

**MORE®**

314-316 S CORONADO ST, LOS ANGELES, CA 90057





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EXCLUSIVELY PRESENTED BY



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# PROPERTY DESCRIPTION



# PROPERTY SUMMARY

## Property Information

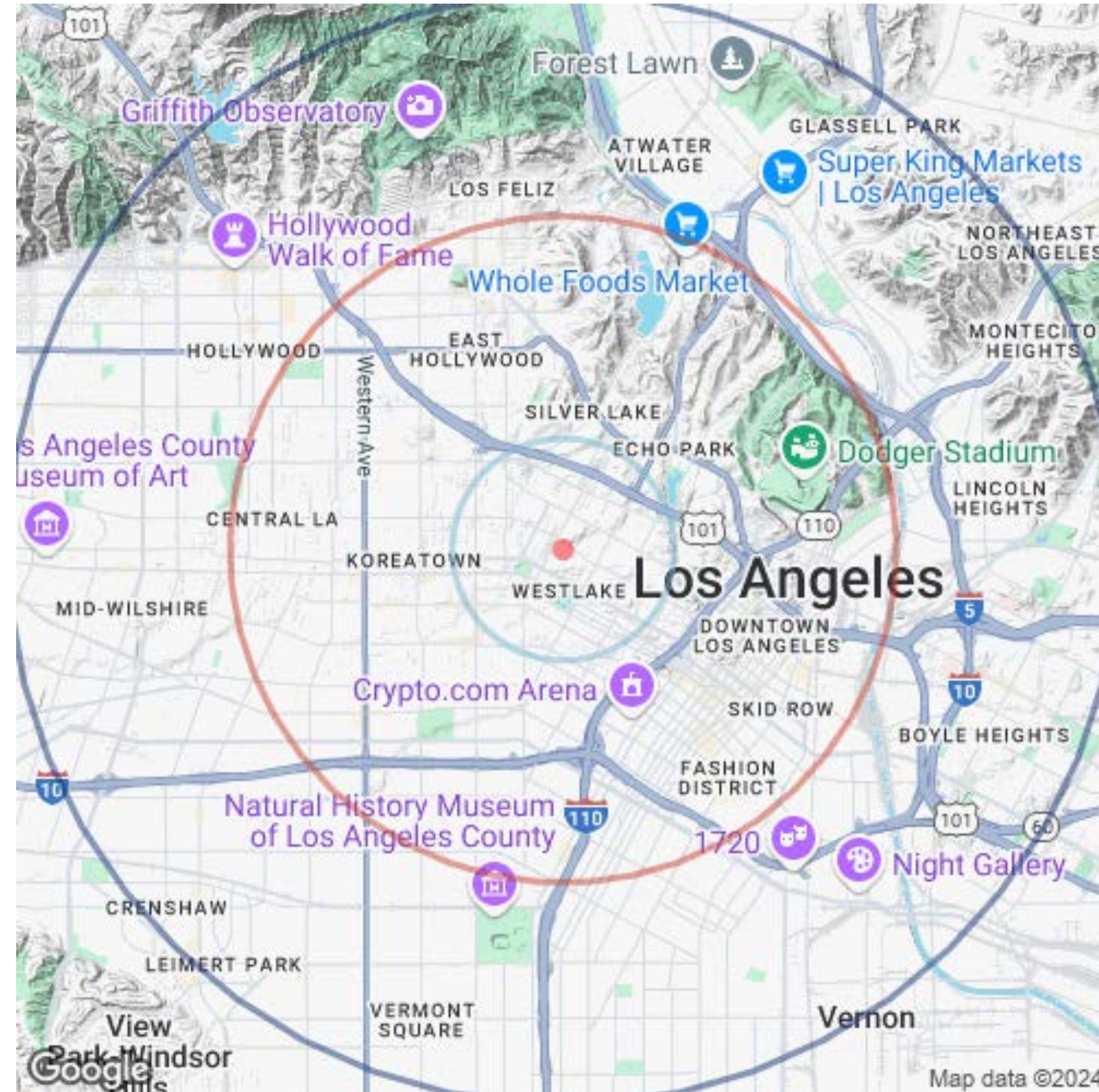
Address	314-316 S Coronado St, Los Angeles, CA 90057
Number of Units	3
Year Built	1,922
Lot Size (SF)	5,277
Lot Size (Acres)	0.121
Gross SF	2,340
APN	5155-032-010
Zoning	R3-1
TOC	Tier 2

## HIGHLIGHTS

- Prime location for all owner-occupants, investors, and developers. Two story duplex with ADU on over ±5,277 SF lot in the heart of Westlake. Huge value-add opportunity upside in rents. Upside redevelopment potential State Enterprise Zone and TOC (Transit Oriented Communities) Tier 2 location that allows increased residential density (R3-1 zoning).
- Exceptional two-story duplex featuring hardwood floors, spacious living rooms, and a private entrance. Ample parking.
- Prime location near major transit stops, highways (I-10, I-110 & U.S. Route 101), shopping centers, entertainment, and nightlife. Just a mile east of Koreatown, two miles west of Downtown Los Angeles, and five miles south of Hollywood. The subject property consists of total two (2) units with ADU totaling ±2,340 SF on a sizable ±5,277 SF lot. Mix of total two (2) 2beds/2baths unit and one (1) studio unit.



# DEMOGRAPHIC REPORT





# DEMOGRAPHIC REPORT

POPULATION	1 MILE	3 MILE	5 MILE	2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Population	120,314	571,192	1,188,495	\$15000-24999	4,533	21,981	38,856	2010 Total Households	42,074	210,338	422,927
2025 Population	119,511	580,034	1,185,058	\$25000-34999	4,962	21,212	37,694	2025 Total Households	47,576	245,182	474,888
2029 Population	122,125	597,428	1,197,627	\$35000-49999	6,072	25,430	47,335	2029 Total Households	50,291	262,192	498,305
2025-2029 Growth Rate	0.43%	0.59%	0.21%	\$50000-74999	8,307	36,224	70,757	2025 Average Household Size	2.43	2.23	2.39
2025 Daytime Population	97,313	677,889	1,269,484	\$75000-99999	6,169	26,958	55,261	2025 Owner Occupied Housing	2,574	29,291	87,309
				\$100000-149999	5,553	32,551	68,461	2029 Owner Occupied Housing	2,682	30,445	90,526
				\$150000-199999	2,103	17,519	37,290	2025 Renter Occupied Housing	45,002	215,891	387,579
				\$200000 or greater	2,064	22,970	51,740	2029 Renter Occupied Housing	47,609	231,747	407,779
				Median HH Income	\$50,826	\$57,415	\$64,228	2025 Vacant Housing	4,561	28,501	46,444
				Average HH Income	\$71,164	\$91,821	\$100,150	2025 Total Housing	52,137	273,683	521,332
				\$15000-24999	4,533	21,981	38,856				





# WESTLAKE

The Westlake neighborhood in Los Angeles offers significant opportunities for multifamily investments, making it an attractive option for potential investors. Known for its proximity to Downtown LA, Westlake is a vibrant and growing community with a diverse population and a strong demand for rental housing. As the neighborhood continues to benefit from urban revitalization projects, property values are rising, while rental demand remains high due to its central location and accessibility. Multifamily properties in Westlake provide investors with the potential for strong cash flow, consistent rental income, and long-term appreciation, making it a promising area for both seasoned and new real estate investors looking to capitalize on LA's dynamic market.









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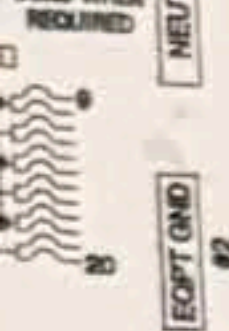












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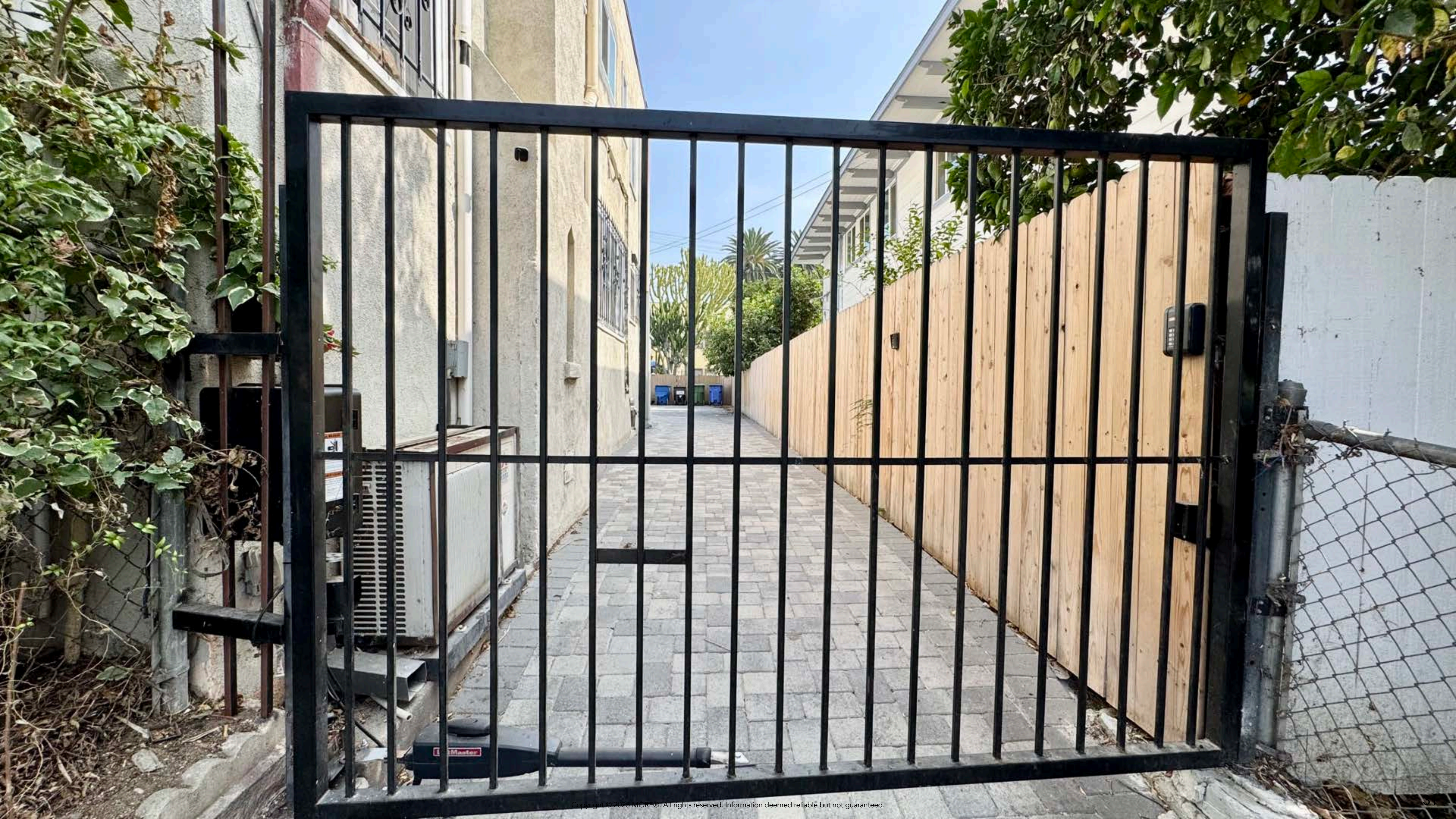














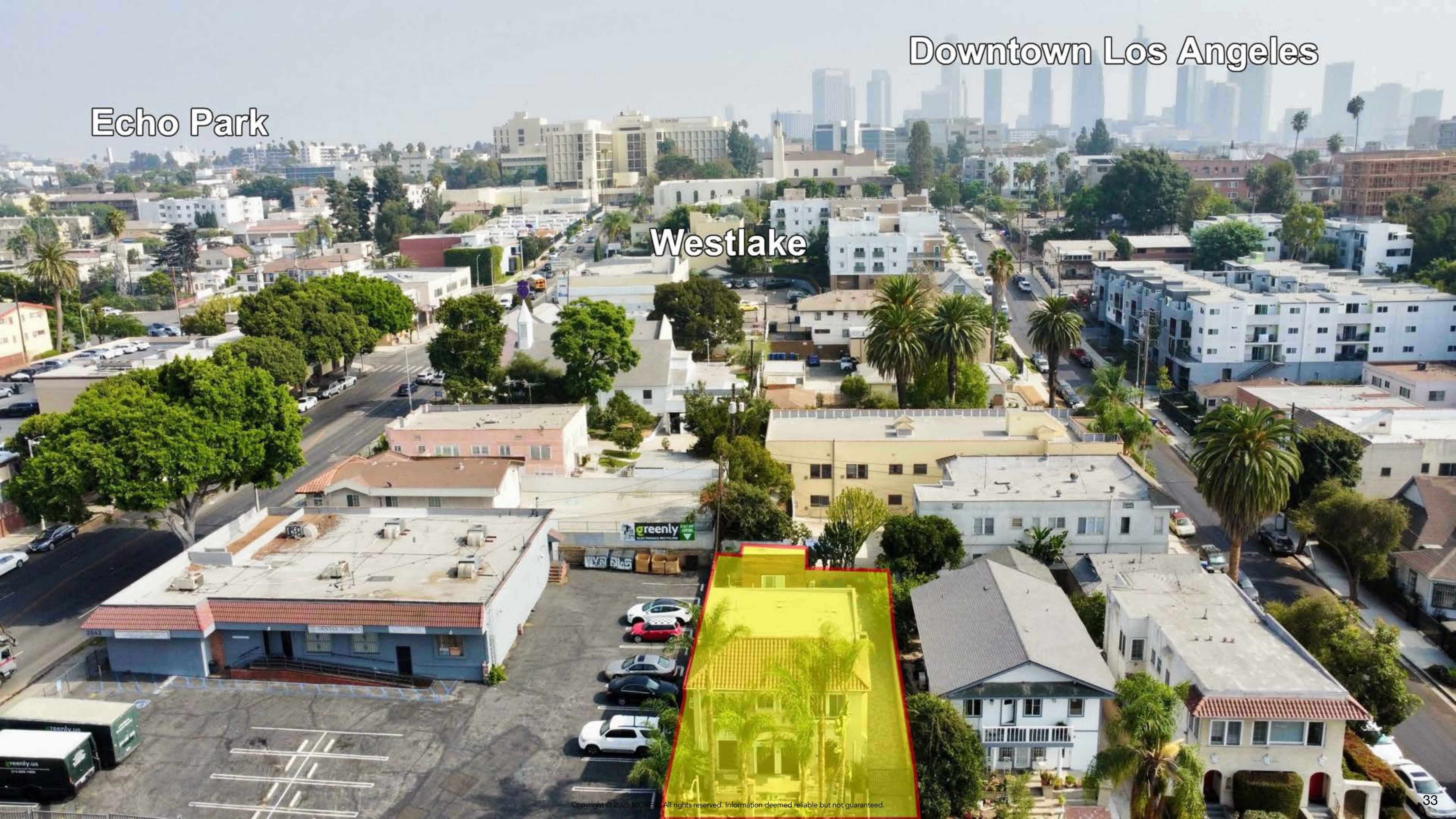




Downtown Los Angeles

Echo Park

Westlake











Hollywood

Los Feliz

Koreatown









Coronado St







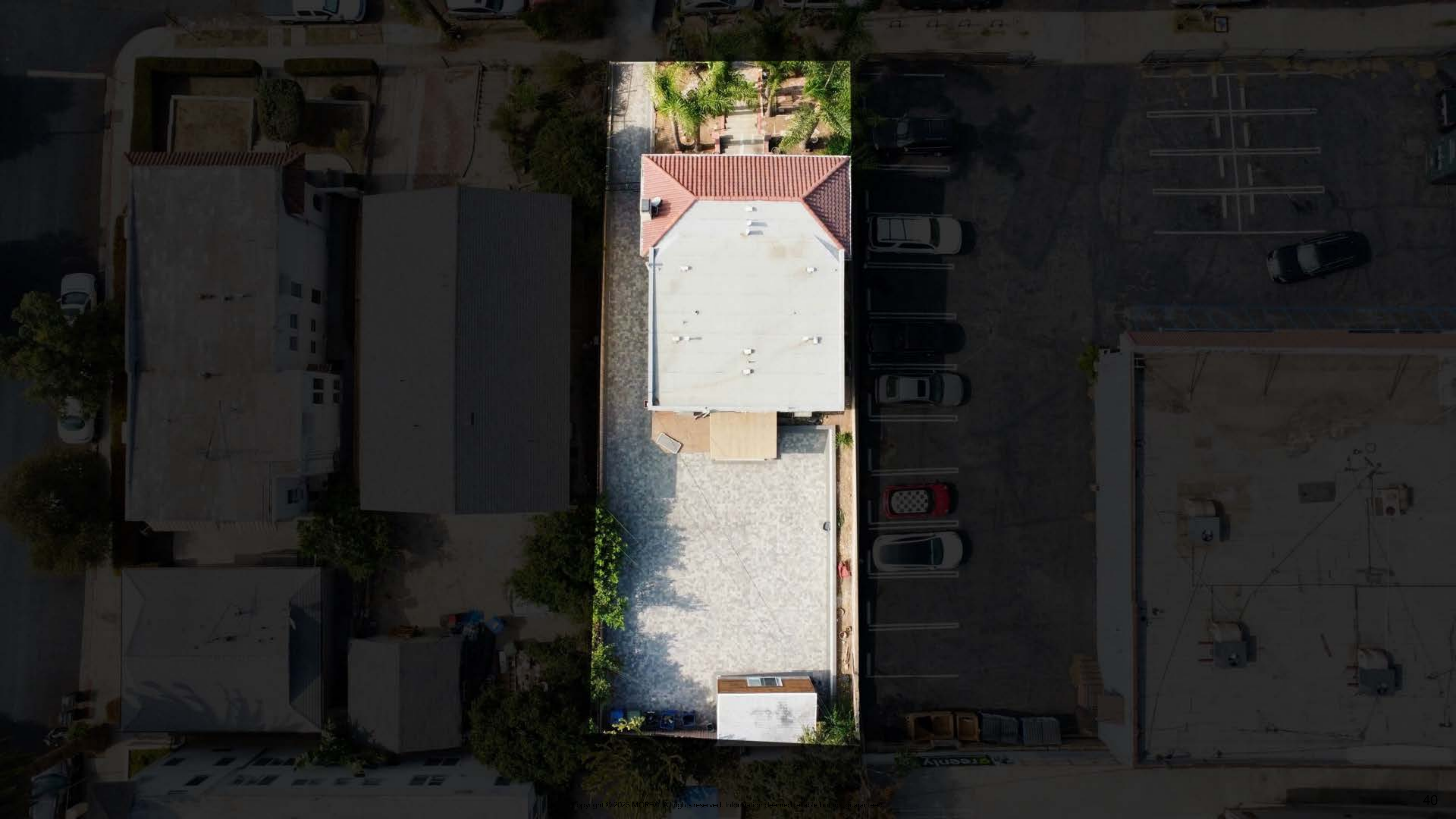




W 3rd St

Coronado St







# RENT COMPARABLES





# RENT COMPARABLES

Location	Bed	Bath	Monthly Rent
<b>2 Beds/2 Baths</b>			
2430 Ocean View Ave #407	2	2	\$2,695
235 S Rampart Blvd #102	2	2	\$2,675
354 S La Fayette Park Pl #204	2	2	\$2,675
<b>0 Bed/1 Bath</b>			
3100 W 3rd St #216	0	1	\$1,875
200 S Lake St #8	0	1	\$1,645
310 S Occidental Blvd #104	0	1	\$1,550
<b>Average</b>			
2 Beds/2 Baths	\$2,682		
0 Bed/1 Bath	\$1,690		



# FINANCIAL SUMMARY





# FINANCIAL ANALYSIS

Rent Roll			Current	Market	Pricing Summary		Scheduled Rent Income		Current		Market	
Unit #	Status	Unit Type	Monthly Rent	Monthly Rent	Price	\$895,000	Unit Type	Number of Units	Average Rent	Monthly Income	Average Rent	Monthly Income
1	Vacant	2 Beds/2 Baths	\$2682.00	\$2682.00	Down Payment (50%)	\$447,500	2 Beds/2 Baths	2	\$2,682	\$5,364	\$2,682	\$5,364
2	Vacant	2 Beds/2 Baths	\$2682.00	\$2682.00	Current CAP	6.80%	0 Bed/1Bath	1	\$1,690	\$1,690	\$1,690	\$1,690
3	Vacant	0 Beds/1 Bath	\$1690.00	\$1690.00	Market CAP	6.80%	Current Occupancy	0%	Annual Current	\$84,648	Annual Market	\$84,648
		TOTAL	\$7,054.00	\$7,054.00	Per Unit	\$298,333						
					Per SF	\$382.48						
					Current GRM	10.57						
					Market GRM	10.57						
Property Information												
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		APN	5155-032-010									
		Zoning	R3-1									
		TOC	Tier 2									
Financing												
		Loan Amount	\$447,500									
		Interest Rate	6.25%									
		Monthly Payment	\$2,755.33									
		LTV:	50.00%									
		Amortization	30									
		Term	5 Year Fixed									
Annualized Income									Current		Market	
Scheduled Rent Income									\$84,648		\$84,648	
Other Income									\$0		\$0	
Scheduled Gross Income									\$84,648		\$84,648	
Less Vacancy/Other Deductions									3%		\$2,539	
Effective Gross Income									\$82,109		\$82,109	
Less Operating Expenses									25.87%		\$21,244	
Net Operating Income									\$60,865		\$60,865	
Annualized Expenses									Current		Market	
Taxes (1.165%)									\$11,188		\$11,188	
Insurance (\$0.75/Sqf)									\$3,120		\$3,120	
Pest Control									\$636		\$636	
Utilities									\$3,600		\$3,600	
Gardner									\$600		\$600	
Repairs & Maintenance (\$500/Unit)									\$1,500		\$1,500	
Reserves & Replacements (\$200/Unit)									\$600		\$600	
Total Expenses									\$21,244		\$21,244	
Expenses Per Unit									\$7,081		\$7,081	
Expenses Per SF									\$9.08		\$9.08	



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