



Exclusively Listed By:

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OFFERING MEMORANDUM

1545 DUANE ST

ECHO PARK 90026

Triplex with 1 Unit Vacant

COMPASS

CORONADO

est. 2003

REAL
ESTATE
GROUP



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Meet Your Agent

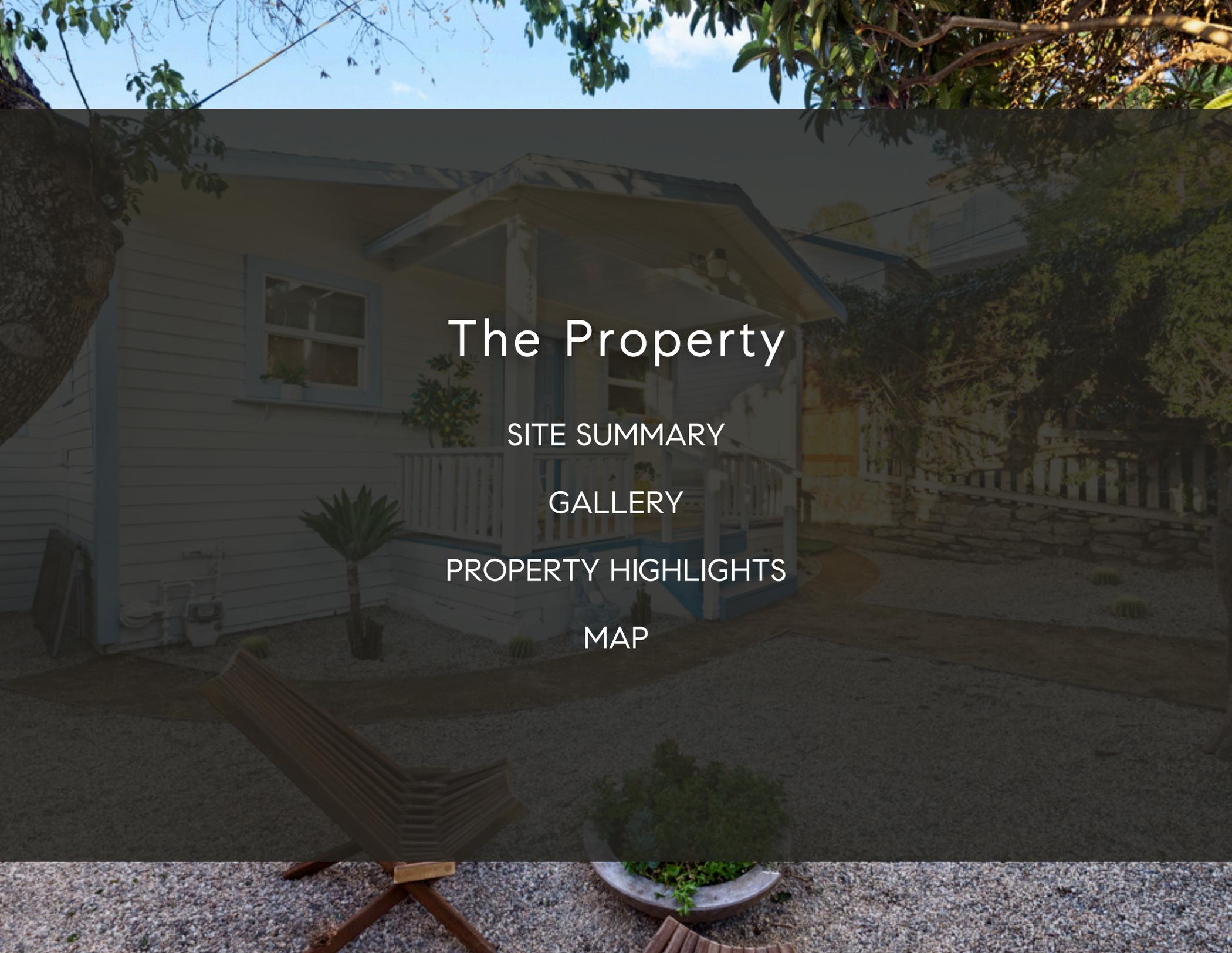
Hi! I'm Charlie J. Coronado

I help property owners LIKE YOU save money and time, build generational wealth, increase cashflow, solve problems, and buy & sell real estate. I've been selling multifamily and residential property for 20 years, and I own and manage my own income property. I am a consistent "top producer" and have closed over 160 transactions and hundreds of millions in volume. I choose to lead a small team because I like to be involved with clients directly from start to finish (and I am a dad that values family and balance). I love my chosen profession and helping clients smoothly navigate what can otherwise be a confusing and stressful time - an escrow.

As we get to know each other better, you will find that I am straightforward, honest, smart, intuitive, analytical, tenacious, and a great negotiator. I am well respected among industry professionals and known as a market expert, problem solver, a hard worker, and a man of integrity. If these are ideals you value, we'll get along well and become fast friends. Most of my customers become repeat clients and refer me to their family and friends, which I am quite proud of.

I am excited that you are interested in purchasing income property in Los Angeles, and are interested in learning about this listing. I would be honored to represent you in the transaction, and welcome a phone call or meeting to discuss the property and your investment goals. Also, I usually have multiple off market deals at any given time, so I may have something else for you if this deal isn't the right fit. When you work with me, YOUR best interests come first. I look forward to meeting you soon!





The Property

[SITE SUMMARY](#)

[GALLERY](#)

[PROPERTY HIGHLIGHTS](#)

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Executive Summary

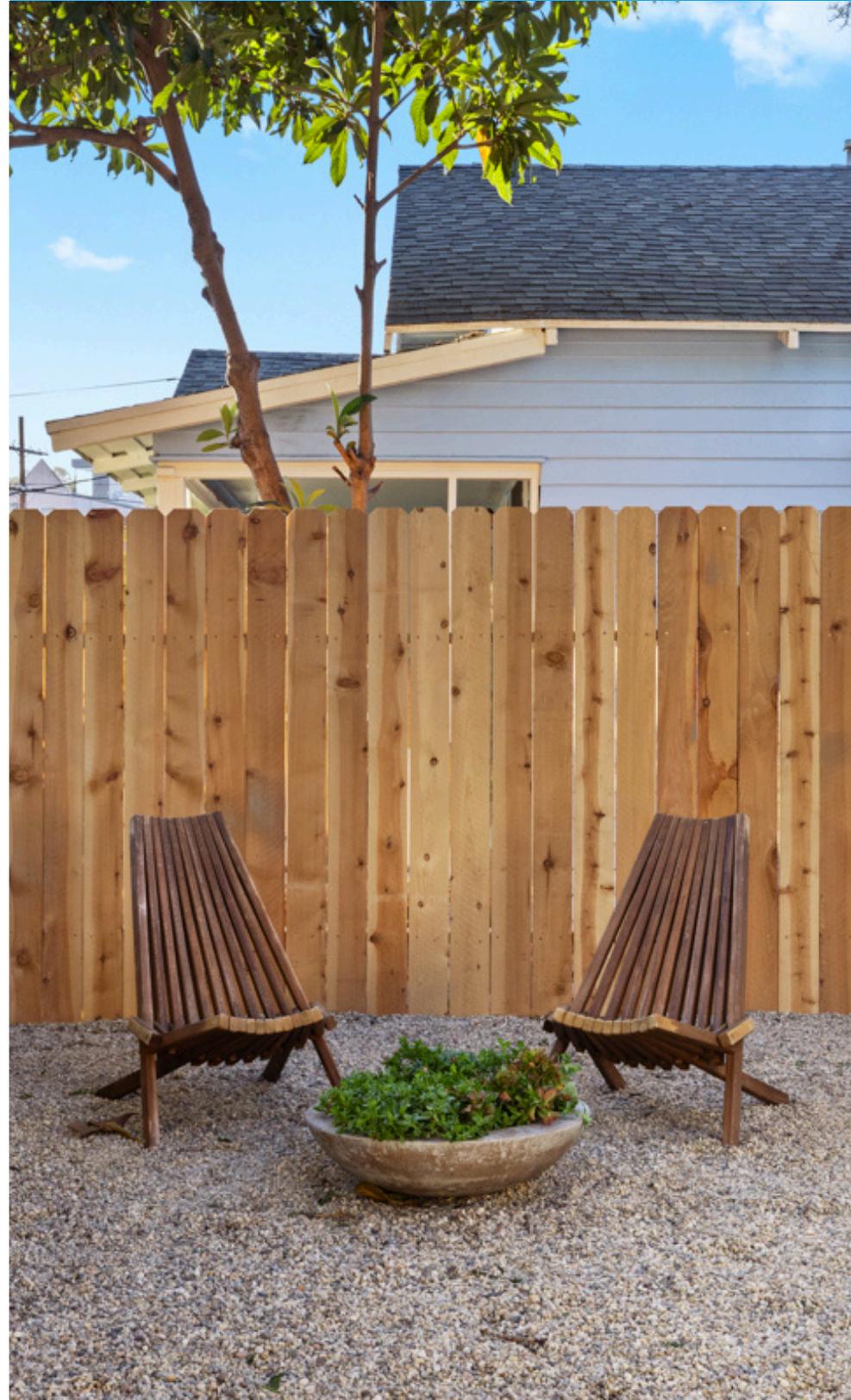
1545 Duane Street presents an opportunity to acquire a three-unit property in the heart of Echo Park, one of Los Angeles' most desirable and dynamic neighborhoods. The property consists of two fully occupied 1-bedroom, 1-bath units generating steady income, along with a standalone 1-bedroom, 1-bath California bungalow that will be delivered vacant at closing. With a pro forma rent of \$2,950, this vacant unit offers flexibility for an owner-user seeking a stylish residence or for an investor looking to maximize returns with a premium rental. The bungalow has been updated with a chic, mid-century aesthetic featuring light-filled interiors, tasteful finishes, and multiple private outdoor living areas, including a fenced front yard, private garden, and patio spaces designed for entertaining or relaxation. The duplex units are separately metered for gas and electric, simplifying management and reducing operating expenses. Duane Street offers both immediate cash flow and future upside. Investors will benefit from the property's versatile configuration, desirable location, and strong rental demand in Echo Park, while owner-users have the unique opportunity to occupy a thoughtfully designed bungalow and offset their mortgage with rental income from the other two units

OFFERED AT

\$1,125,000

PROPERTY HIGHLIGHTS

PROPERTY TYPE	3 Units
YEAR BUILT	1910
LOT SIZE	3,795 SF
BLDG SIZE	1,784 SF
\$/SF	\$631/SF





SITE SUMMARY

THE OFFERING

Address	1545 Duane St Los Angeles, CA 90026
Property Type	Triplex
Assessor's Parcel	5420-033-015

SITE DESCRIPTION

Building Size	± 1,784 SF
Lot Size	± 3,795 SF
Year Built	1910
Zoning	LAC1
Parking	1 Driveway Space
Meters	3 meters



Front of Property



Street View of Property



View of Property



View From End of Street



Living Room



Living Room



Kitchen & Dining Room



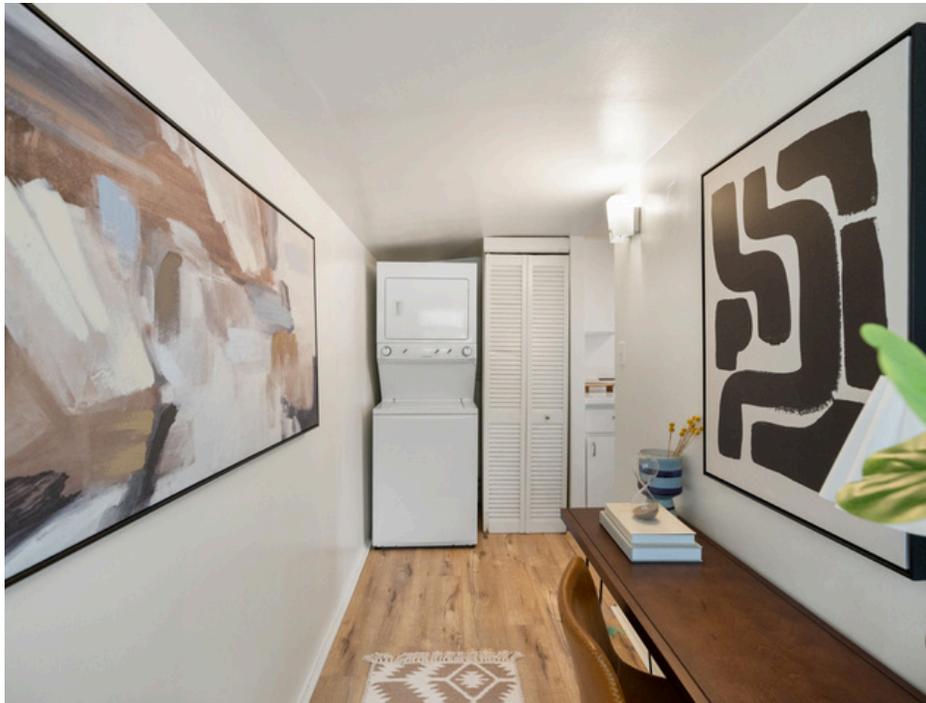
Kitchen



Bedroom



Office Space



In-Unit Washer & Dryer



Bathroom



Front Yard



Right Side of Property



Private Yard



Back of Property with Mini Split



Aerial of Roof



Aerial Facing North-West



Aerial Facing North



1545 Duane St

Property & Deal Highlights

- 1 unit vacant & detached with in-unit washer/dryer
- Ideal elysian heights location off echo park ave
- Situated on a quiet residential street with strong neighborhood appeal and consistent rental demand
- Three total units: two updated 1BR/1BA apartments plus one standalone 1BR/1BA California bungalow with private outdoor space
- Vacant bungalow delivered at closing, refreshed with chic mid-century style and highly desirable for an owner-user or premium rental
- Strong in-place income of \$4,080/month with pro forma rents of \$7,030/month (\$84,360 annually) at stabilization
- Units feature updated interiors, efficient layouts, and good rental history
- Separately metered gas and electric, reducing expenses and simplifying management
- Excellent opportunity for an owner-occupier to live stylishly in Echo Park while offsetting their mortgage with rental income
- Investor upside with immediate cash flow, long-term appreciation, and high demand in one of LA's most dynamic rental markets



FRANKLIN HILLS

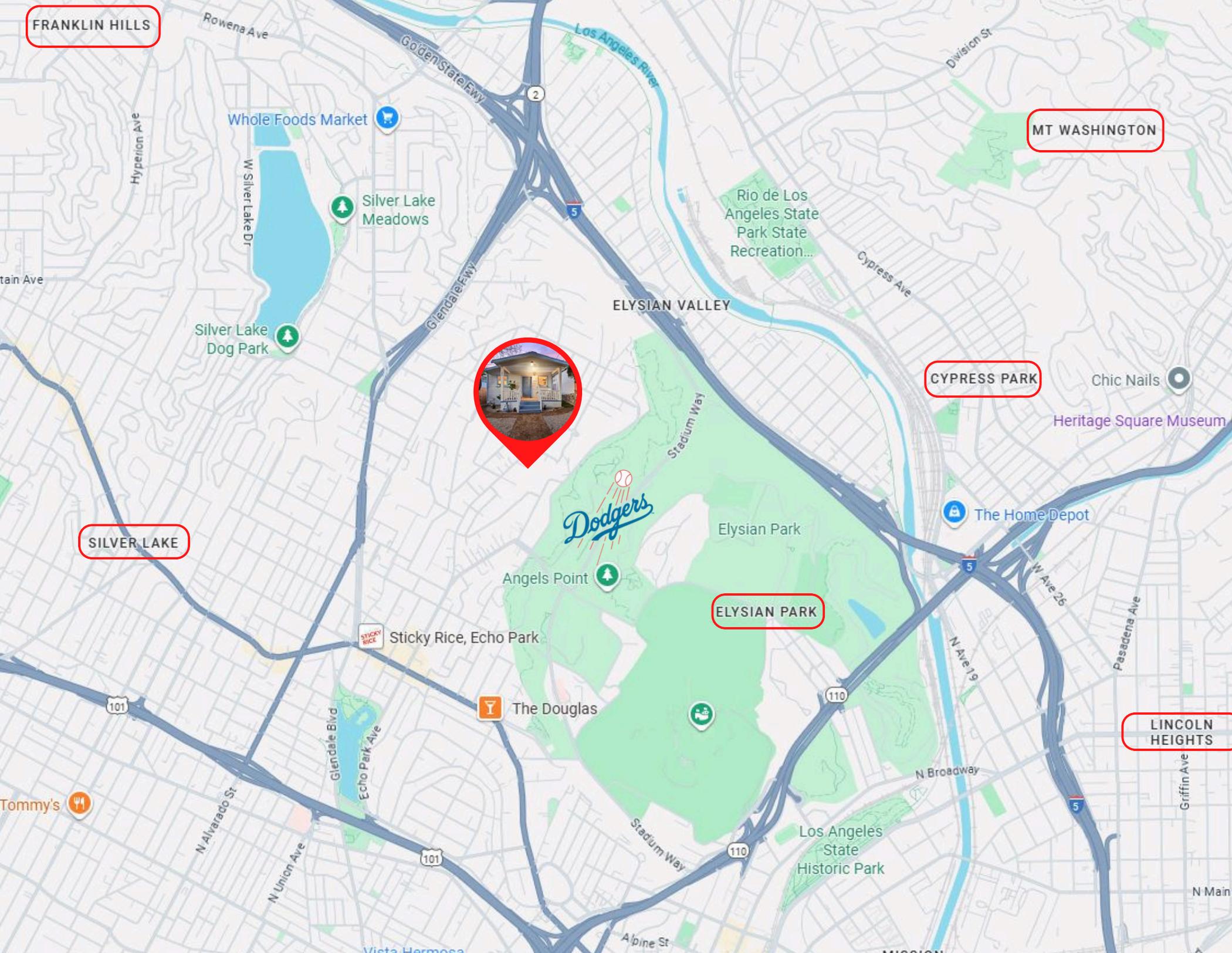
MT WASHINGTON

CYPRESS PARK

SILVER LAKE

ELYSIAN PARK

LINCOLN HEIGHTS





Financial Overview

PRICING & FINANCIALS

INVESTMENT SUMMARY

RENT ROLL



Pricing & Financials

FINANCIAL SUMMARY

Price	\$1,125,000
Number of Units	3
Price Per Unit	\$375,000/Unit
Year Built	1910 & 1921
Bldg SF	1,784 SF
Lot Size SF	3,795 SF
Price per SF	\$631/SF
GRM	13.34
Market GRM	11.48
CAP Rate	5.42%
Market CAP Rate	6.61%
Proposed Loan	Preferred All Cash
Down Payment	
Interest Rate	
Monthly Payment	

Investment Summary

ESTIMATED ANNUALIZED OPERATING DATA

	Current	Market
Scheduled Gross Income	\$84,360	\$98,100
Laundry Income	\$0	\$0
TOTAL SCHEDULED GROSS INCOME	\$84,360	\$98,100
Vacancy/Collection	(\$2,531)	(\$2,943)
Effective Gross Income	\$81,829	\$95,157
Operating Expenses	(\$20,851)	(\$20,851)
NET OPERATING INCOME	\$60,979	\$74,307
Debt Service	\$58,185	\$58,185
Pre-Tax Cash Flow	(\$2,793)	(\$16,121)

ESTIMATED ANNUALIZED OPERATING EXPENSES

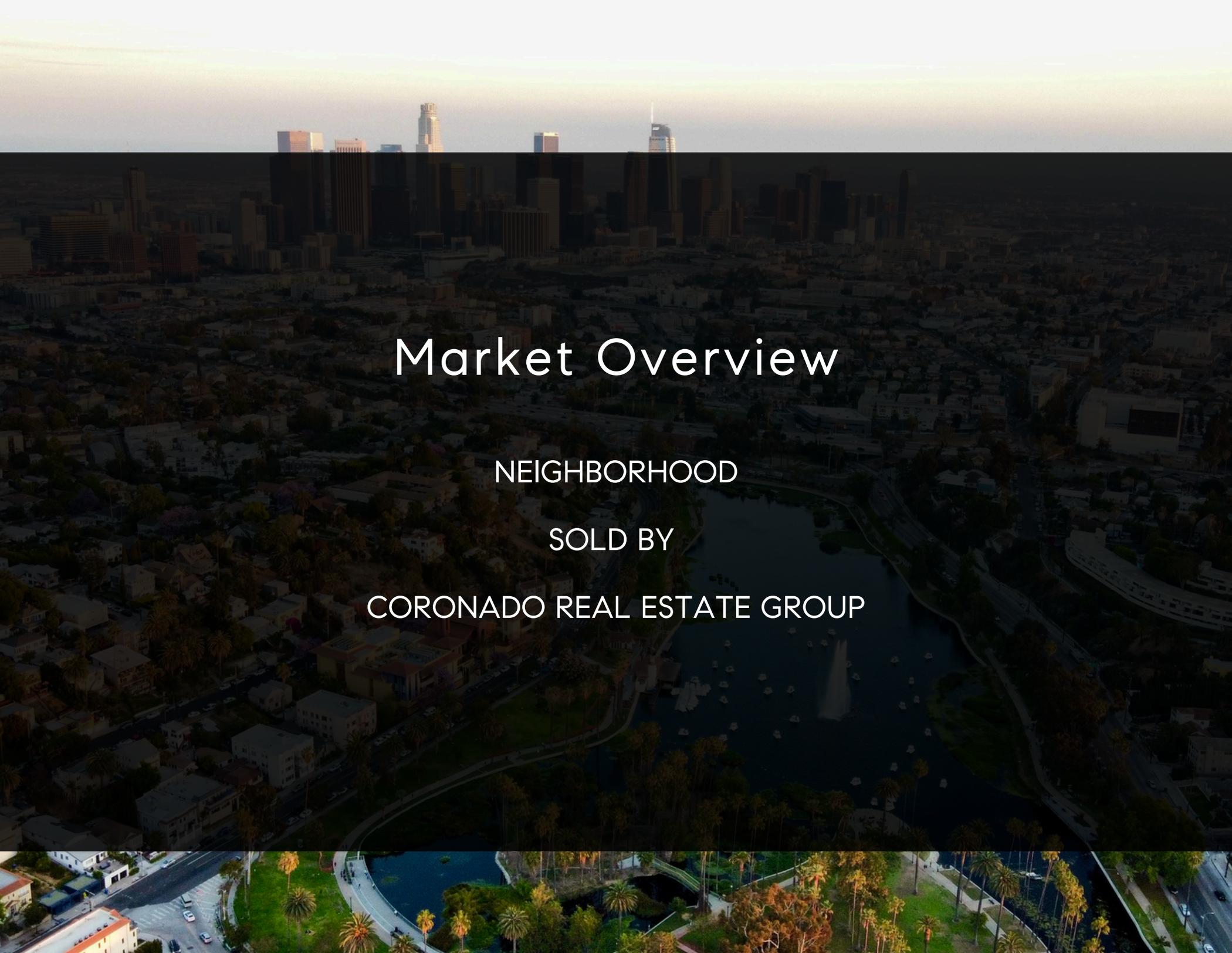
	Annually	Notes
Taxes	\$14,063	1.250% of Purchase Price
Insurance	\$1,338	ESTIMATE
Maintenance & Repairs	\$1,950	5% of Scheduled Gross Income
Manager (off-site)	N/A	
Manager (on-site)	N/A	N/A
Misc. & Reserves	\$500	
Trash	TENANT PAYS	
Water & Sewer	\$1,950	
Gas	TENANT PAYS	
Electricity	TENANT PAYS	
Landscaping	\$1,800	
TOTAL EXPENSES	\$20,851	





RENT ROLL

Unit	Type	Unit SF	Actual Rent	Appx Market Rent	Notes
1	1Br+1Ba	Approx. 580 SF	\$2,950** (MARKET RENT)	\$2,950	Vacant Unit
2	1Br+1Ba	Approx. 602 SF	\$2,595	\$2,750	Renovated
3	1Br+1Ba	Approx. 602 SF	\$1,485	\$2,475	
Total			\$7,030/Month \$84,360/Year	\$8,175/Month \$98,100/Year	

An aerial photograph of a city skyline at sunset, with a dark semi-transparent overlay covering the top half of the image. The skyline features several prominent skyscrapers, including the Transamerica Pyramid. The foreground shows a dense residential area with a large, winding canal or river.

Market Overview

NEIGHBORHOOD

SOLD BY

CORONADO REAL ESTATE GROUP



NEIGHBORHOOD GUIDE

Echo Park is one of LA's most vibrant and eclectic neighborhoods, offering a seamless blend of creative energy and everyday convenience. Residents enjoy walkable access to favorites like Echo Park Ave, Lady Byrd Cafe, Masa Echo Park, Rodeo Mexican Grill, Honey Hi, and much more on Sunset Boulevard's dining scene! The property is in quick proximity to both Elysian Park and Downtown LA. The area appeals broadly, from artists to young professionals, thanks to its charm and dynamic community spirit.

SHOPS

Out of the Closet

Bridge Thrift

GROCERIES

Whole Foods

Costco

BANKS

US Bank

East West Bank

RESTAURANTS

Big Ants BBQ

Dunsmoor

BARs

The Grant

Verdugo Bar

CAFES

Spoke

Little Barn Coffee House

PARKS

Cerritos Park

Griffith Park

FITNESS

Club Pilates

Everybody Gym

SCHOOLS

Occidental College

PUC High School



Sold In 90026

by the Coronado Real Estate Group



CORONADO

REAL ESTATE GROUP

1. 280 Witmer, Los Angeles, CA 90026
2. 403 N. Mountain View Ave, Los Angeles, CA 90026
3. 343 N Benton Way, Los Angeles, CA 90026
4. 1615-1619 Morton Ave, Los Angeles, CA 90026
5. 326 Robinson St, Los Angeles, CA 90026
6. 1375 Sutherland Ave, Los Angeles, CA 90026
7. 1529 W. Avalon, Los Angeles, CA 90026
8. 1400 Sutherland, Los Angeles, CA 90026
9. 351 Douglas St, Los Angeles, CA 90026
10. 1715 Scott Ave, Los Angeles, CA 90026
11. 403 N. Mountain View Ave, Los Angeles, CA 90026
12. 1445 Calumet Ave, Los Angeles, CA 90026
13. 129 N. Burlington, Los Angeles, CA 90026
14. 306 N Bonnie Brae, Los Angeles, CA 90026
15. 1932 Clinton St, Los Angeles, CA 90026
16. 1340 Glendale Blvd, Los Angeles, CA 90026
17. 713 E. Kensington Rd, Los Angeles, CA 90026
18. 1320 Angelus Ave, Los Angeles, CA 90026
19. 974 Everett, Los Angeles, CA 90026
20. 129 N Burlington, Los Angeles, CA 90026
21. 2210 Clinton St, Los Angeles, CA 90026
22. 2135 Bellevue Ave, Los Angeles, CA 90026
23. 370 Patton St, Los Angeles, CA 90026
24. 1406 Golden Gate, Los Angeles, CA 90026
25. 700 Echo Park Ave, Los Angeles, CA 90026
26. 1522 - 1524 N Benton Way, Los Angeles, CA 90026

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