



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

14 Units

SUMMARY	CURRENT	MARKET
<b>Purchase Price:</b>	<b>\$2,550,000</b>	
Down Payment: 30%	\$765,000	
Number of Units:	14	
<b>Cost per Legal Unit:</b>	<b>\$182,143</b>	
<b>Current GRM:</b>	<b>8.73</b>	<b>7.26</b>
<b>Current CAP:</b>	<b>6.11%</b>	<b>8.36%</b>
Year Built:	1924 & 1922	
Approx. Building SF:	11,430	
<b>Cost per Building SF:</b>	<b>\$223.10</b>	
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
<b>Scheduled Gross Income:</b>	<b>\$292,222</b>	<b>\$351,380</b>
Less Vacancy Reserve:	(\$8,767) 3.00% *	(\$10,541) 3.00% *
<b>Gross Operating Income:</b>	<b>\$283,455</b>	<b>\$340,838</b>
Less Expenses:	(\$127,623) 43.67% *	(\$127,623) 36.32% *
<b>Net Operating Income:</b>	<b>\$155,832</b>	<b>\$213,215</b>
Less Debt Service:	(\$124,050)	(\$124,050)
<b>Pre-Tax Cash Flow:</b>	<b>\$31,782</b> 4.15% **	<b>\$89,165</b> 11.66% **
Plus Principal Reduction:	\$23,262	\$23,262
<b>Total Return Before Taxes:</b>	<b>\$55,043</b> 7.20% **	<b>\$112,427</b> 14.70% **

\* As a percentage of Scheduled Gross Income. \*\*As a percentage of Down Payment.

HIGHLIGHTS
<b>Property</b>
* Spacious units and floorplans
* Select units w/ hot water heaters
* W&D hook-ups in select units
* Charming bldg, units & garden
<b>Location</b>
* 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	-	\$1,561	\$3,122	\$1,595	\$3,190
10	1+1		\$1,580	\$15,799	\$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
<b>Monthly Scheduled Rent:</b>			<b>\$23,300</b>		<b>\$28,230</b>	
Laundry Income:			\$117		\$117	
Parking Income:			\$325		\$325	
RUBS Income:			\$435		\$435	
Other Income:			\$175		\$175	
<b>Monthly SGI:</b>			<b>\$24,352</b>		<b>\$29,282</b>	
<b>Annual SGI:</b>			<b>\$292,222</b>		<b>\$351,380</b>	
<b>Utilities Paid by Tenant:</b>			Electricity & Gas			

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.		\$13,980
<b>Total Expenses:</b>		<b>\$127,623</b>
<b>Per Gross Sq. Ft.:</b>		<b>\$11.17</b>
<b>Expenses Per Unit:</b>		<b>\$9,115.93</b>

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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		0			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					
536		1	1	\$1,848.85					
536 1/2		1	1	\$1,210.50					
538		1	1	\$985.58					
538 1/2		1	1	\$1,925.00					
540		1	1	\$1,034.87					
540 1/2		1	1	\$1,700.00					
542 1/2		2	1	\$1,921.73					
542-1		1	1	\$1,700.00					
542-2		1	1	\$1,175.92					
542-3		5	1	\$1,776.75					
542-4		5	1	\$1,345.00					
542-5		2	1	\$2,458.12	Den				
MONTHLY RENTAL INCOME:				\$23,300.17					
MONTHLY LAUNDRY INCOME:				\$116.63					
MONTHLY PARKING INCOME:				\$325.00					
MONTHLY RUBS INCOME:				\$435.00					
MONTHLY OTHER INCOME:				\$175.00					
TOTAL GROSS MONTHLY INCOME:				\$24,351.80					

**ALL COLUMNS & SECTIONS MUST BE COMPLETED**

What utilities are included in rent?

<input type="checkbox"/>	Electricity	<input type="checkbox"/>	Gas
<input checked="" type="checkbox"/>	Garbage	<input type="checkbox"/>	Heat
<input type="checkbox"/>	Cable	<input checked="" type="checkbox"/>	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?

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