



Villa Coronado



14 Units | 7.10% Cap Rate | Individually Metered Utilities | \$2,375,000
534 & 542 S. Coronado St. Los Angeles, CA 90057



Individually metered for gas and electricity



Two separate APNs providing operational and future flexibility



Select units with individual hot water heaters & in-unit laundry hookups



RUBS income in place to minimize water & sewer utility cost



Gated onsite parking, including enclosed garages, possible ADU's



7.10% cap rate & 8.10x gross at asking & priced below replacement cost





Raymond A. Rodriguez
Founding Partner
Tel. 866.582.7865
ray@lucrumre.com

Mathew Freedman
Partner
Tel. 310.275.3800
matt@lucrumre.com



534 & 542 S Coronado St. Los Angeles, CA 90057

14 Units

SUMMARY		CURRENT	MARKET
Purchase Price:		\$2,375,000	
Down Payment:	25%	\$593,750	
Number of Units:		14	
Cost per Legal Unit:		\$169,643	
Current GRM:		8.10	6.73
Current CAP:		7.10%	9.53%
Year Built:		1924 & 1922	
Approx. Building SF:		11,430	
Cost per Building SF:		\$207.79	
Approx. Lot SF:		12,804	
Zoning:		LAR3	
Gated Parking:		8 (4 Garages & 4 Surface)	

PROPOSED FINANCING	
Loan:	\$1,781,250
Interest:	5.70%
Interest Type:	3 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA		CURRENT	MARKET
Scheduled Gross Income:		\$293,242	\$352,664
Less Vacancy Reserve:		(\$8,797) 3.00% *	(\$10,580) 3.00% *
Gross Operating Income:		\$284,444	\$342,084
Less Expenses:		(\$115,746) 39.47% *	(\$115,746) 32.82% *
Net Operating Income:		\$168,698	\$226,337
Less Debt Service:		(\$124,061)	(\$124,061)
Pre-Tax Cash Flow:		\$44,638 7.52% **	\$102,277 17.23% **
Plus Principal Reduction:		\$23,127	\$23,127
Total Return Before Taxes:		\$67,765 11.41% **	\$125,404 21.12% **
* As a percentage of Scheduled Gross Income.		**As a percentage of Down Payment.	

HIGHLIGHTS	
Property	
* Spacious units and floorplans	
* Select units w/ hot water heaters	
* W&D hook-ups in select units	
* Charming bldg, units & garden	
Location	
* Beautiful & quiet treelined street	
* Minutes to Echo Park & Silverlake	
* Close to shopping & public trans	
* Koreatown adjacent	

SCHEDULED INCOME			CURRENT	MARKET		
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
2	S+1	-	\$1,470	\$2,940	\$1,595	\$3,190
10	1+1		\$1,596	\$15,958	\$1,995	\$19,950
1	2+1		\$1,922	\$1,922	\$2,495	\$2,495
1	2+Den+1		\$2,458	\$2,458	\$2,595	\$2,595
Monthly Scheduled Rent:				\$23,278		\$28,230
Laundry Income:				\$117		\$117
Parking Income:				\$325		\$325
RUBS Income:				\$435		\$435
Pet Income:				\$175		\$175
Other Income:				\$107		\$107
Monthly SGI:				\$24,437		\$29,389
Annual SGI:				\$293,242		\$352,664
Utilities Paid by Tenant:			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2025	
Tax Rate	1.25%	\$29,688
Insurance (New)		\$19,428
Maint. / Repairs		\$12,107
Utilities		\$23,074
Landscaping		\$2,400
Rubbish		\$9,814
Misc. & Reserves		\$5,256
Off-Site Mgmt.		\$13,980
Total Expenses:		\$115,746
Per Gross Sq. Ft.:		\$10.13
Expenses Per Unit:		\$8,267.59

This information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references are approximate. Buyer must verify all information and bears all risk for any inaccuracies. Lucrum is a real estate group licensed with Equity Union Commercial, CA Lic. #01811831.



Raymond A. Rodriguez
Founding Partner
Tel. 866.582.7865
ray@lucrumre.com

Mathew Freedman
Partner
Tel. 310.275.3800
matt@lucrumre.com



PROPERTY ADDRESS					CITY		STATE	ZIP CODE	
534 & 542 S. Coronado St					Los Angeles		CA	90057	
TOTAL # OF UNITS		# OF VACANT UNITS			# OF FURNISHED UNITS			# OF SECTION 8 UNITS	
14		1			0			Unknown	
APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N		
534		1	1	\$2,054.85					
534 1/2		1	1	\$2,163.00	Vacating August 18, 2026				
536		1	1	\$1,848.85					
536 1/2		1	1	\$1,210.50					
538		1	1	\$985.58					
538 1/2		1	1	\$1,982.75					
540		1	1	\$1,034.87					
540 1/2		1	1	\$1,751.00					
542 1/2		2	1	\$1,921.73					
542-1		1	1	\$1,751.00					
542-2		1	1	\$1,175.92					
542-3		5	1	\$1,595.00	Vacant				
542-4		5	1	\$1,345.00	Vacating August 23, 2026				
542-5		2	1	\$2,458.12	Den				
MONTHLY RENTAL INCOME:				\$23,278.17					
MONTHLY LAUNDRY INCOME:				\$116.63					
MONTHLY PARKING INCOME:				\$325.00					
MONTHLY RUBS INCOME:				\$435.00					
MONTHLY PET INCOME:				\$175.00					
MONTHLY OTHER INCOME:				\$107.00					
TOTAL GROSS MONTHLY INCOME:				\$24,436.80					

ALL COLUMNS & SECTIONS MUST BE COMPLETED

What utilities are included in rent?

☐	Electricity	☐	Gas
☒	Garbage	☐	Heat
☐	Cable	☒	Water

Is the property subject to rent control?

YES ☒ NO ☐

If YES, what is the current allowable increase per annum?

What has been your average monthly occupancy rate over the preceding 12 Months?

98%

This information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references are approximate. Buyer must verify all information and bears all risk for any inaccuracies. Lucrum is a real estate group licensed with Equity Union Commercial, CA Lic. #01811831.