

# 6626 W 6TH ST

LOS ANGELES, CA 90048

*Spanish Style Duplex in  
Prime Beverly Grove*

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*Exclusively  
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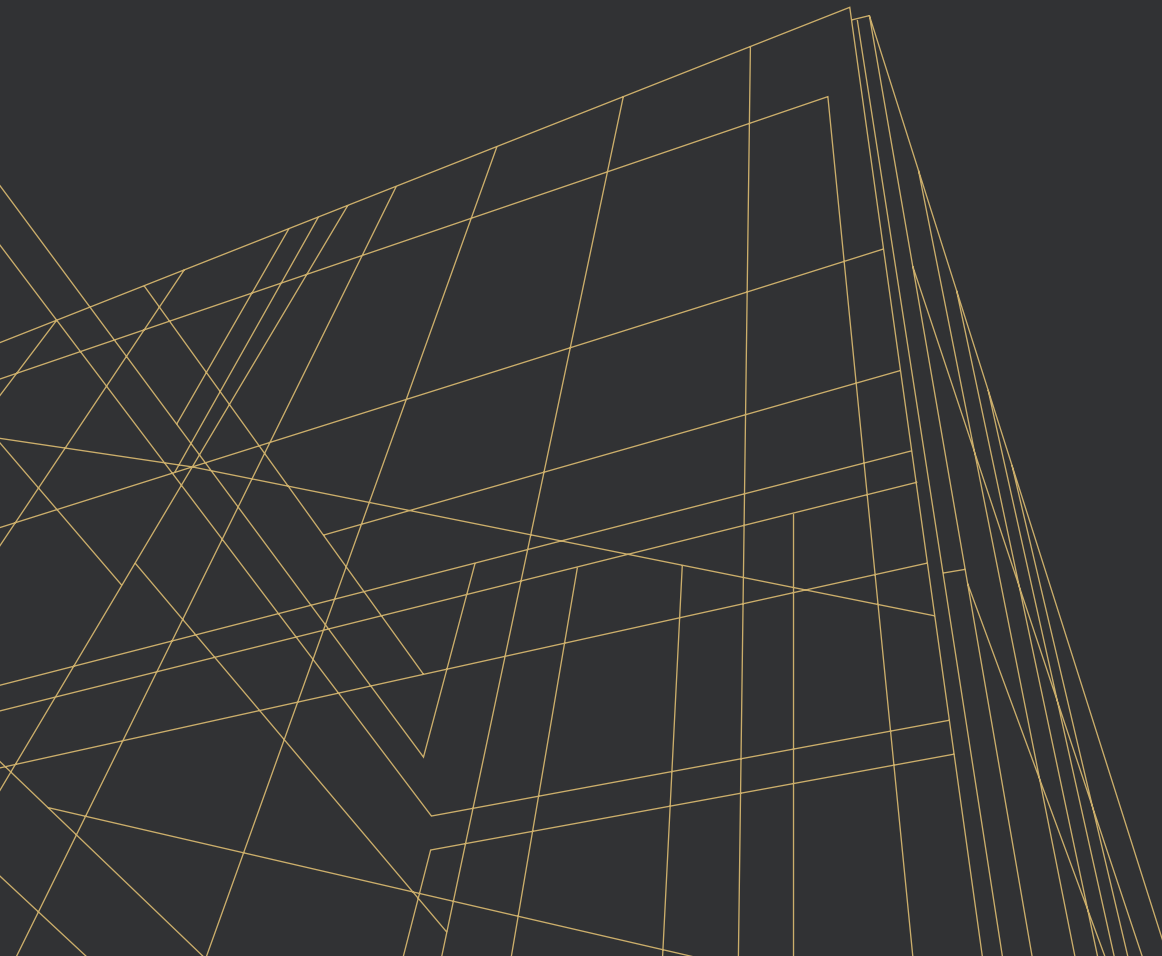
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An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is positioned on the left side of the page, extending from the bottom left towards the center.

# EXECUTIVE SUMMARY

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*Section 01*

# *PREMIER* OWNER- USER OPPORTUNITY IN THE HEART OF BEVERLY GROVE

*Kidder Mathews is pleased to present 6626 W 6th St, a rare duplex owner-user investment opportunity in the heart of Beverly Grove.*

Offered for the first time in 21 years, 6626 W 6th St is a pride-of-ownership asset ideally located between Beverly Hills and West Hollywood, just moments from The Grove, LACMA, Beverly Center, and some of Los Angeles' premier dining, shopping, and entertainment destinations.

The property features two expansive 3-bedroom, 2-bath residences with nearly identical floor plans, averaging approximately 1,738 square feet per unit. One unit may be delivered vacant for an owner-occupant, creating an ideal opportunity to live in one residence while offsetting your mortgage with income from the other. FHA financing may also be available for qualified buyers.

Offering approximately 27% rental upside and a detached three-car garage with ADU conversion potential (buyer to verify), 6626 W 6th St combines immediate owner-user appeal with long-term value-add potential. Opportunities to acquire a property of this caliber in Beverly Grove are exceptionally rare.



|             |                                      |
|-------------|--------------------------------------|
| ADDRESS     | 6626 W 6th St, Los Angeles, CA 90048 |
| PRICE       | \$1,900,000                          |
| UNITS       | 2                                    |
| BUILDING SF | ±3,567                               |
| LOT SF      | ±5,937                               |
| YEAR BUILT  | 1928                                 |
| APN         | 5510-022-045                         |

## INVESTMENT HIGHLIGHTS

One unit can be delivered vacant with 30-day notice for an owner-user buyer

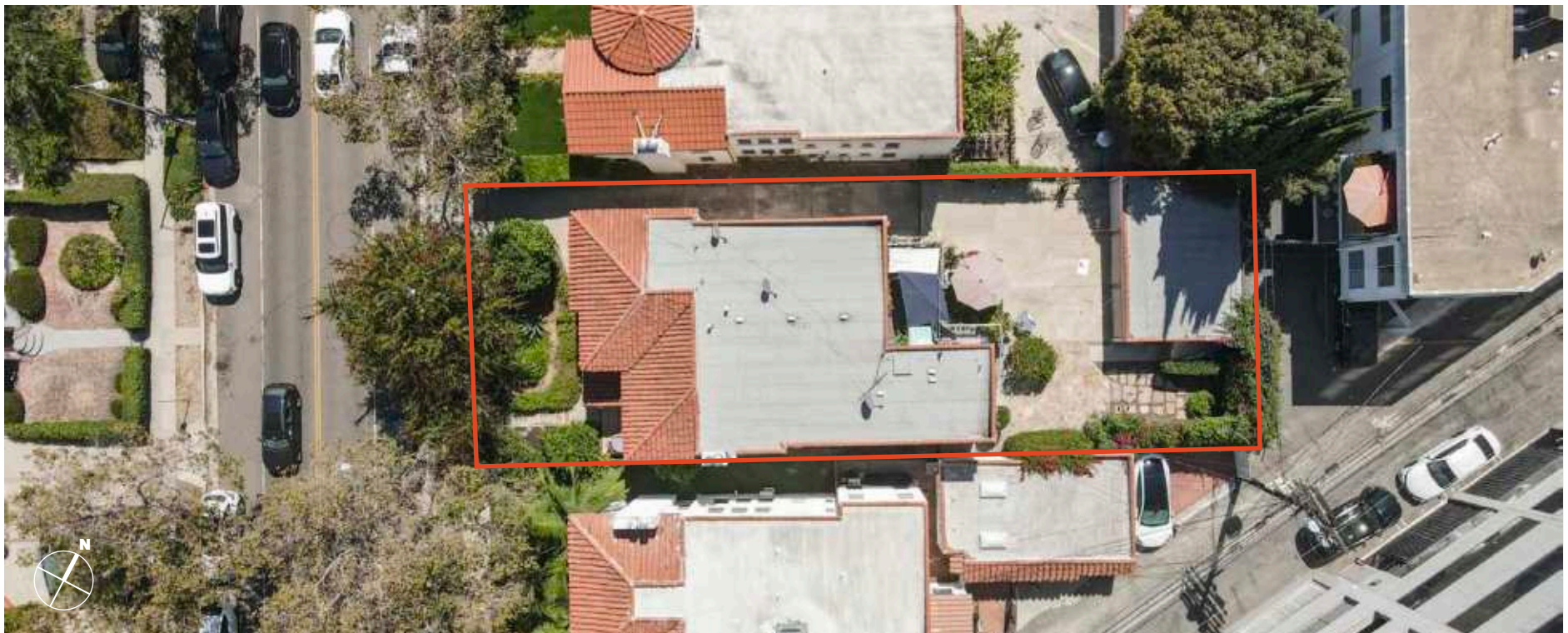
Two expansive 3-bedroom / 2-bath residences averaging approximately 1,738 SF each

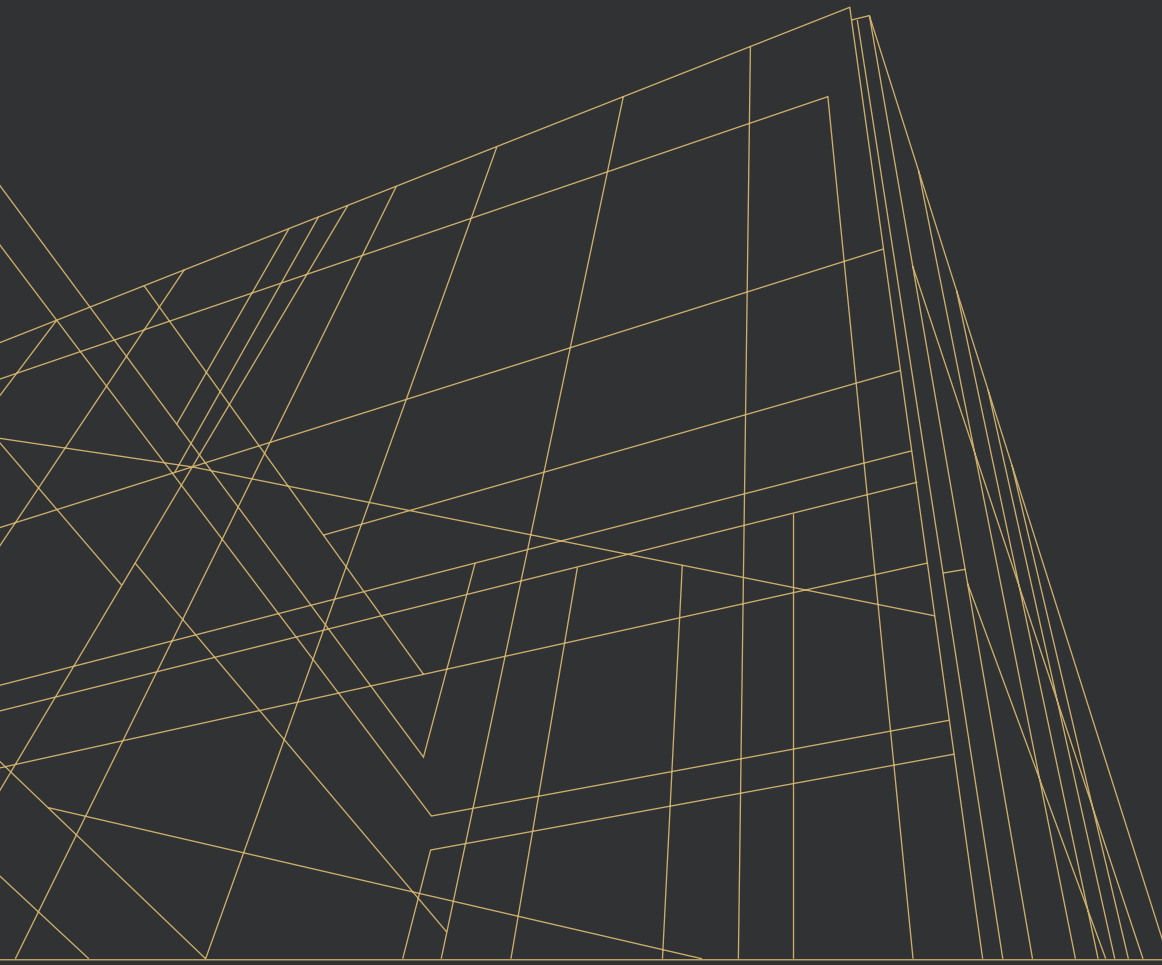
Approximately 27% rental upside with strong long-term income growth potential

Detached 3-car garage with excellent ADU conversion potential (Buyer to Verify)

Ideal owner-user opportunity with potential for FHA financing

Premier Beverly Grove location, walking distance to The Grove, LACMA, Beverly Center, and world-class dining & shopping



An abstract line drawing in a light beige color, depicting a complex, multi-faceted building facade. The drawing consists of numerous intersecting lines that create a sense of depth and perspective, suggesting a modern architectural structure. The lines vary in length and orientation, forming a grid-like pattern that is slightly skewed and distorted, giving it a dynamic and geometric appearance. The drawing is positioned on the left side of the page, extending from the bottom towards the top.

# PROPERTY OVERVIEW

*Section 02*

## PROPERTY OVERVIEW

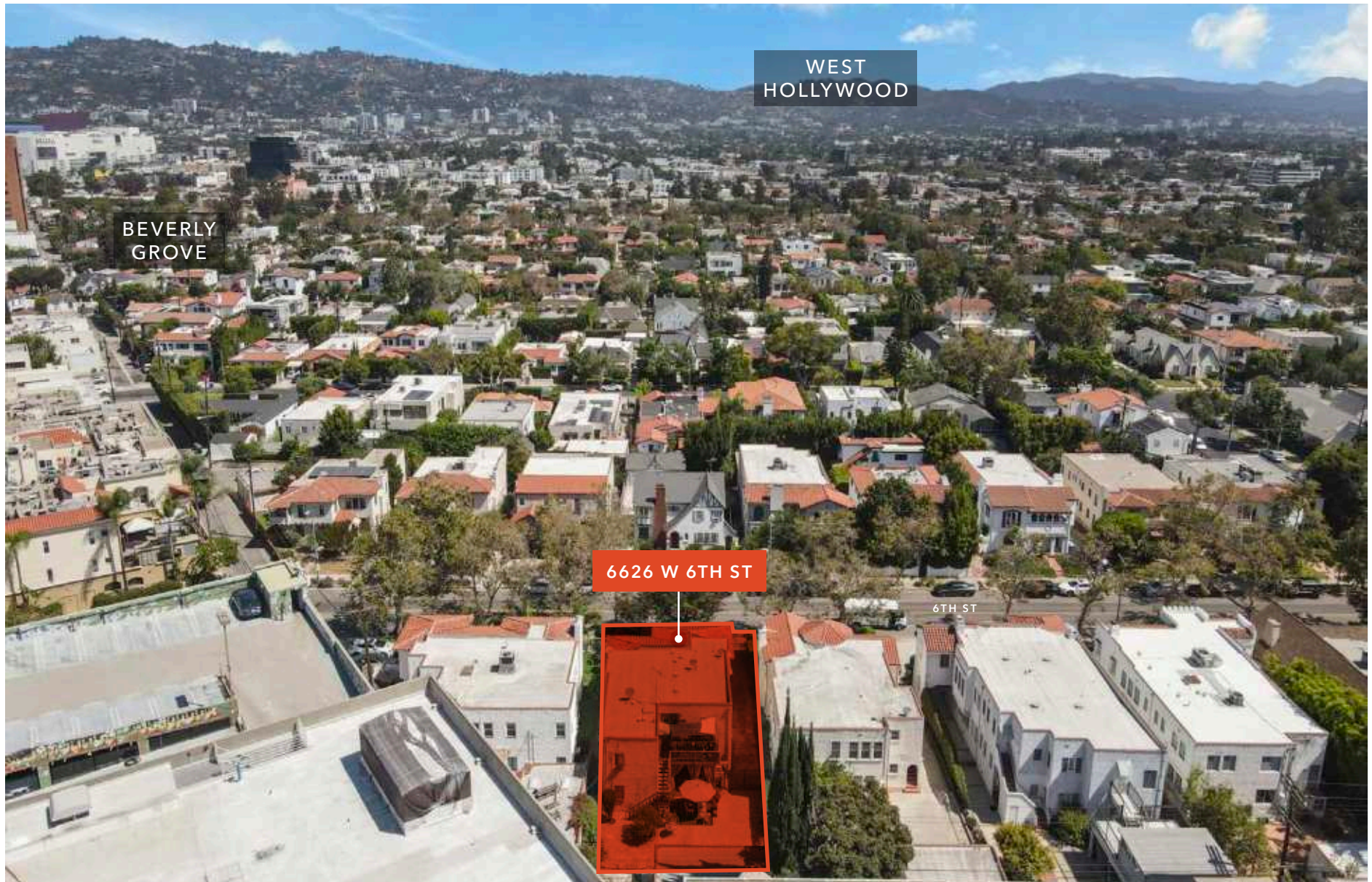
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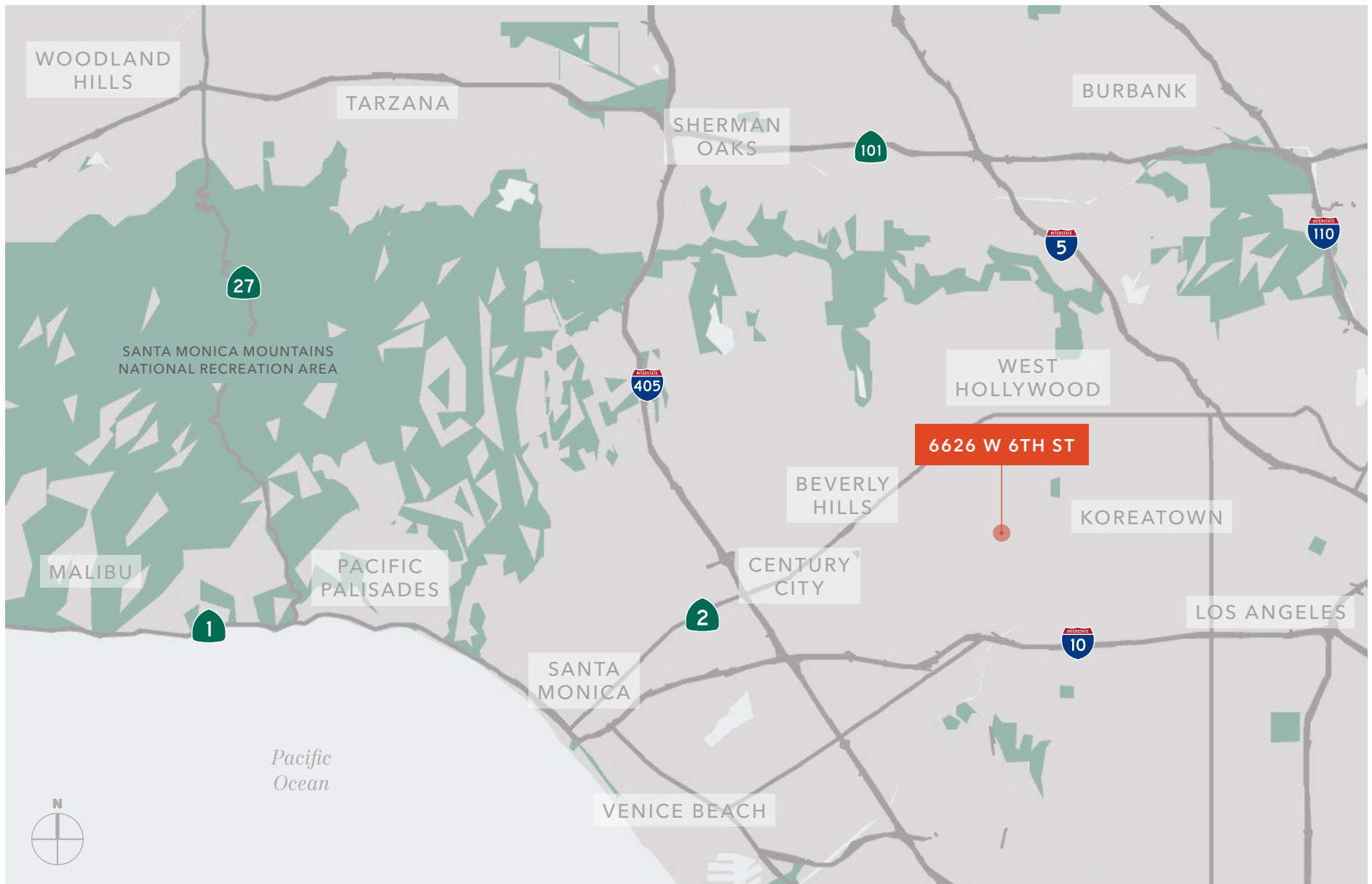
## PROPERTY OVERVIEW



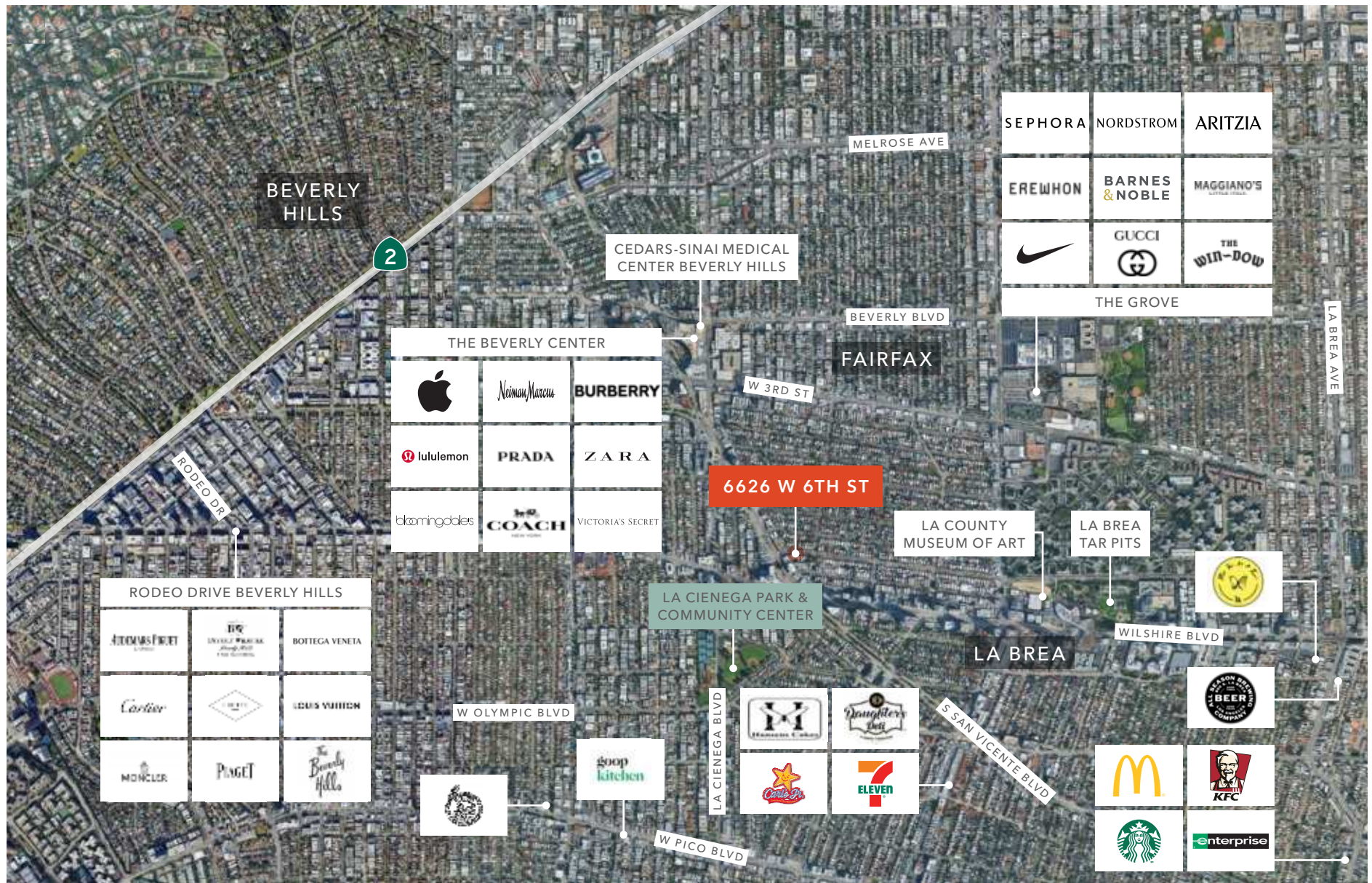
## PROPERTY OVERVIEW

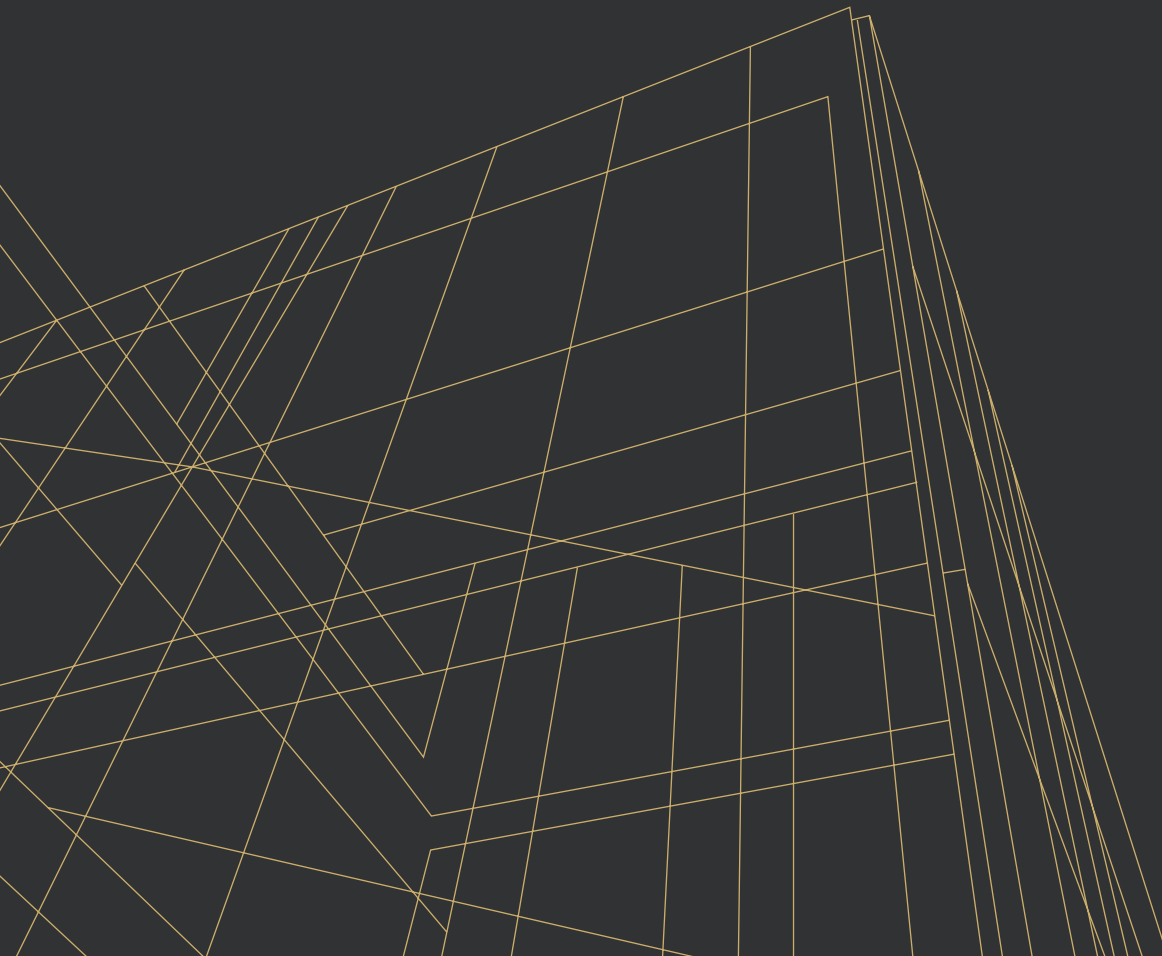


## PROPERTY OVERVIEW



## PROPERTY OVERVIEW



An abstract line drawing in a light beige color on a dark grey background. It depicts a complex, multi-faceted geometric structure, possibly representing a building's facade or a crystalline form. The structure is composed of numerous intersecting lines that create a series of rectangular and trapezoidal shapes, some of which are tilted at various angles, giving it a three-dimensional, wireframe appearance. The lines are thin and precise, creating a sense of architectural detail and depth.

# LOCATION OVERVIEW

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*Section 03*

## CULTURAL AND GEOGRAPHICAL HEART OF L.A.

*Beverly Grove is a culturally diverse and affluent urban village, and has long been the center of nightlife, fashion, and entertainment in the Los Angeles area.*

Bordered to the North by West Hollywood, and to the West by Beverly Hills, Beverly Grove's boundary lines touch many of the area's major thoroughfares, including, Santa Monica, Beverly, San Vicente and La Cienega Boulevards; and Melrose, Fairfax, and La Brea Avenues. Beverly Grove harbors a vibrant and diverse business community. In addition, its location is convenient to all of Los Angeles' other leading commercial districts, including Beverly Hills, Century City, and Downtown Los Angeles. West Hollywood's two major industry sectors include services (hotels, motion pictures, and health services) and retail (restaurants and bars, food stores, and miscellaneous retail).

## NOTABLE SITES

### PACIFIC DESIGN CENTER (PDC)

A 1.6 million SF multi-use facility that is located in the heart of West Hollywood, at the corner of Melrose Avenue & San Vicente Boulevard. Also known as the Blue Whale, Pacific Design Center boasts nearly 100 boutique to international showroom brands, representing 2,200 product lines. The award-winning Pacific Design Center features MOCA Pacific Design Center, Red Seven restaurant, WP restaurant, The SilverScreen Theater, a 200-seat conference center & a Michael Graves designed fitness center.

### WEST 3RD STREET

Comprises of six connecting blocks between La Cienega Boulevard and Fairfax Avenue. Considered the most walkable dining and shopping district in Los Angeles, West 3rd Street has over one hundred destination shops, restaurants, bars, cafes, beauty bars and fitness studios.



### THE DESIGN DISTRICT

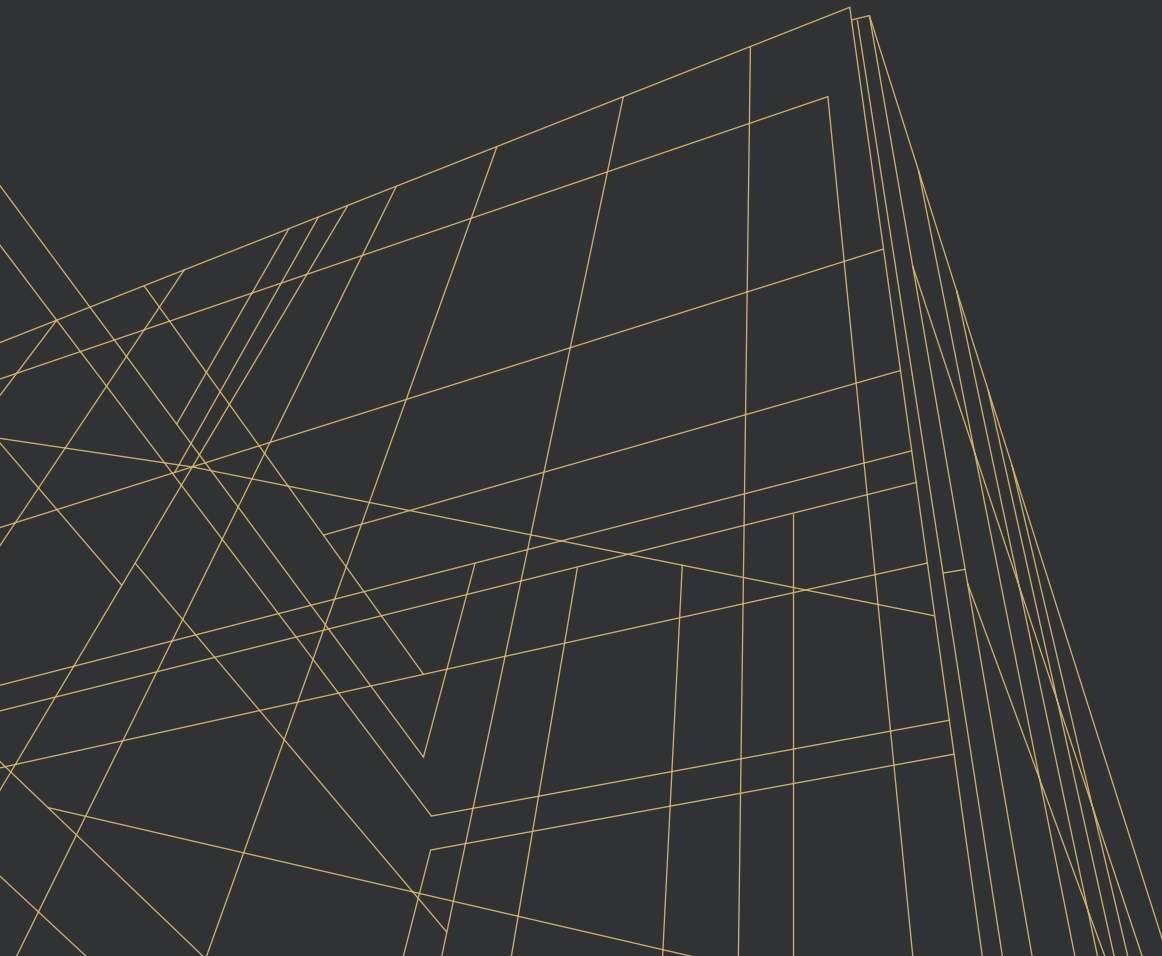
A cultural destination located at Melrose Avenue, Robertson Boulevard and Beverly Boulevard, featuring high-caliber design, art, fashion, dining, beauty and more. West Hollywood Design District has been a premier Los Angeles shopping institution for discerning taste and uninhibited creativity since the 1950s.

### THE GROVE

Sitting on 575,000 square feet of land is an outdoor marketplace that has been attracting tourists and Los Angeles residents since its opening in 2002. With buildings influenced by classic, historic, Los Angeles design, the mall features a courtyard, The Spirit of Los Angeles statue, Nordstrom, Barnes and Noble, Apple, and plenty of high end dining with outdoor seating.



Photo by Allen J. Schaben / Los Angeles Times



# FINANCIALS

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*Section 04*

# RENT ROLL

| Unit                                | Unit Mix | Rent            | Market Rent      | SF    | Current Rent PSF | Market Rent PSF |
|-------------------------------------|----------|-----------------|------------------|-------|------------------|-----------------|
| Upstairs Unit                       | 3B/2B    | \$3,045         | \$4,550          | 1,783 | \$1.71           | \$2.55          |
| Bottom Unit                         | 3B/2B    | \$4,109         | \$4,550          | 1,784 | \$2.30           | \$2.55          |
| Monthly Rental Income               |          | \$7,154         | \$9,100          |       |                  |                 |
| <b>Total Monthly Income</b>         |          | <b>\$7,154</b>  | <b>\$9,100</b>   |       |                  |                 |
| <b>Total Scheduled Gross Income</b> |          | <b>\$85,848</b> | <b>\$109,200</b> |       |                  |                 |
| Upside                              |          |                 | 27%              |       |                  |                 |
| Market GRM                          |          |                 | 17.40            |       |                  |                 |
| Market Cap Rate                     |          |                 | 3.69%            |       |                  |                 |



## FINANCIAL ASSUMPTIONS

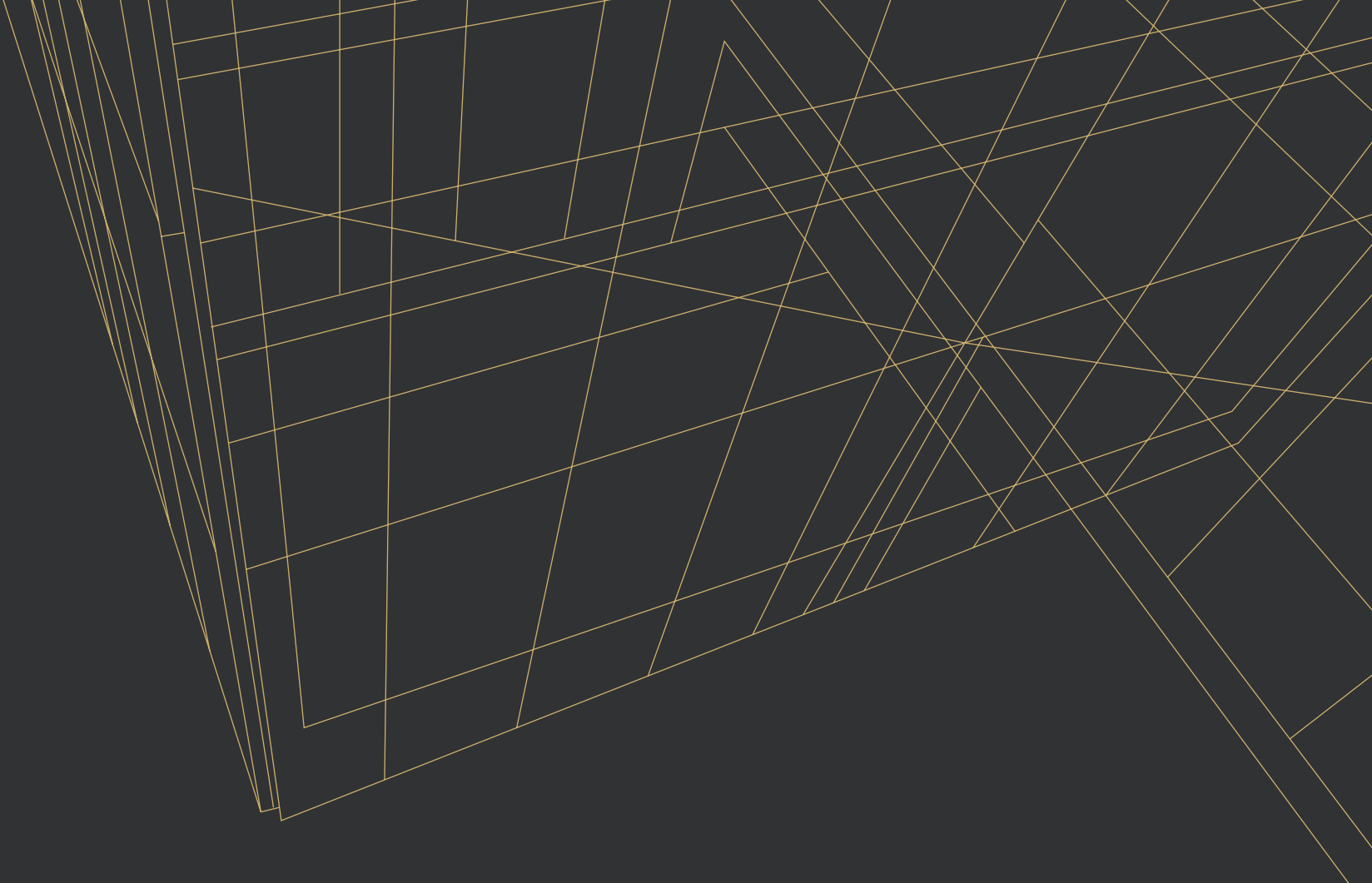
|                        |                    |
|------------------------|--------------------|
| PRICE PER UNIT         | \$950,000          |
| PRICE PER NET BLDG SF  | \$533              |
| ACTUAL GRM             | 22.13              |
| ACTUAL CAP RATE        | 2.50%              |
| PRICE                  | <b>\$1,900,000</b> |
| DOWN PAYMENT           | \$1,385,656        |
| FIRST TRUST DEED       | \$514,344          |
| INTEREST RATE/TERMS    | 6.25%              |
| % DOWN                 | 73%                |
| NET OPERATING INCOME   | \$47,504           |
| LESS LOAN PAYMENTS     | \$30,861           |
| CASH FLOW (PRE-TAX)    | \$16,643           |
| RETURN ON DOWN PAYMENT | 1.20%              |

## ESTIMATED ANNUAL OPERATING EXPENSES

|                          | Current         | Market          |
|--------------------------|-----------------|-----------------|
| NEW PROPERTY TAXES       | \$23,750        | \$23,750        |
| VACANCY (3%)             | \$2,575         | \$3,276         |
| PROPERTY MANAGEMENT (4%) | \$5,897         | \$5,897         |
| PROPERTY INSURANCE (EST) | \$1,000         | \$1,000         |
| TRASH                    | \$2,360         | \$2,360         |
| UTILITIES (LADWP + GAS)  | \$1,000         | \$1,000         |
| REPAIR AND MAINTENANCE   | \$1,000         | \$1,000         |
| CLEANING & GARDENING     | \$762           | \$762           |
| EXPENSES                 | <b>\$35,769</b> | <b>\$35,769</b> |
| %                        | 41.67%          | 32.76%          |
| SCHEDULED GROSS INCOME   | \$85,848        | \$109,200       |
| EFFECTIVE GROSS INCOME   | \$83,273        | \$105,924       |
| NET OPERATING INCOME     | <b>\$47,504</b> | <b>\$70,155</b> |

## SALE COMPARABLES

|          |                                                                                     | Property Name                            | Sale Date | Building SF | Sale Price  | Units | Price Per Unit   | Price Per SF | Year Built |
|----------|-------------------------------------------------------------------------------------|------------------------------------------|-----------|-------------|-------------|-------|------------------|--------------|------------|
| 01       |    | <b>6410 W 6TH ST</b><br>Los Angeles, CA  | 9/30/2025 | 3,909       | \$2,250,000 | 2     | \$1,125,000      | \$576        | 1926       |
| 02       |    | <b>6346 W 6TH ST</b><br>Los Angeles, CA  | 9/16/2025 | 4,472       | \$1,825,000 | 2     | \$912,500        | \$408        | 1928       |
| 03       |    | <b>6620 W 6TH ST</b><br>Los Angeles, CA  | 5/28/2026 | 3,866       | \$2,042,500 | 2     | \$1,021,250      | \$528        | 1926       |
| 04       |   | <b>6142 W 6TH ST</b><br>Los Angeles, CA  | 12/1/2025 | 4,069       | \$1,852,500 | 2     | \$926,250        | \$455        | 1932       |
| 05       |  | <b>6347 ORANGE ST</b><br>Los Angeles, CA | 11/6/2025 | 3,984       | \$1,660,000 | 2     | \$830,000        | \$417        | 1935       |
| Averages |                                                                                     |                                          |           |             |             |       | <b>\$963,000</b> | <b>\$477</b> |            |
| SP       |  | <b>6626 W 6TH ST</b><br>Los Angeles, CA  | -         | 3,567       | \$1,900,000 | 2     | \$950,000        | \$533        | 1928       |



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