Villa Coronado



14 Units | 7.11% 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
- 7.11% cap rate & 8.09× gross at asking & priced below replacement cost

LUCRUM

EQUITY UNION COMMERCIAL

LUCRUM

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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:		**8.09**	**6.73**
Current CAP:		**7.11%**	**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:	**$293,506**			**$352,664**		
Less Vacancy Reserve:	($8,805)	3.00%	*	($10,580)	3.00%	*
Gross Operating Income:	**$284,700**			**$342,084**		
Less Expenses:	($115,746)	39.44%	*	($115,746)	32.82%	*
Net Operating Income:	**$168,954**			**$226,337**		
Less Debt Service:	($124,061)			($124,061)		
Pre-Tax Cash Flow:	**$44,894**	**7.56%**	**	**$102,277**	**17.23%**	**
Plus Principal Reduction:	$23,127			$23,127		
Total Return Before Taxes:	**$68,021**	**11.46%**	**	**$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	-	$1,561	$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**
Laundy 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		$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**

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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		S	1		$1,776.75				
542-4		S	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 PET INCOME:	$175.00
MONTHLY OTHER INCOME:	$107.00
TOTAL GROSS MONTHLY INCOME:	$24,458.80

ALL COLUMNS & SECTIONS MUST BE COMPLETED

What utilities are included in rent?

	Electricity		Gas
X	Garbage		Heat
	Cable	X	Water

Is the property subject to rent control? YES [X] 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%