



Villa Coronado



14 Units | 6.71% 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



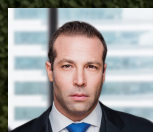
Gated onsite parking, including enclosed garages, possible ADU's



6.71% cap rate & 8.09x gross at asking & priced below replacement cost



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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:	8.09	6.73
Current CAP:	6.71%	9.12%
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:	\$293,506	\$352,664
Less Vacancy Reserve:	(\$8,805) 3.00% *	(\$10,580) 3.00% *
Gross Operating Income:	\$284,700	\$342,084
Less Expenses:	(\$125,436) 42.74% *	(\$125,436) 35.57% *
Net Operating Income:	\$159,265	\$216,648
Less Debt Service:	(\$124,061)	(\$124,061)
Pre-Tax Cash Flow:	\$35,204 5.93% **	\$92,588 15.59% **
Plus Principal Reduction:	\$23,127	\$23,127
Total Return Before Taxes:	\$58,332 9.82% **	\$115,715 19.49% **

* 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	-	\$1,561	\$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
Monthly Scheduled Rent:			\$23,300		\$28,230	
Laundry Income:			\$117		\$117	
Parking Income:			\$325		\$325	
RUBS Income:			\$435		\$435	
Pet Income:			\$175		\$175	
Other Income:			\$107		\$107	
Monthly SGI:			\$24,459		\$29,389	
Annual SGI:			\$293,506		\$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		\$21,000
Utilities		\$22,932
Landscaping		\$2,400
Rubbish		\$10,752
Misc. & Reserves		\$5,256
Off-Site Mgmt.		\$13,980
Total Expenses:	\$125,436	
Per Gross Sq. Ft.:	\$10.97	
Expenses Per Unit:	\$8,959.68	

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