785,000**
Downpayment -	*43%*	$341,083
Price per Unit		$261,667
Price per SQFT		$275

POTENTIAL FINANCING		
Loan Amount -	*57%*	$443,917
Loan Type		Proposed New
Interest Rate		7.15%
Amortization Period		30
Debt Coverage Ratio		1.25
Annual Debt Service		$35,979

RETURN ANALYSIS	Current	Pro Forma
Cap Rate	5.73%	7.45%
GRM	9.48	7.88
Cash on Cash	2.64%	6.61%
Monthly Average Rent	$2,300	$2,767
Scheduled Gross Income	$82,800	$99,600
Expenses	$34,514	$37,095
NOI	$44,974	$58,521

3	1921	2,854	6,569
UNITS	YEAR BUILT	RENTABLE SQFT	LOT SIZE



★ LIST PRICE

$261,667
PRICE PER UNIT

$785,000
LIST PRICE

$275
PRICE PER SQUARE FOOT

5.73%
CAP RATE - CURRENT

9.48
GRM - CURRENT

7.45%
CAP RATE - PRO FORMA

7.88
GRM - PRO FORMA

CURRENT AND PRO-FORMA OPERATIONS

ANNUALIZED INCOME		Current	Pro Forma
Gross Potential Pro Forma Rent		$99,600	$99,600
Less: Loss to Lease		$16,800	$0
Scheduled Rent Income		$82,800	$99,600
Total other Income		$0	$0
GROSS SCHEDULED INCOME		**$82,800**	**$99,600**
Less: Vacancy Reserve	*4% / 4%*	$3,312	$3,984
Effective Gross Income		$79,488	$95,616
Less: Operating Exp.	*43.4% / 38.8%*	$34,514	$37,095
NET OPERATING INCOME		**$44,974**	**$58,521**
Less: Debt Service		$35,979	$35,979
Pre-Tax Cash Flow	*2.6% / 6.6%*	$8,995	$22,542
Principal Reduction		$4,381	$4,381
Total Return Before Taxes	*3.9% / 7.9%*	$13,375	$26,923

ANNUALIZED PRO-FORMA EXPENSES			
New Real Estate Taxes	1.1874% of Price	$9,321	$9,321
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	$7,949	$9,562
Contract Services*	$200/Unit	$600	$600
Landscaping	$80/Month	$960	$960
Off-Site Management Fee*	6% of EGI	$4,769	$5,737
Operating Reserves*	$250/Unit	$750	$750
TOTAL EXPENSES		**$34,514**	**$37,095**
Expenses per Unit		$11,505	$12,365
Expenses per SF		$12.09	$13.00
% EGI		43.42%	38.80%

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
2	Storage	$600	$600	$600	$1,200	$750	$1,500
4		**Total**			**$6,900**		**$8,300**

*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
4 *	Storage	**VACANT**	**VACANT**	$750	$9,000	$9,000
	Total	**$6,300**	**$75,600**	**$8,300**	**$99,600**	**$24,000**

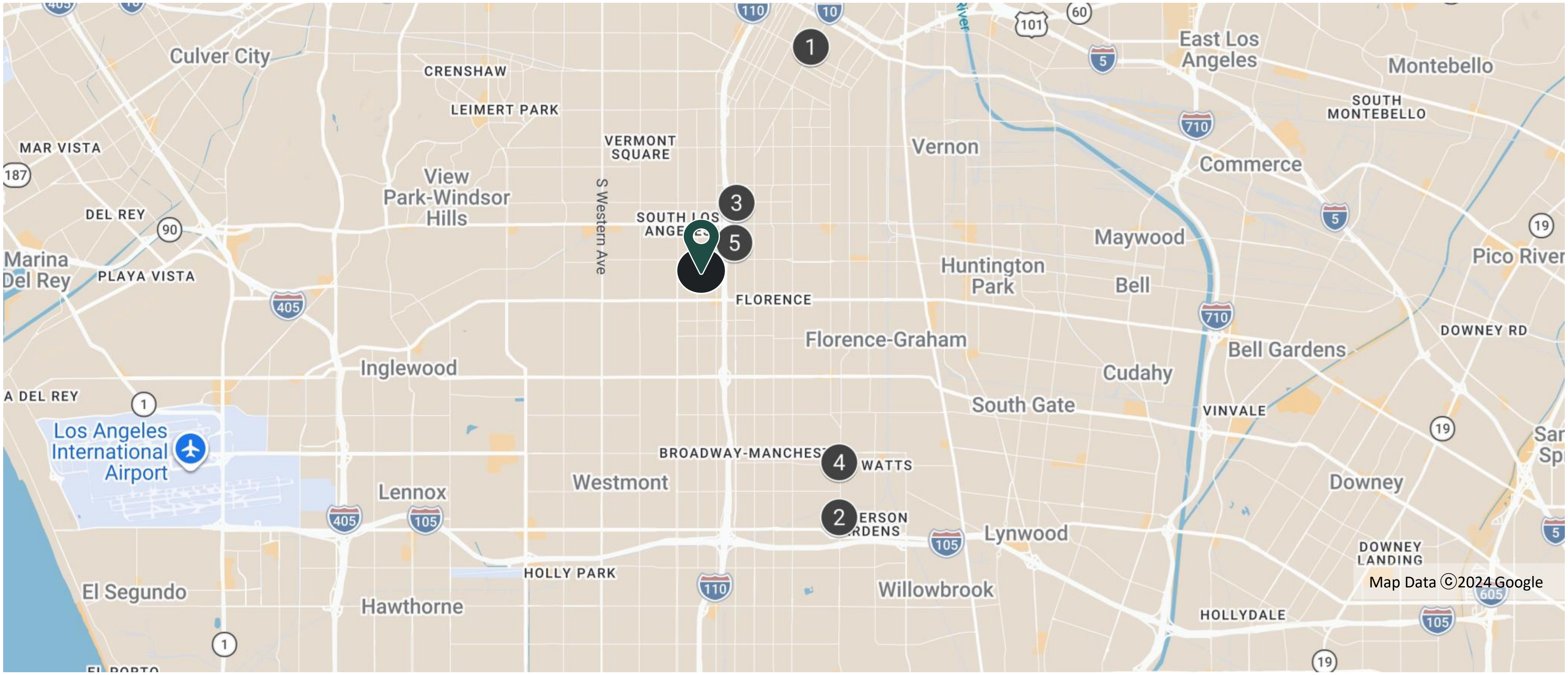
* The property is legally recognized as a three-unit asset. During marketing preparation, an additional storage area was identified within the commercial building. While not separately identified as a legal unit, it has historically functioned as a separate storage rental and is currently vacant.

SALES COMPARABLES

COLOMBO

KW COMMERCIAL

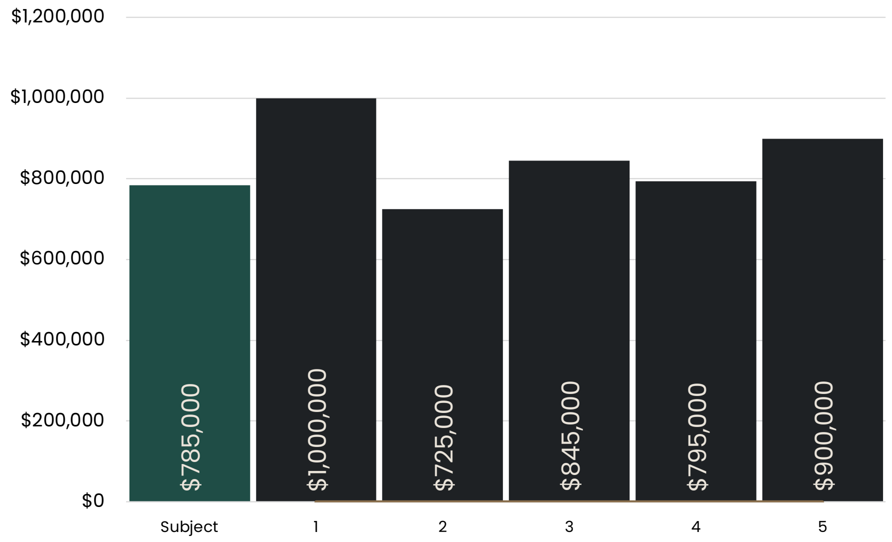
SALES COMPARABLES



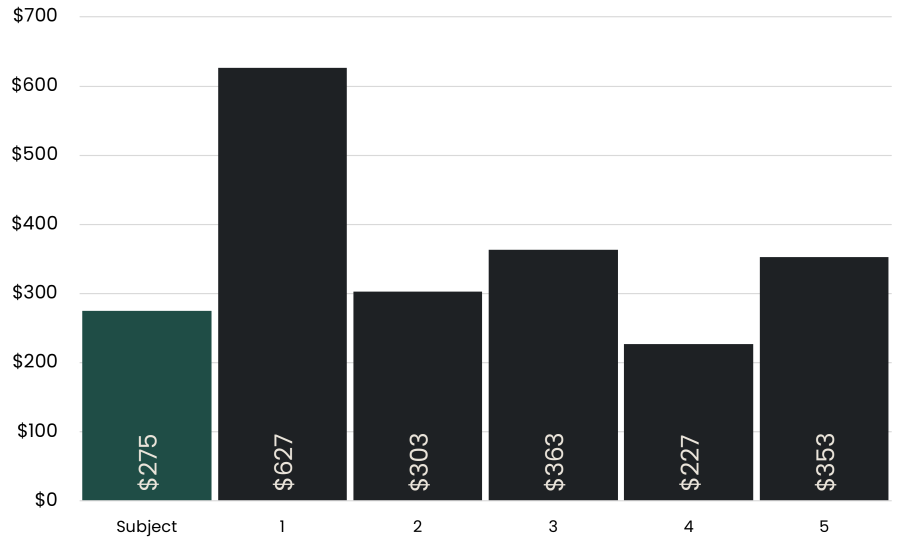
NO.	ADDRESS	PRICE	UNITS	PRICE/SF	$/SF LAND	CAP RATE	GRM	COE
1	2417 S San Pedro St, Los Angeles	$1,000,000	1	$627	$216	N/A	N/A	7/30/2024
2	11163 S Central Ave, Los Angeles	$725,000	N/A	$303	$116	N/A	N/A	6/14/2024
3	5400 S Broadway , Los Angeles	$845,000	1	$363	$129	N/A	N/A	2/5/2025
4	10209 S Central Ave , 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**	**$785,000**	**3**	**$275**	**$120**	**5.73%**	**9.48**	

SALES COMPARABLES

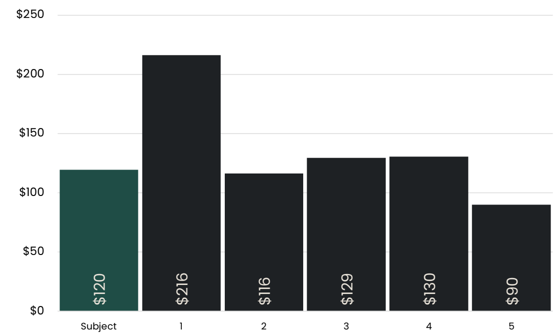
PROPERTY PRICE



PRICE PER SF

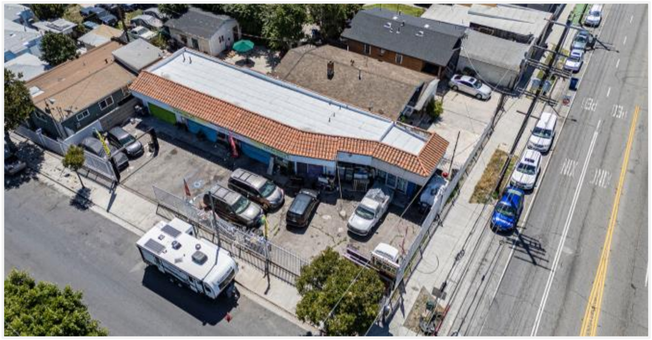


PRICE PER LAND SF



SALES COMPARABLES

S ubject — 6500 S Hoover St, Los Angeles, CA 90044



SUBJECT PROPERTY		Unit Mix	
Sale Price	$785,000	One	3BR / 2BA
Total Units	3	One	Retail
		Two	Storage
Price/SF	$275		
Cap Rate	5.73%		
GRM	9.5	Avg Size	951 SF
Year Built	1921	Zoning	LAC2
Bldg SF	2,854	Lot Size	6,569
		$/SF Lot	$120

Underwriting Criteria			
Income	$82,800	Expenses	$34,514
NOI	$44,974	Avg Rent	$2,300

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	7/30/2024	Unit Mix	
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	6/14/2024	Unit Mix	
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.

Confidentiality & Limited Use: This Offering Memorandum, Broker Opinion of Value, presentation, or related materials (collectively, the "Document") is proprietary and strictly confidential. It is provided solely to the individual or entity receiving it from the agent and/or broker ("Broker") for the purpose of evaluating a potential real estate transaction. The Document may not be copied, reproduced, distributed, or disclosed to any other party without Broker's prior written consent.

Informational Purpose Only; Non-Reliance : The Document has been prepared for **general informational and illustrative purposes only** and does **not constitute a representation, warranty, or offer** upon which any party may rely in making an investment, tax, legal, or financing decision. **Any reliance on the Document or its contents is expressly disclaimed and undertaken solely at the reader's own risk.**

No Representations or Warranties: All information contained herein—including, without limitation, financial statements, operating data, rent rolls, square footage, measurements, tenant information, market assumptions, projections, pro formas, replacement property examples, exchange scenarios, loan assumptions, environmental matters, zoning, entitlement potential, and regulatory compliance—is provided **without representation or warranty of any kind**, express or implied, as to accuracy, completeness, or future performance. Broker has not independently verified such information and assumes no responsibility for its accuracy.

Hypothetical Financial Illustrations: Any financial projections, pro formas, rent estimates, loan payment assumptions, exchange-related scenarios, or other forward-looking statements are **hypothetical**, based on stated assumptions and market conditions as of the date prepared, and may differ materially from actual results. Such illustrations do **not constitute underwriting, loan qualification, investment recommendations, or guarantees of performance**, and are subject to market forces, legal constraints, and changes without notice.

Independent Due Diligence Required: Each party must conduct its own independent investigation and due diligence concerning the Property and any contemplated transaction. Prospective purchasers and sellers are strongly encouraged to verify all information through their own licensed and qualified professionals, including attorneys, certified public accountants, tax advisors, qualified intermediaries, lenders, engineers, architects, contractors, environmental consultants, and other advisors of their choosing.

Scope of Broker Services: Broker is acting **solely in the capacity of a California real estate licensee** and is not acting as an investment advisor, financial advisor, tax advisor, legal advisor, lender, environmental consultant, engineer, architect, or fiduciary with respect to the information contained herein. Broker and/or Alexandro Colombo and their affiliates are **not qualified to provide**, and have not been contracted to provide, legal, financial, accounting, tax, environmental, engineering, or architectural advice.

No Obligation or Binding Agreement: Owner may, in its sole discretion and without obligation, amend the offering, reject any or all proposals, or terminate discussions at any time. No agreement or obligation shall exist unless and until a definitive written agreement has been fully executed by all parties. **Fair Housing Compliance:** Broker complies fully with all applicable federal, state, and local Fair Housing and Equal Opportunity laws.

Acknowledgment: By reviewing this Document, the recipient acknowledges and agrees that:
(i) Broker has made no representations or warranties;
(ii) all information must be independently verified;
(iii) Broker is acting within the limited scope of a California real estate licensee; and
(iv) any reliance on this Document is at the recipient's sole risk.

Watch Property Video Tour

Exclusively Listed by

Alexandro Colombo
Managing Director
310.978.7950
6621 E Pacific Coast Hwy, Suite 150
Long Beach, CA 90803
info@colombocre.com
DRE CA 01927702

COLOMBO

KW COMMERCIAL

*Each office is independently owned and operated