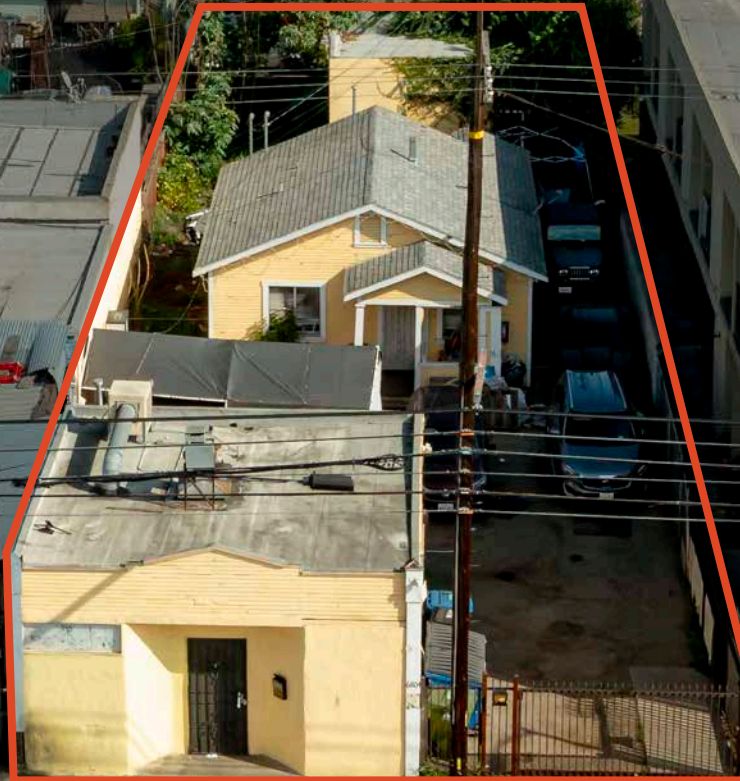


OFFERING MEMORANDUM

6804 S HOOVER ST



LOS ANGELES, CA 90044

km Kidder Mathews

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COMPARABLES

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An aerial photograph of a residential neighborhood. In the foreground, a large, modern, multi-story building with a flat roof and light-colored facade is the central focus. To its left is a smaller, yellow, single-story house. Further left, there's a building with a corrugated metal roof and a sign that says "WINDOW TINTING OPEN". A street sign for "Hoover St" is visible. The rest of the neighborhood consists of various houses and smaller buildings, some with flat roofs and others with gabled roofs. The sky is clear and blue.

EXECUTIVE SUMMARY

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 7.10% cap rate.

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

1,200 SF

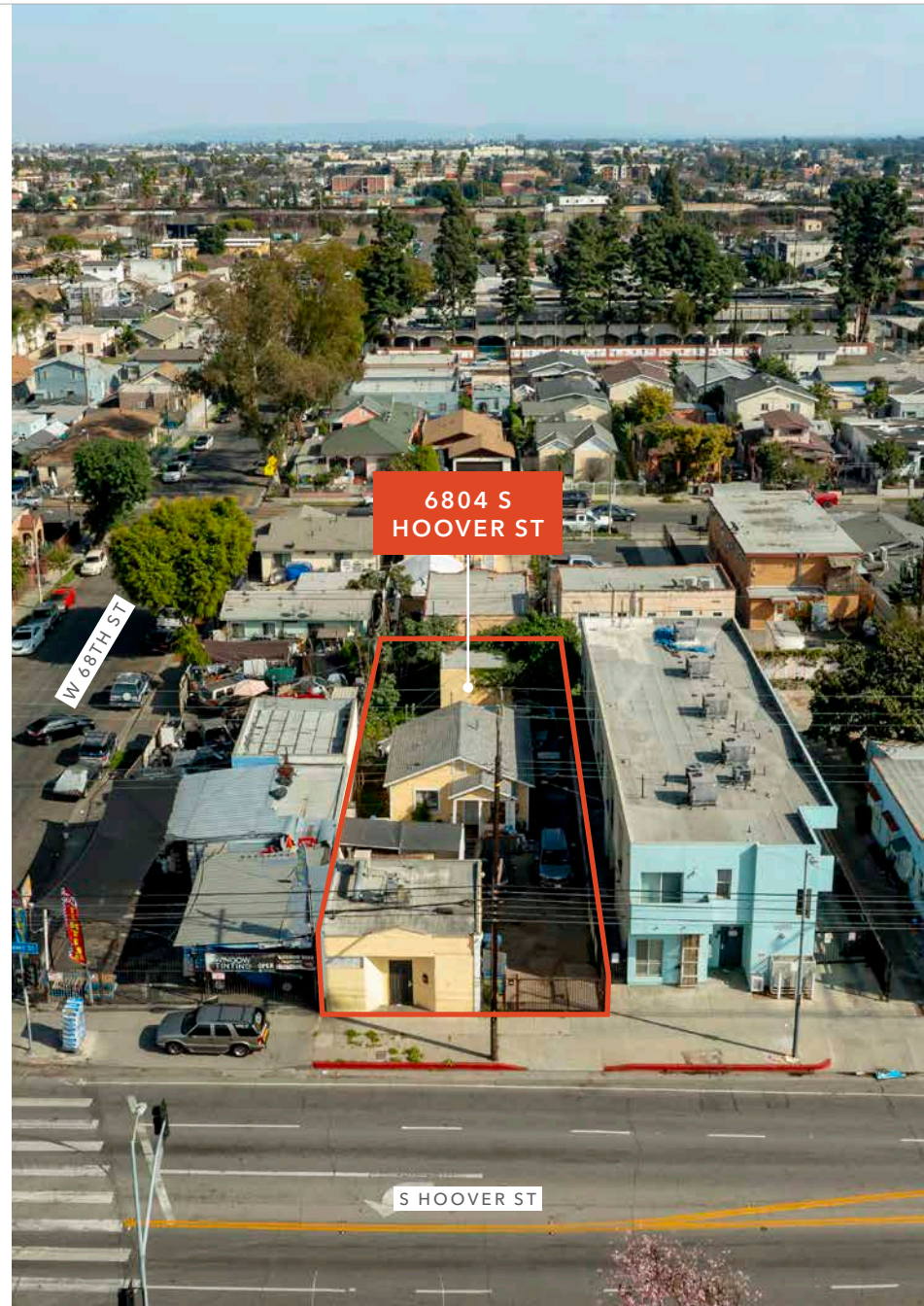
TOTAL BUILDING SIZE

5,171 SF

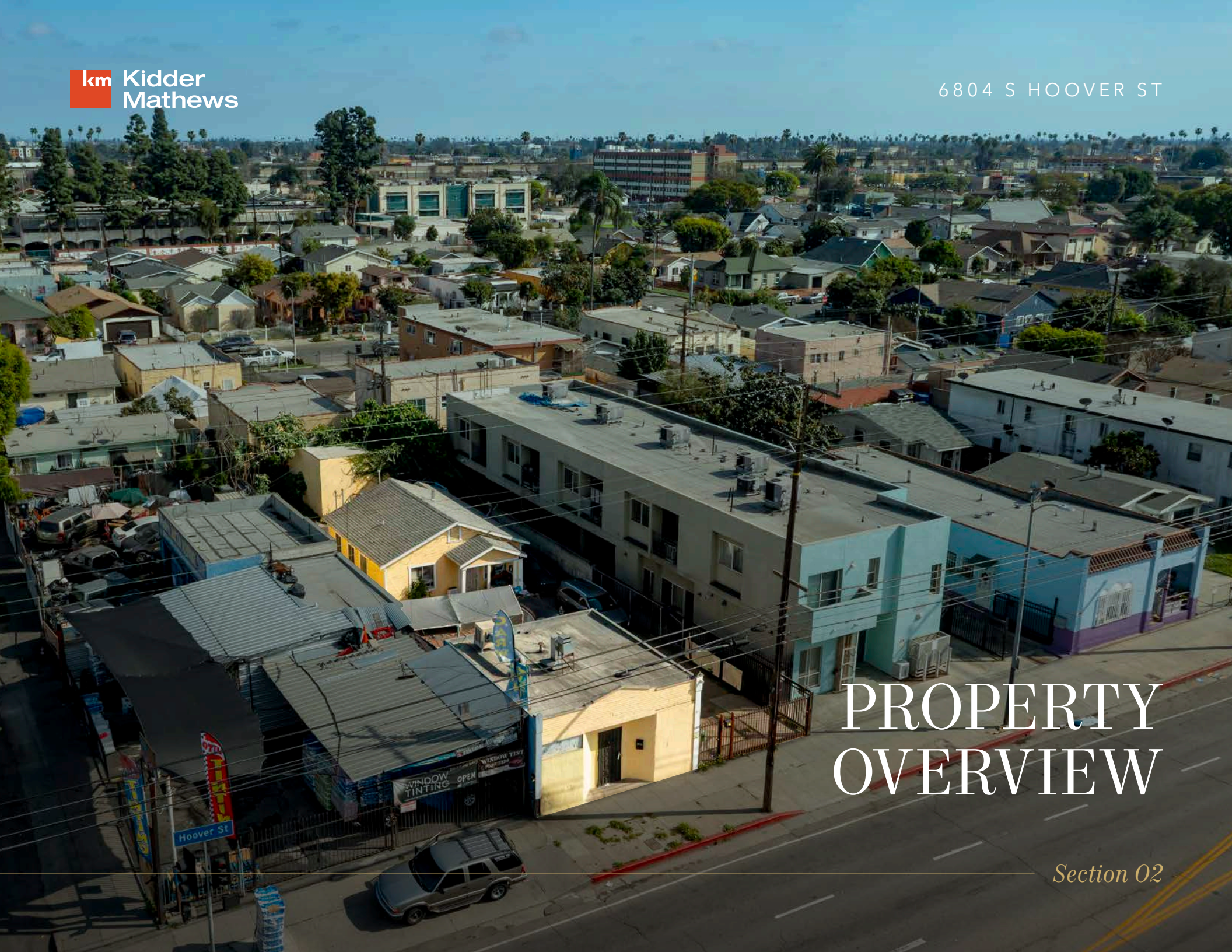
LOT SIZE

LAC2

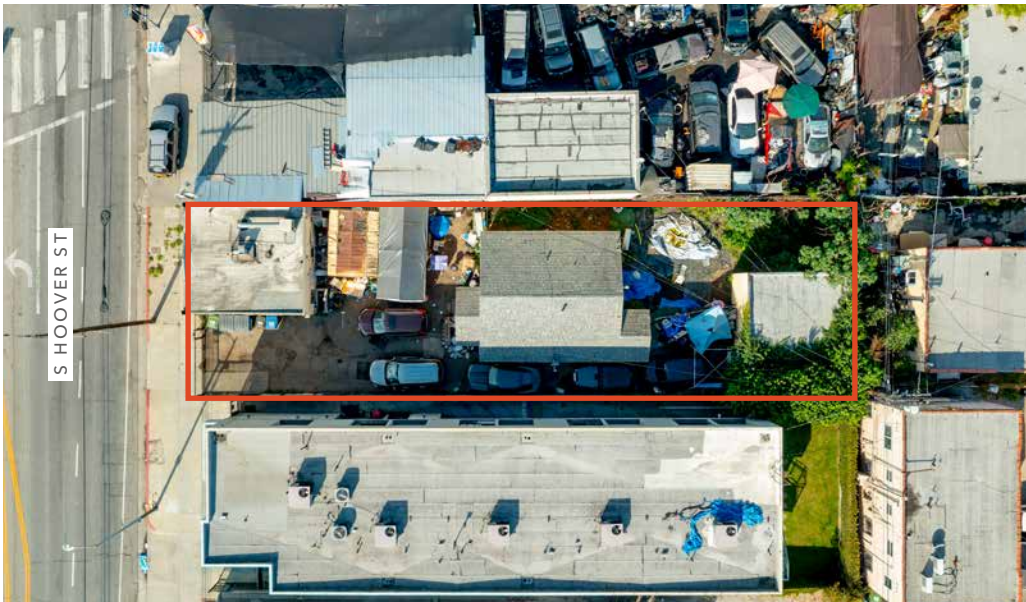
ZONING



PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW

DTLA

METRO RAIL
TO RAIL PATH



61ST STREET
ELEMENTARY
SCHOOL

THE
FAMILY

STATE
PRESCHOOL

LA ACADEMY
MIDDLE SCHOOL

HERCULES
BURGERS

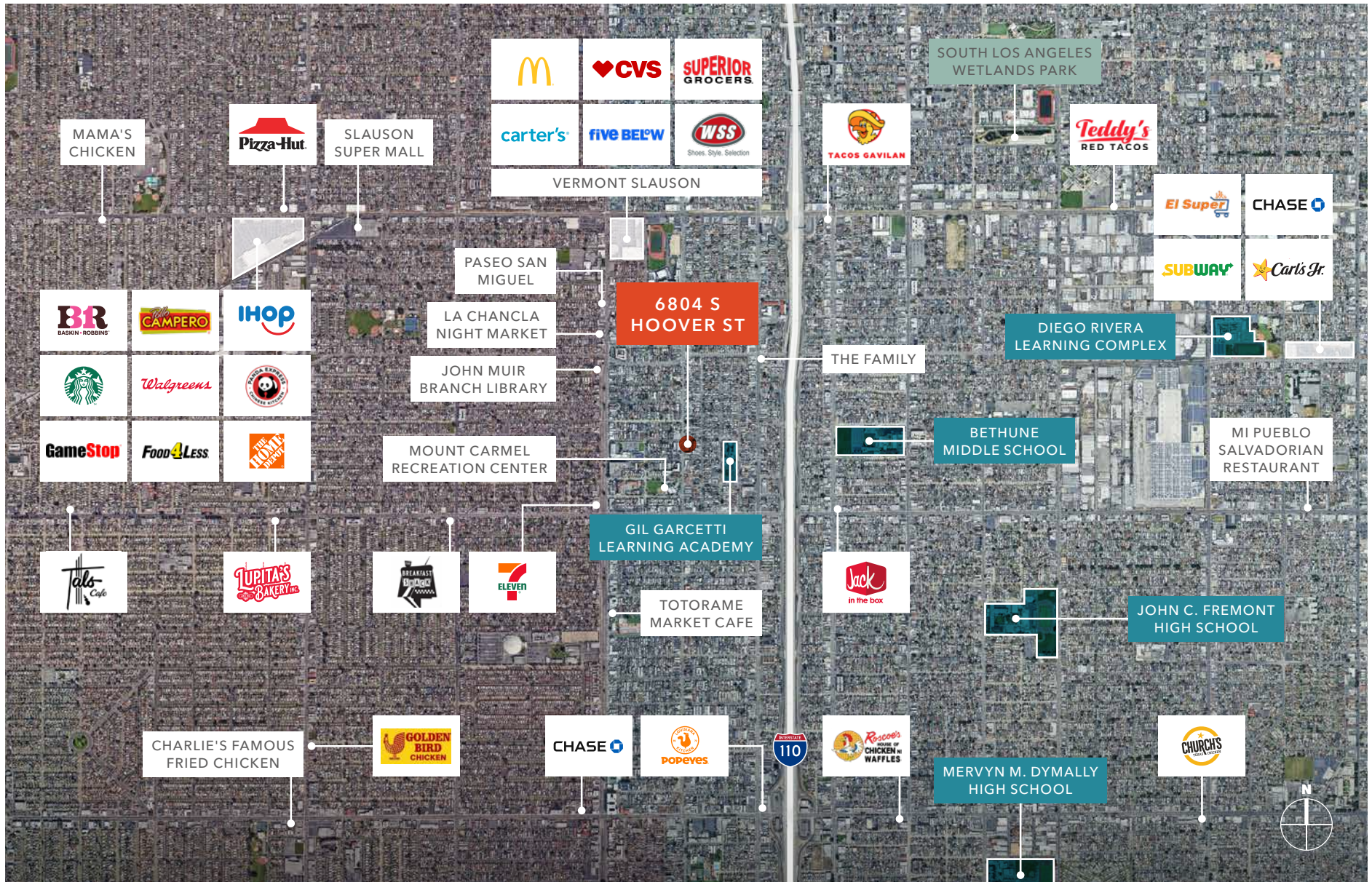
5 HERMANOS
MARKET

LANY
MARKET

6804 S
HOOVER ST

SUZIE'S
MARKET

PROPERTY OVERVIEW





FINANCIALS

Section 03

INVESTMENT SUMMARY

ADDRESS	6804 S Hoover St Los Angeles, CA 90044
LIST PRICE	\$545,000
NUMBER OF UNITS	2
COST PER UNIT	\$272,500
CURRENT GRM	10.09
MARKET GRM	9.77
CURRENT CAP	7.10%
MARKET CAP	7.42%
YEAR BUILT	1927/1929
LOT SIZE	5,171 SF
BUILDING SIZE	1,200 SF
PRICE/SF	\$454

\$545K

LIST PRICE

7.10%

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	(\$13,683)	26.1%	(\$13,683)	
Net Operating Income	\$38,697		\$40,443	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.1874%) + S.A.	\$6,883	\$6,883
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	\$13,683	\$13,683
Per Net SF	\$11.40	\$11.40
Expenses Per Unit	\$6,841	\$6,841

SCHEDULED INCOME

Unit No.	Beds/Baths	Notes	Current Rents Monthly Rent/Unit	Market Rents Monthly Rent/Unit
1	Commercial	VACANT	\$2,000	\$2,000
2	2BD + 1BA House		\$2,500	\$2,650
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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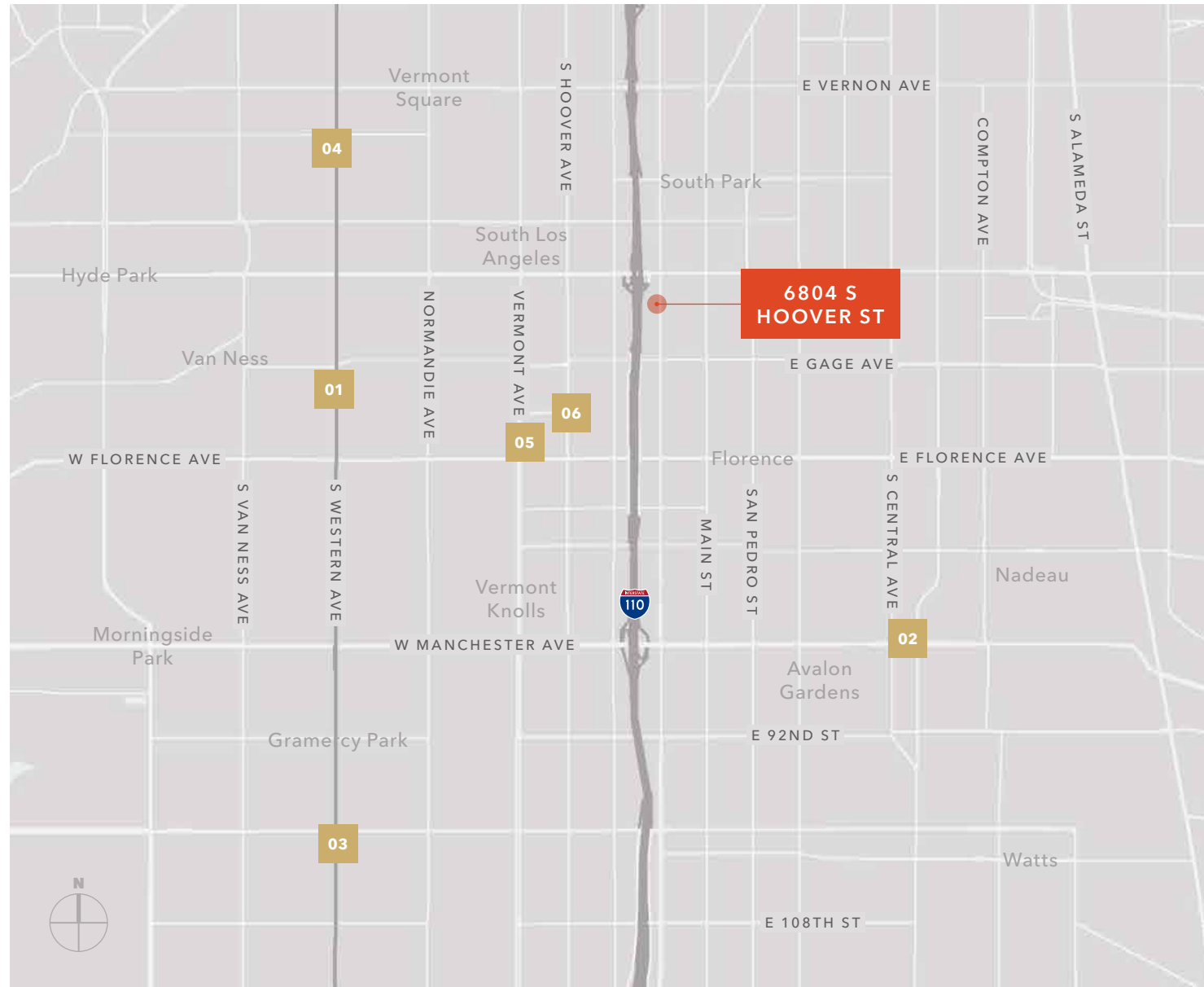
COMPARABLES

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	\$454	\$272,500	\$545,000	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 access. 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
- 02 **1149 Firestone Blvd**
 Los Angeles, CA 90001
- 03 **10036-10038 S Western Ave**
 Los Angeles, CA 90047
- 04 **1706 W 49th St**
 Los Angeles, CA 90062
- 05 **7014 S Vermont Ave**
 Los Angeles, CA 90044
- 06 **5911 S Broadway**
 Los Angeles, CA 90003



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