Marcus & Millichap
THE AZZI GROUP

LYONSTAHL
INVESTMENT REAL ESTATE

120-124 S CORONADO ST

Los Angeles, CA 90057

OFFERING MEMORANDUM

DISCLAIMER NOTICE

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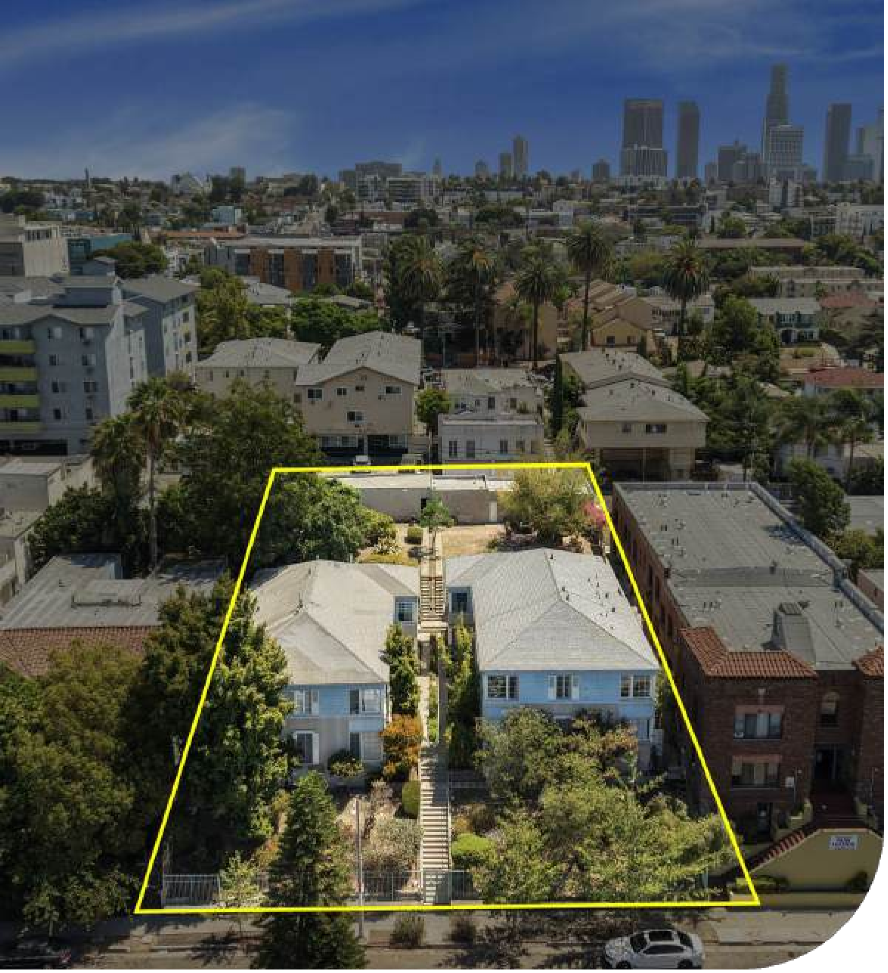
This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

BROKER OF RECORD

JOSEPH “WOODY” STAHL

DRE License: 01972083



120-124 S CORONADO ST
LOS ANGELES, CA 90057

PRICE	$2,150,000
UNITS	16
PRICE/UNIT	$134,375
CAP RATE (CURRENT)	6.28%
GRM (CURRENT)	8.83

Exclusively Listed by:

JORDAN ASHEGHIAN
1st Vice President, Lyon Stahl
President & Founder, The Jordan Group
310.922.0238
jordan.asheghian@lyonstahl.com
DRE #01886605

TONY AZZI
Executive Managing Director Investments, Marcus & Millichap
President & Founder, The Azzi Group
310.909.5454
tony.azzi@marcusmillichap.com
DRE #00910513

PROPERTY DESCRIPTION

120-124 S CORONADO ST
LOS ANGELES, CA 90057

PROPERTY DESCRIPTION

PROPERTY DETAIL

Property Address	120-124 S Coronado St
Assessor's Parcel Number	5155-035-020, 5155-035-005
Number of Units	16
Number of Buildings	2
Number of Stories	2
Year Built	1941
Gross Square Feet	10,522
Lot Size	17,303
Zoning	LAR3
Type of Ownership	Fee Simple

UTILITIES

Water	Master Metered
Gas	Separately Metered
Electric	Separately Metered

PROPERTY AMENITIES

Parking	Garage Parking - 6 Garages - 12 Total Spaces
Access	Gated Enrance
Laundry Facilities	None

PROPERTY SYSTEMS

Roof	Older
Electrcial Main Panel	Original
Plumbing	Mix - Copper / Galvanized
Sewer Line	Original

INVESTMENT HIGHLIGHTS

- 1st Time to be sold in over 38 Years!
- Rare Double Lot! No On-Site Manager Required
- Select units offer private balconies
- Each Unit Has Individual Water Heater
- Excellent Unit Mix offering all Studio & 1 Bedroom Units
- Spacious Units Averaging Approx. 658 SF Each
- Approximately Over 53% Rental Upside!
- On Site Parking For 12 Spaces - 6 Covered Garages With Automatic Openers (2 spaces each garage)
- Tenants Pay For Their Own Trash
- City Views from Select Units!
- Large Private Yard In Rear of Property
- Separately Metered for Gas/Electric
- Large 17,303 SF Lot Zoned LAR3

*Buyer to Verify All Information

EXTERIOR / INTERIOR PHOTOS




EXTERIOR / INTERIOR PHOTOS

EXTERIOR / INTERIOR PHOTOS

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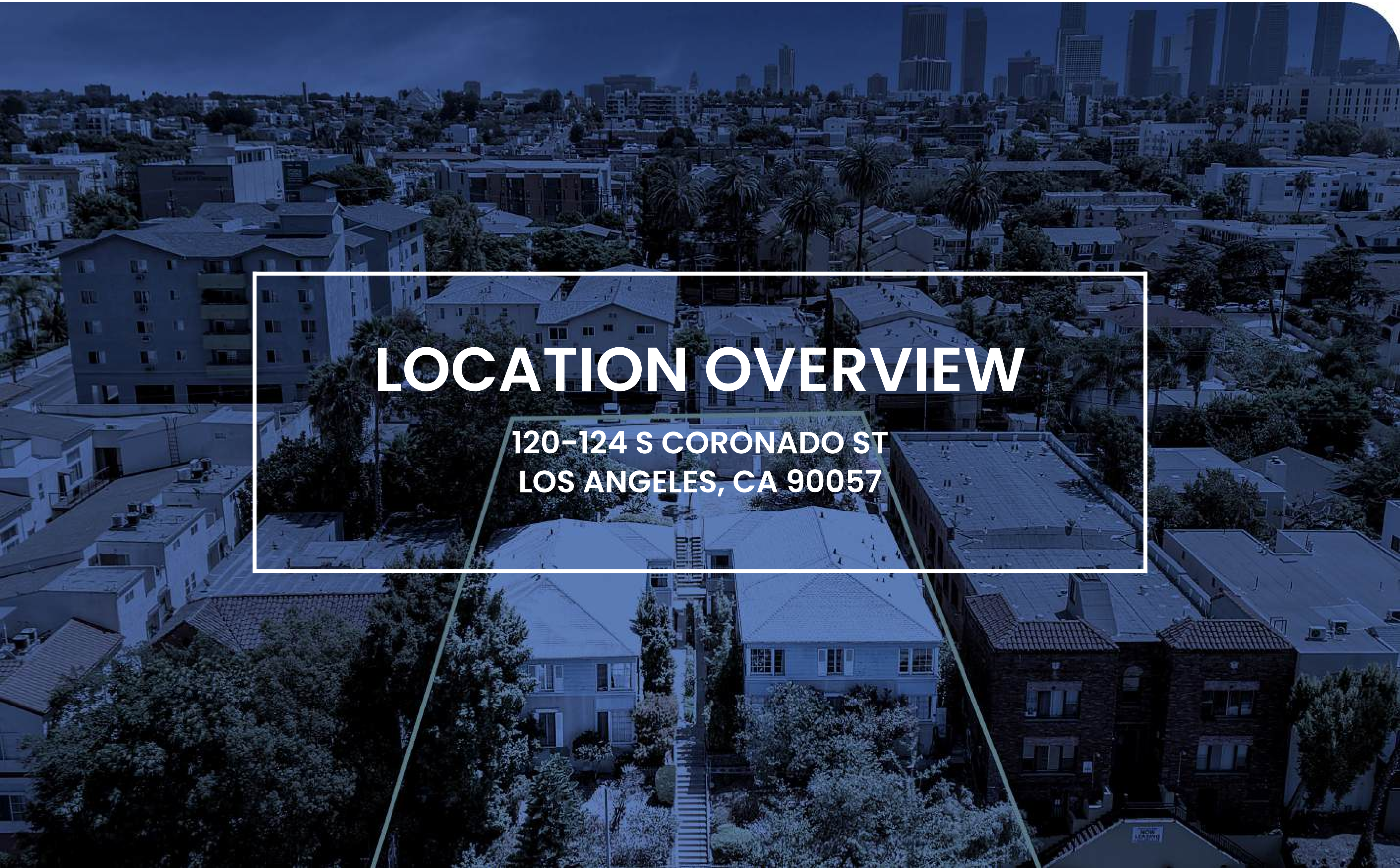
EXTERIOR / INTERIOR PHOTOS

LOCATION OVERVIEW

120-124 S CORONADO ST
LOS ANGELES, CA 90057



WALKABILITY

The property sits on South Coronado Street between Beverly Boulevard and 1st Street, in Historic Filipinotown — a dense, walkable pocket of central Los Angeles bordered by Westlake to the south, Echo Park to the north, and Downtown Los Angeles roughly two miles east. With a Walk Score of 91 the location is a "Walker's Paradise," meaning daily errands do not require a car, and a Transit Score of 74 ("Excellent Transit") reflects Metro's B and D subway lines at the Westlake/MacArthur Park Station three-quarters of a mile south, along with frequent bus service on Beverly Boulevard, Temple Street, and Alvarado Street. The 101 Freeway is under half a mile north, putting Downtown, Hollywood, and the Eastside each within a short drive. MacArthur Park is a fifteen-minute walk south, Echo Park Lake is about a mile north, and Dodger Stadium, Koreatown, and the Downtown core are all within roughly two miles.

91

Walk Score

Daily errands do not require a car

74

Transit Score

Excellent transit; many nearby options

Historic Filipinotown


MacArthur Park


Downtown Los Angeles

Echo Park Lake

Grand Central Market

Disney Concert Hall

Shopping, Dining and Entertainment

Historic Filipinotown puts the whole center of Los Angeles within a few minutes' reach. Beverly Boulevard and Temple Street carry the neighborhood's own markets, bakeries, and Filipino restaurants, and the corridor has drawn a steady wave of new bars and cafes as Echo Park's Sunset Boulevard scene — about a mile north, alongside Echo Park Lake — has pushed west. MacArthur Park and its Metro station anchor the Westlake side, three-quarters of a mile south.

Downtown Los Angeles is about two miles east, bringing Grand Central Market, Grand Avenue's Walt Disney Concert Hall and The Broad, the Arts District, and Crypto.com Arena and L.A. Live within a ten-minute drive. Dodger Stadium and Elysian Park sit two miles northeast, Koreatown's restaurants and nightlife two miles west, and Silver Lake and Los Feliz a short drive up Glendale Boulevard.

Crypto.com Arena

Dodger Stadium

Koreatown

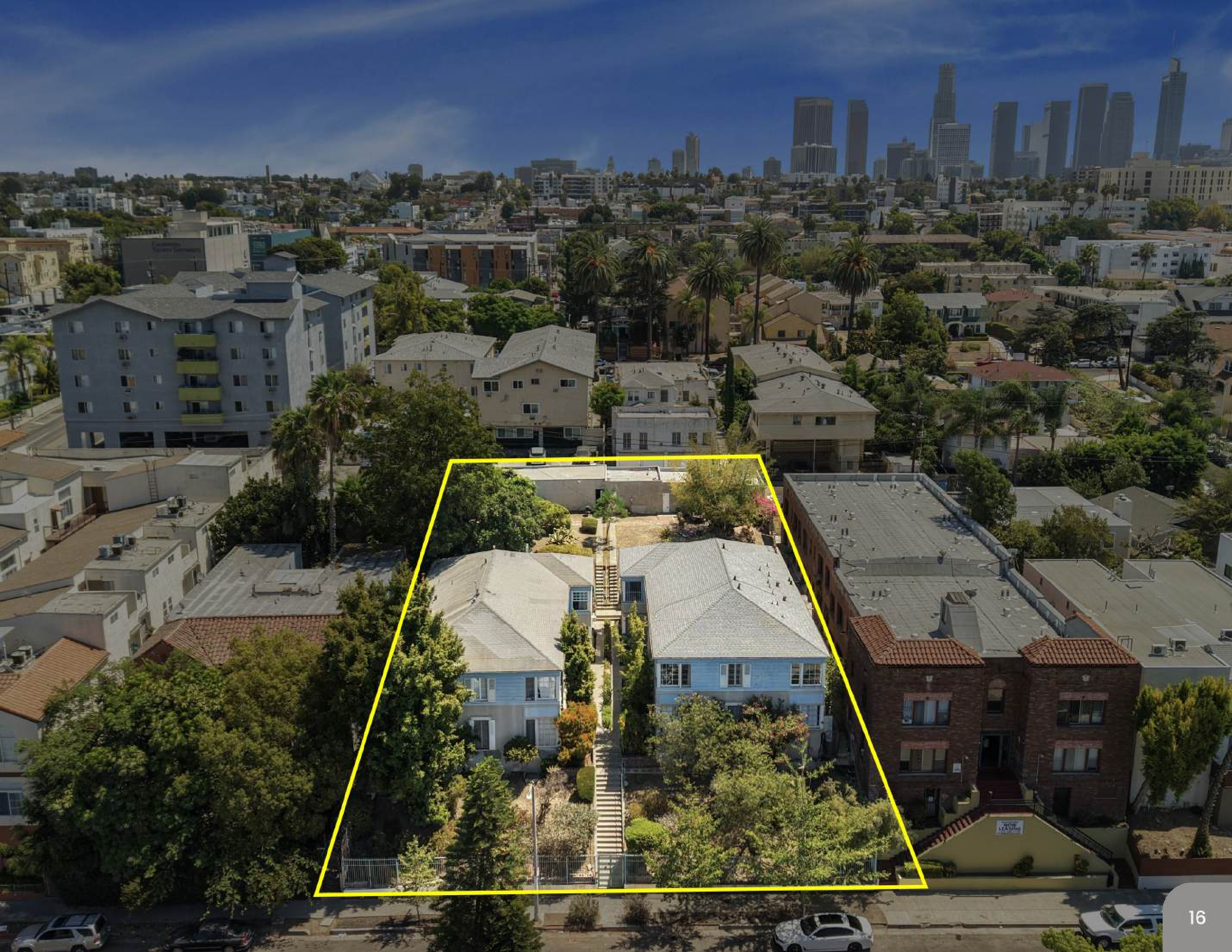
NEARBY DEVELOPMENTS

Subject Property

★ 120-124 S Coronado St

Nearby Points of Interest

1. 130 N Park View St – 5-story, 32 units
2. 217 N Park View St – 4-story, 34 affordable units
3. 2812 W Temple St – Alvarado & Temple - 66 units
4. 3001 W Beverly Blvd – 6-story, 46 units
5. 1800 W Beverly Blvd – Belle on Bev - 243 units + retail

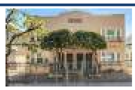
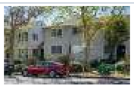
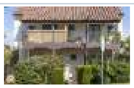
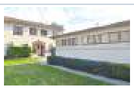
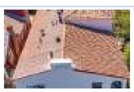
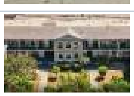
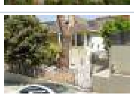


120-124 S CORONADO ST

Los Angeles, CA 90057

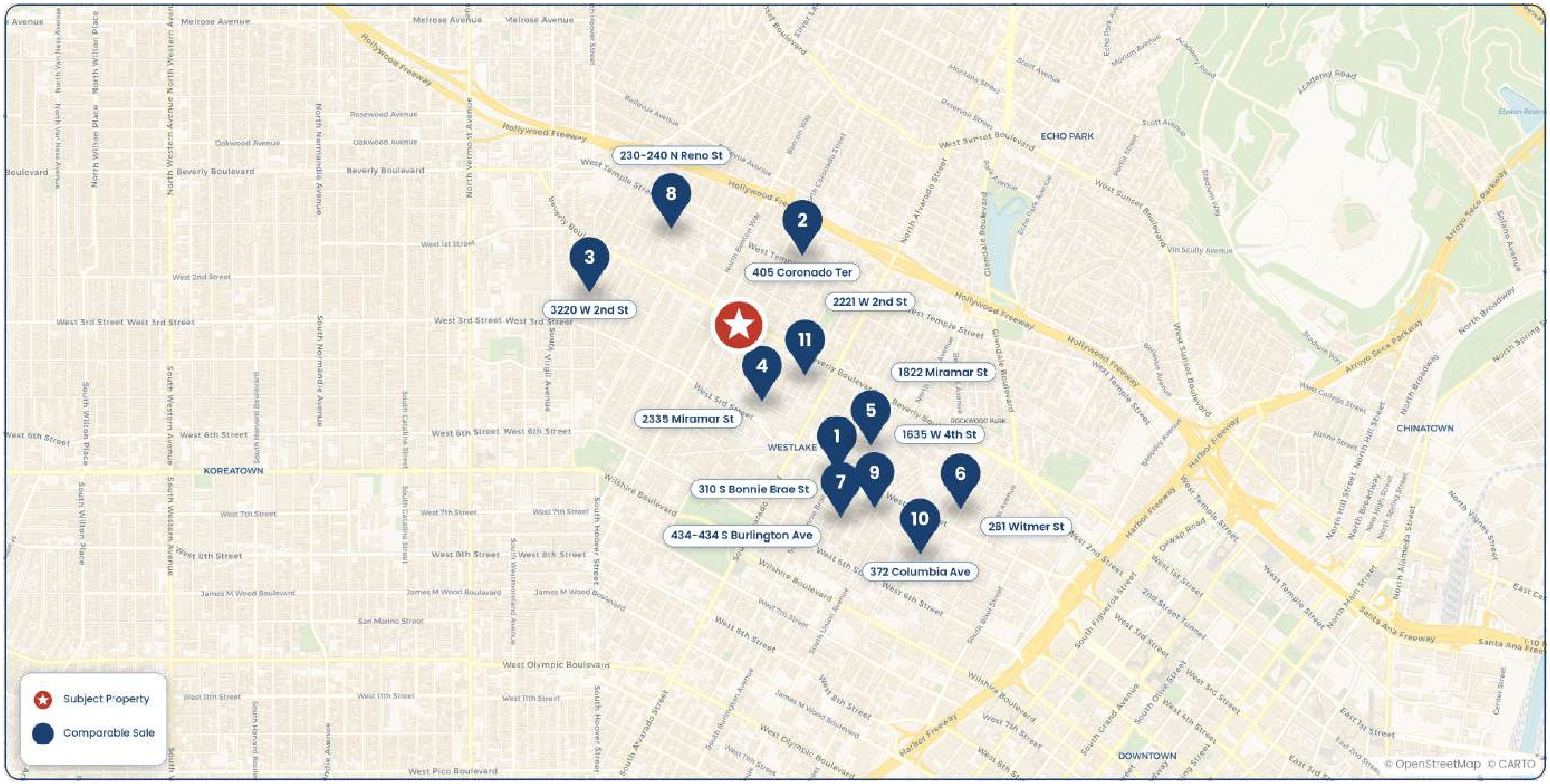
SALE COMPARABLES

SALE COMPARABLES

		Property Name	SALE PRICE	YEAR BUILT	NO. OF UNITS	BUILDING SF	PRICE/UNIT	PRICE/SF	CAP RATE	GRM	COE	UNIT MIX	Notes
		120-124 S Coronado St Los Angeles, CA 90057	$2,150,000	1941	16	10,522	$134,375	$204	6.28%	8.83	N/A	(5) Studios (11) 1+1	
1.		310 S Bonnie Brae St Los Angeles, CA 90057	$680,000	1925	5	3,960	$136,000	$172	4.10%	12.40	7/9/2026	(5) 1+1	
2.		405 Coronado Ter Los Angeles, CA 90026	$1,400,000	1935	9	5,709	$155,556	$245	5.25%	10.91	7/8/2026	(4) Studio (4) 1+1 (1) 2+2	
3.		3220 W 2nd St Los Angeles, CA 90004	$1,420,000	1929	6	7,985	$236,667	$178	6.27%	10.74	7/2/2026	(4) 1+1 (2) 2+2	
4.		2335 Miramar St Los Angeles, CA 90057	$1,065,200	1929	8	4,424	$133,150	$241	5.90%	10.10	5/25/2026	(6) Studio (2) 1+1	
5.		1822 Miramar St Los Angeles, CA 90057	$1,350,000	1924	7	5,088	$192,857	$265	6.10%	10.30	5/4/2026	(4) 1+1 (3) 2+2	
6.		261 Witmer St Los Angeles, CA 90026	$950,000	1949	7	3,412	$135,714	$278	6.71%	9.04	4/6/2026	(1) Studio (5) 1+1 (1) 2+2	
7.		434-434 S Burlington Ave Los Angeles, CA 90057	$2,200,000	1939	18	14,061	$122,222	$156	6.15%	8.17	3/17/2026	(1) Studio (16) 1+1 (1) 2+2	
8.		230-240 N Reno St Los Angeles, CA 90026	$1,500,000	1906	10	6,160	$150,000	$244	7.20%	10.09	2/10/2026	(8) 1+1 (2) 2+2	
9.		1635 W 4th St Los Angeles, CA 90017	$1,125,000	1923	8	4,336	$140,625	$259	—	—	2/4/2026	(8) 2+2	
10.		372 Columbia Ave Los Angeles, CA 90017	$2,895,000	1940	18	14,983	$160,833	$193	5.70%	10.00	11/3/2025	(13) 1+1 (5) 2+2	
11.		2221 W 2nd St Los Angeles, CA 90057	$800,000	1948	5	2,516	$160,000	$318	—	—	10/22/2025	(5) 3+2	
					AVG		$156,693	$232	5.93%	10.19			

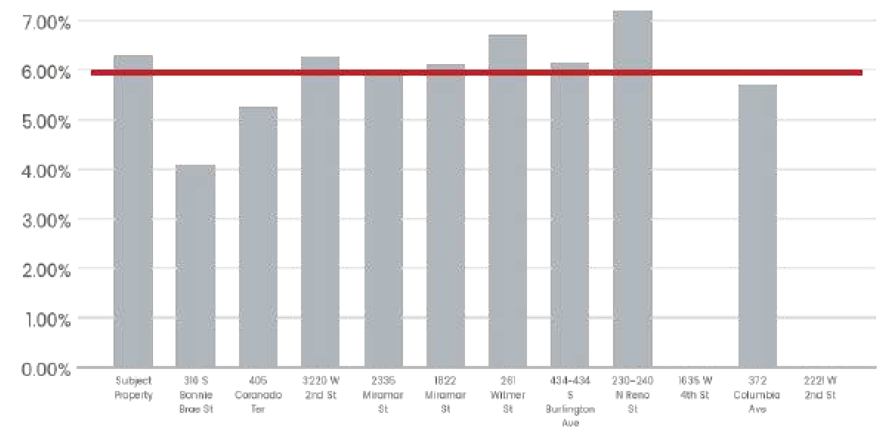
SALE COMPARABLES

Subject property and comparable sales

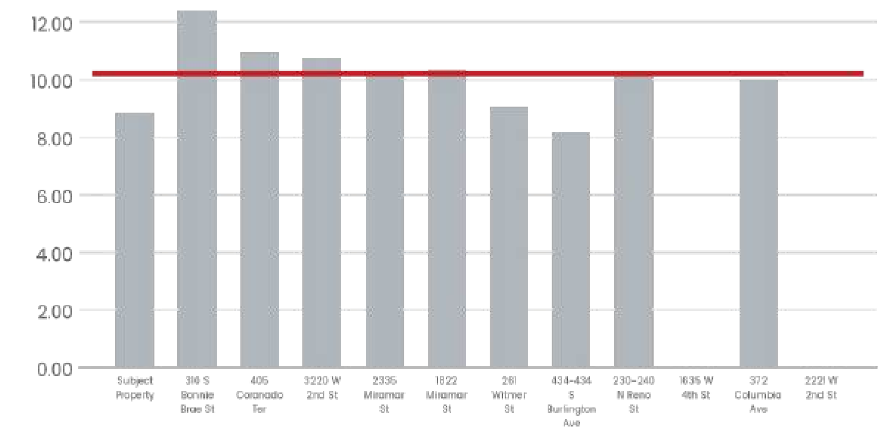


SALES COMPARABLES

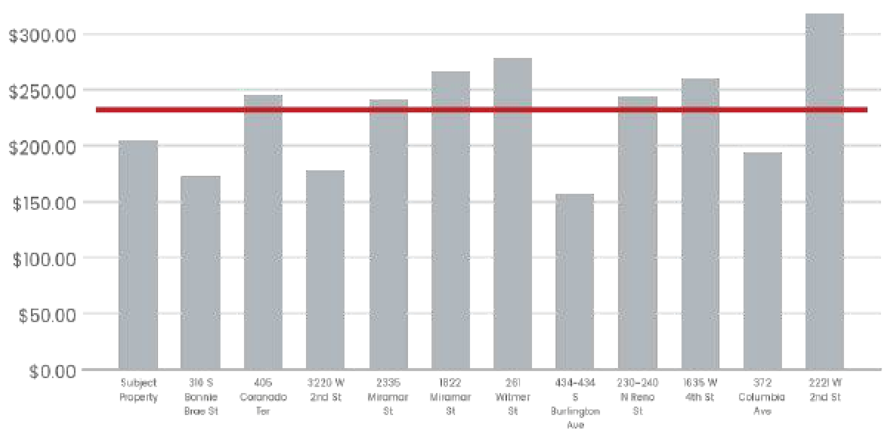
AVERAGE CAP RATE 5.93%



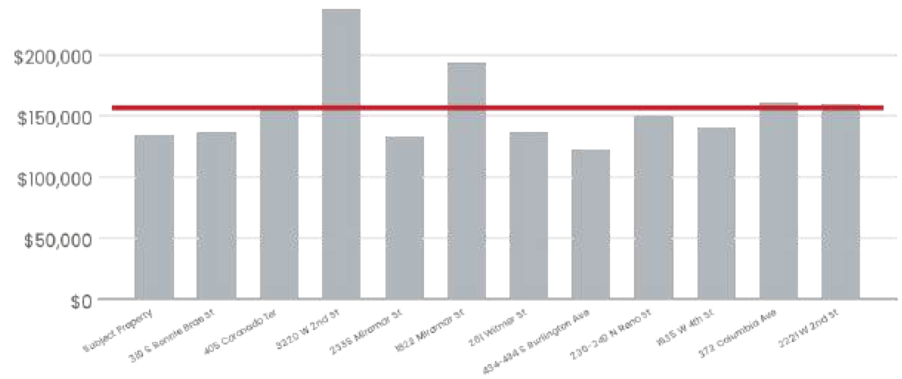
AVERAGE GRM 10.19



AVERAGE PRICE/SF $231.81 SF



AVERAGE PRICE/UNIT $156,693



120-124 S CORONADO ST

Los Angeles, CA 90057

LEASE COMPARABLES

RENT COMPARABLE

STUDIO

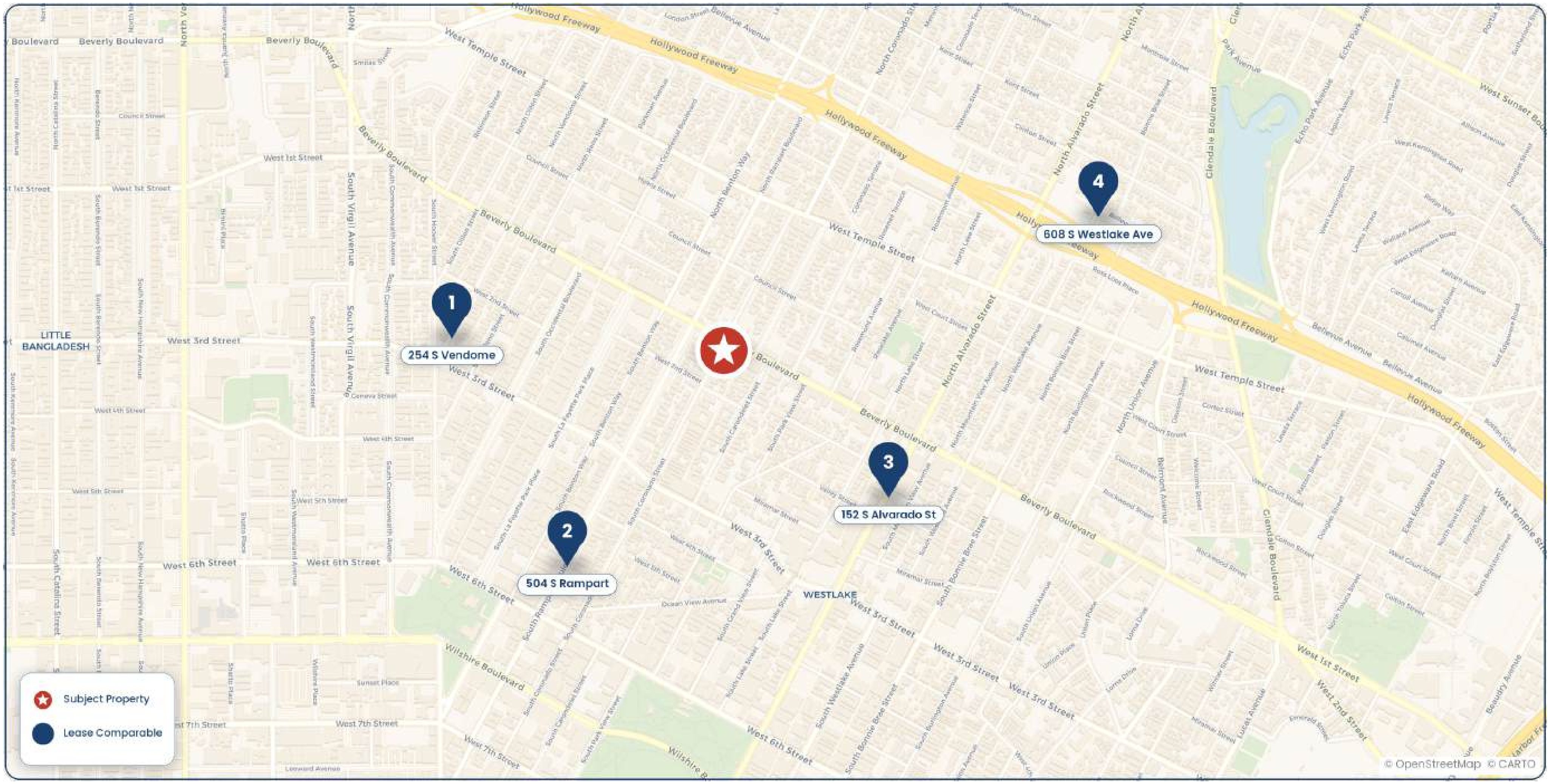
PROPERTY NAME	UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT (SF)
120-124 S CORONADO ST LOS ANGELES, CA 90057	Studio	16	1941	$1,800	300	$6.00
254 S VENDOME LOS ANGELES, CA 90057	Studio	11	1923	$1,750	N/A	N/A
504 S RAMPART LOS ANGELES, CA 90057	Studio	20	1922	$1,800	500	$3.60
			AVG.	$1,775	500	$3.60

1 BDR - 1 BATH

PROPERTY NAME	UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT (SF)
120-124 S CORONADO ST LOS ANGELES, CA 90057	1 Bdr - 1 Bath	16	1941	$2,000	340	$5.88
152 S ALVARADO ST LOS ANGELES, CA 90057	1 Bdr - 1 Bath	10	1954	$1,995	N/A	N/A
608 S WESTLAKE AVE LOS ANGELES, CA 90057	1 Bdr - 1 Bath	47	1924	$2,050	800	$2.56
			AVG.	$2,022	800	$2.56

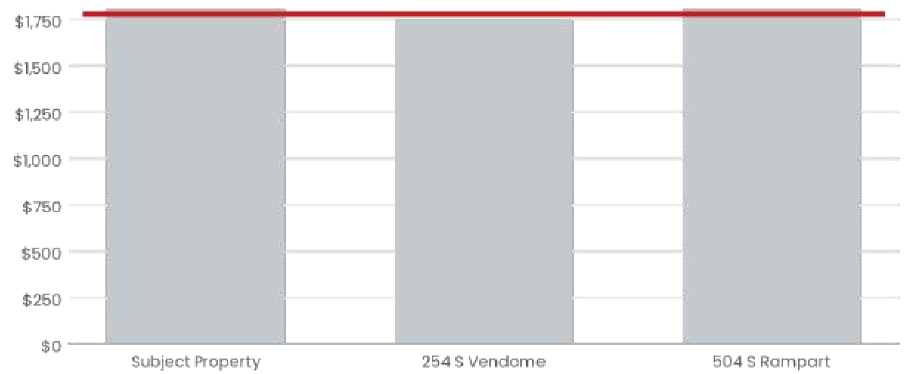
LEASE COMPARABLES

Subject property and comparable rentals



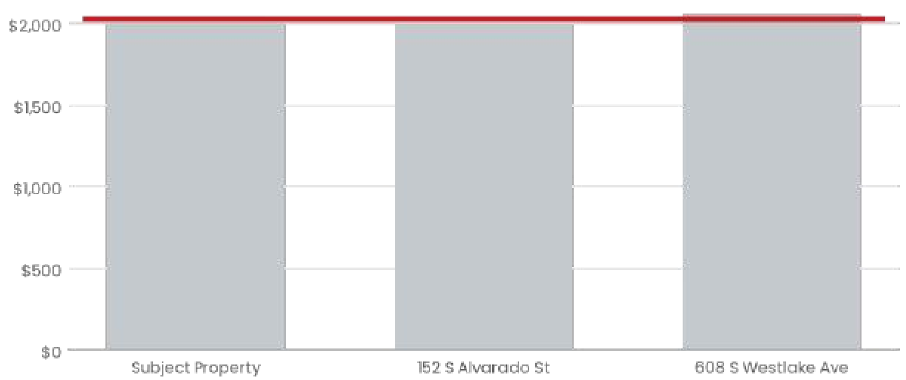
Average Studio

$1,775



Average 1 Bedroom

$2,022



120-124 S CORONADO ST

Los Angeles, CA 90057

FINANCIAL OVERVIEW

RENT ROLL

Unit #	Unit Type – Bed	Unit Type – Bath	Notes	Add Notes	Approx. Unit SF	Current Rent	Rent/SF	Pro Forma Rent	Pro Forma Rent/SF	Move In Date
120 #1	1 Bdr	1 Bath			340	$1,725	$5.07	$2,000	$5.88	7/15/2021
120 #2	Studio	1 Bath			300	$904	$3.01	$1,800	$6.00	1/1/2000
120 #3	1 Bdr	1 Bath			340	$1,895	$5.57	$2,000	$5.88	8/1/2024
120 #4	Studio	1 Bath			300	$775	$2.58	$1,800	$6.00	3/1/2004
122 #1	1 Bdr	1 Bath			340	$918	$2.70	$2,000	$5.88	1/1/2000
122 #2	1 Bdr	1 Bath			300	$1,800	$6.00	$2,000	$6.67	5/1/2024
122 #3	1 Bdr	1 Bath			340	$1,800	$5.29	$2,000	$5.88	9/29/2023
122 #4	1 Bdr	1 Bath			340	$1,007	$2.96	$2,000	$5.88	1/1/2000
124 #1	1 Bdr	1 Bath			340	$950	$2.79	$2,000	$5.88	1/1/2000
124 #2	Studio	1 Bath			300	$755	$2.52	$1,800	$6.00	1/1/2000
124 #3	1 Bdr	1 Bath		Vacant	340	$2,000	$5.88	$2,000	$5.88	
124 #4	Studio	1 Bath			300	$683	$2.28	$1,800	$6.00	1/1/2000
126 #1	1 Bdr	1 Bath			340	$1,019	$3.00	$2,000	$5.88	1/1/2000
126 #2	1 Bdr	1 Bath			340	$998	$2.94	$2,000	$5.88	1/1/2000
126 #3	1 Bdr	1 Bath		Vacant	340	$2,000	$5.88	$2,000	$5.88	
126 #4	1 Bdr	1 Bath			340	$1,053	$3.10	$2,000	$5.88	1/1/2000
2	TOTAL	VACANT				$4,000		$4,000		
14	TOTAL	OCCUPIED				$16,283		$27,200		
16	TOTAL				10,522	$20,283	$3.85	$31,200	$5.96	

Rent Roll as of 10/1/2026

Unit 124 # 1 - Current Ownership provides $550 credit per month for assistance with property

Unit 122 #1 - Current Rental Amount $1,018 however pays $100/mo less as tenant claims parking was taken away by previous manager

INCOME AND EXPENSE

Total Number of Units 16

Total Area (Gross) 10,522 SF

Income		Current	Per Unit		Pro Forma	Per Unit
GROSS POTENTIAL RENT		$243,395	$15,212		$374,400	$23,400
Laundry*		$0	$0		$0	$0
Total Other Income		$0	$0		$0	$0
GROSS POTENTIAL INCOME		$243,395	$15,212		$374,400	$23,400
Vacancy/Collection Allowance (GPR)	5.0%	$12,170	$761	5.0%	$18,720	$1,170
EFFECTIVE GROSS INCOME		$231,225	$14,452		$355,680	$22,230

Expenses					
Real Estate Taxes*	1.1874%	$25,529	$1,596	$25,529	$1,596
Insurance*		$18,414	$1,151	$18,414	$1,151
R&M*		$12,800	$800	$12,800	$800
Utilities - Power, Gas & Water		$24,359	$1,522	$24,359	$1,522
Off Site Manager*		$9,736	$608	$14,976	$936
Gardening		$2,400	$150	$2,400	$150
Pest Control*		$1,200	$75	$1,200	$75
Rent Registration		$1,707	$107	$1,707	$107
TOTAL EXPENSES		$96,144	$6,009	$101,384	$6,336
Expenses per SF		$9.14		$9.64	
% of EGI		41.6%		28.5%	
NET OPERATING INCOME		$135,081	$8,443	$254,296	$15,894

*Estimated

FINANCIAL OVERVIEW

Location

120-124 S Coronado St

Los Angeles, CA 90057

Price		$2,150,000
Down Payment	35%	$752,500
Number of Units		16
Price/Unit		$134,375
Gross Square Feet		10,522
Price/SF		$204
CAP Rate - Current		6.28%
CAP Rate - Pro Forma		11.83%
GRM - Current		8.83
GRM - Pro Forma		5.74
Year Built		1941
Lot Size		17,303 SF
Zoning		LAR3
Type of Ownership		Fee Simple

Financing

Loan Amount	$1,397,500
Loan Type	Proposed New
Interest Rate	6.250%
Amortization	30 Years
Monthly Payments	$8,605

*Loan information is time sensitive and subject to change

*Please speak with Lender to verify

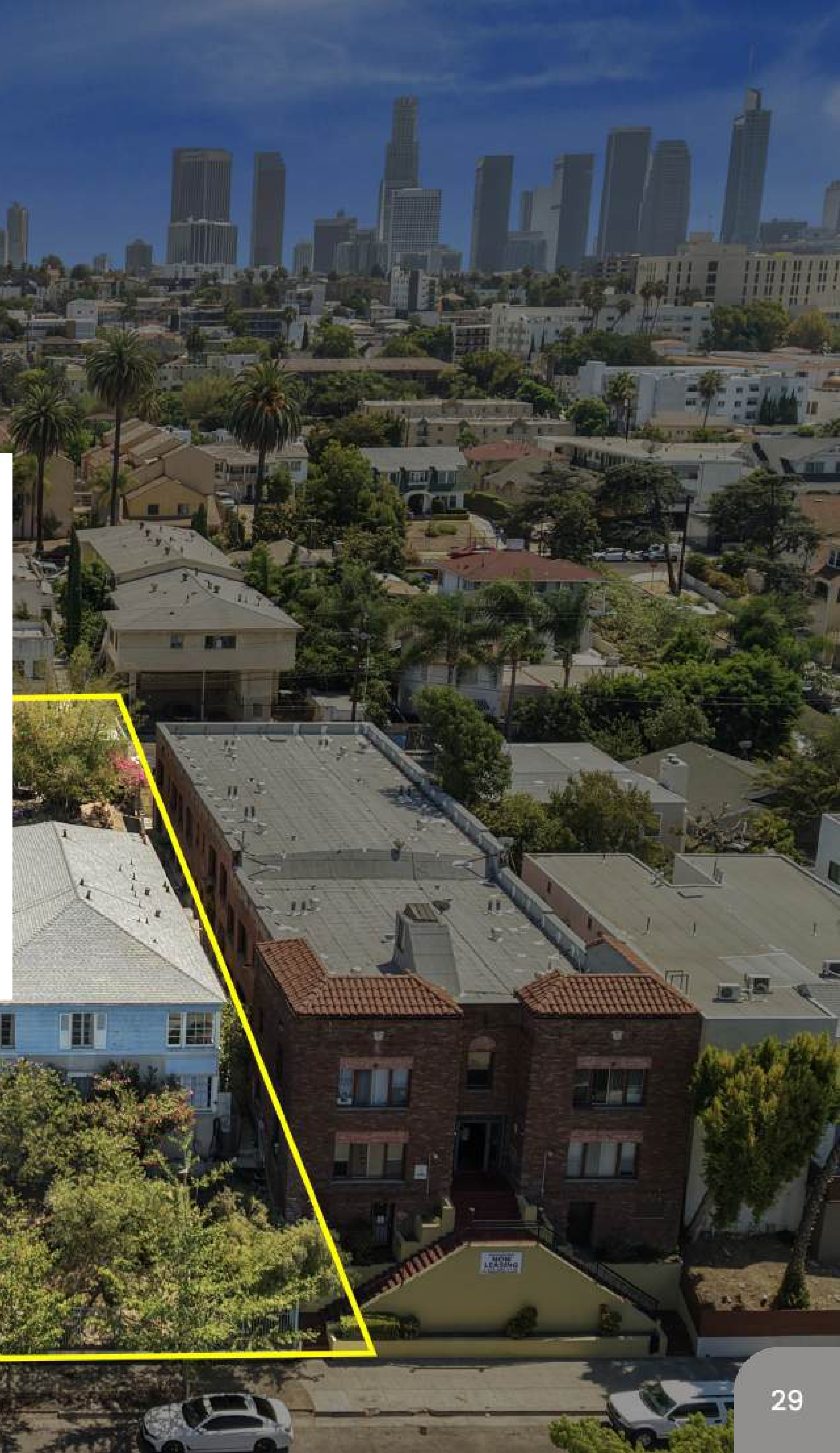
Annualized Operating Data

Income		Current		Pro Forma
Gross Potential Rent		$243,395		$374,400
Other Income		$0		$0
Gross Potential Income		$243,395		$374,400
Less: Vacancy/Deductions (GPR)	5.0%	$12,170	5.0%	$18,720
Effective Gross Income		$231,225		$355,680
Less: Expenses		$96,144		$101,384
Net Operating Income		$135,081		$254,296
Net Cash Flow Before Debt Service		$135,081		$254,296
Debt Service		$103,256		$103,256
Debt Service Coverage Ratio (DSCR)		1.31		2.46
Net Cash Flow After Debt Service	4.23%	$31,826	20.07%	$151,040
Principal Reduction		$16,914		$16,914
Total Return	6.5%	$48,739	22.3%	$167,954

Expenses

Real Estate Taxes*	1.1874%	$25,529	$25,529
Insurance*	$1.75/SF	$18,414	$18,414
R&M*		$12,800	$12,800
Utilities - Power, Gas & Water		$24,359	$24,359
Off Site Manager*	4.0%	$9,736	$14,976
Gardening		$2,400	$2,400
Pest Control*		$1,200	$1,200
Rent Registration		$1,707	$1,707
Total Expenses		$96,144	$101,384
Expenses/Unit		$6,009	$6,336
Expenses/SF		$9.14	$9.64
% of EGI		41.58%	28.50%

*Estimated



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