



Villa Coronado



14 Units | Spacious Floor Plans with Classic LA Charm | \$2,550,000
534 & 542 S. Coronado St. Los Angeles, CA 90057

 Strong cash-on-cash return



Spacious floor plans and high ceilings blending vintage architecture with modern updates

 Pride of ownership with strong $\pm 21\%$ rental upside potential



Lush, serene garden setting offering a private urban, Zen-like atmosphere

 Attractive loan options w/ appealing leverage & interest rate quotes



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



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14 Units

SUMMARY	CURRENT*	MARKET
Purchase Price:	\$2,550,000	
Down Payment: 30%	\$765,000	
Number of Units:	14	
Cost per Legal Unit:	\$182,143	
Current GRM:	8.68	7.26
Current CAP:	6.16%	8.36%
Year Built:	1924 & 1922	
Approx. Building SF:	11,430	
Cost per Building SF:	\$223.10	
Approx. Lot SF:	12,804	
Zoning:	LAR3	
Gated Parking:	8 (4 Garages & 4 Surface)	

PROPOSED FINANCING	
Loan:	\$1,785,000
Interest:	5.68%
Interest Type:	3 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT*	MARKET
Scheduled Gross Income:	\$293,699	\$351,380
Less Vacancy Reserve:	(\$8,811) 3.00% *	(\$10,541) 3.00% *
Gross Operating Income:	\$284,888	\$340,838
Less Expenses:	(\$127,697) 43.48% *	(\$127,697) 36.34% *
Net Operating Income:	\$157,191	\$213,141
Less Debt Service:	(\$124,050)	(\$124,050)
Pre-Tax Cash Flow:	\$33,141 4.33% **	\$89,091 11.65% **
Plus Principal Reduction:	\$23,262	\$23,262
Total Return Before Taxes:	\$56,403 7.37% **	\$112,353 14.69% **

* 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	-	\$1,608	\$3,215	\$1,595	\$3,190
10	1+1		\$1,575	\$15,755	\$1,995	\$19,950
1	2+1		\$1,921	\$1,921	\$2,495	\$2,495
1	2+Den+1		\$2,532	\$2,532	\$2,595	\$2,595
			Monthly Scheduled Rent:	\$23,423	\$28,230	
			Laundry Income:	\$117	\$117	
			Parking Income:	\$325	\$325	
			RUBS Income:	\$435	\$435	
			Other Income:	\$175	\$175	
			Monthly SGI:	\$24,475	\$29,282	
			Annual SGI:	\$293,699	\$351,380	
Utilities Paid by Tenant:			Electricity & Gas			

*Current income reflective of allowable rent increases through March 2026

ESTIMATED ANNUAL EXPENSES		
Tax Year	2025	
Tax Rate	1.25%	\$31,875
Insurance (New)		\$19,428
Maint. / Repairs		\$21,000
Utilities		\$22,932
Landscaping		\$2,400
Rubbish		\$10,752
Misc. & Reserves		\$5,256
Off-Site Mgmt.		\$14,054
Total Expenses:	\$127,697	
Per Gross Sq. Ft.:	\$11.17	
Expenses Per Unit:	\$9,121.20	

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