

OFFERING MEMORANDUM

3055 Future St

Los Angeles, CA 90065

Triplex in Mt. Washington with Stunning Views

CORONADO

REAL ESTATE GROUP

COMPASS

COMMERCIAL



Exclusively Listed By:

Dana Coronado, CCIM

Multifamily & Commercial Realtor

www.IncomePropertiesLA.com

(310) 562-9630 DRE# 01746702

Exclusively Listed By:

Charlie J. Coronado, GRI

Broker Associate

www.CoronadoREG.com

(323) 841-2911 DRE# 01723306

Executive Summary

OFFERED AT **\$1,150,000**

The perfect hillside Northeast LA "house hacking" opportunity - WITH VIEWS! 3 units for the price of a single-family home in the area! The vacant (1Br+1Ba) unit has incredible views from all large windows and has been completely remodeled inside. It feels spacious and features new LVP flooring and paint throughout, recessed lighting, new heat and AC, a new kitchen cabinets and bathroom, extensive storage in the bathroom, and it has an adorable dining area with a view right off the kitchen. It has two entrances and private patio.

The remodel of the owner's unit includes stainless appliances, marble look / quartz countertops, tile and glass tile backsplash, and a workstation ledge kitchen sink. The bathroom has mosaic floor tile and complimentary mid-century modern style tile throughout the bathroom, as well as a new tub shower combo, floating vanity sink, and bathroom mirror with integrated LED lighting. The unit is ready to move in, just bring furniture!

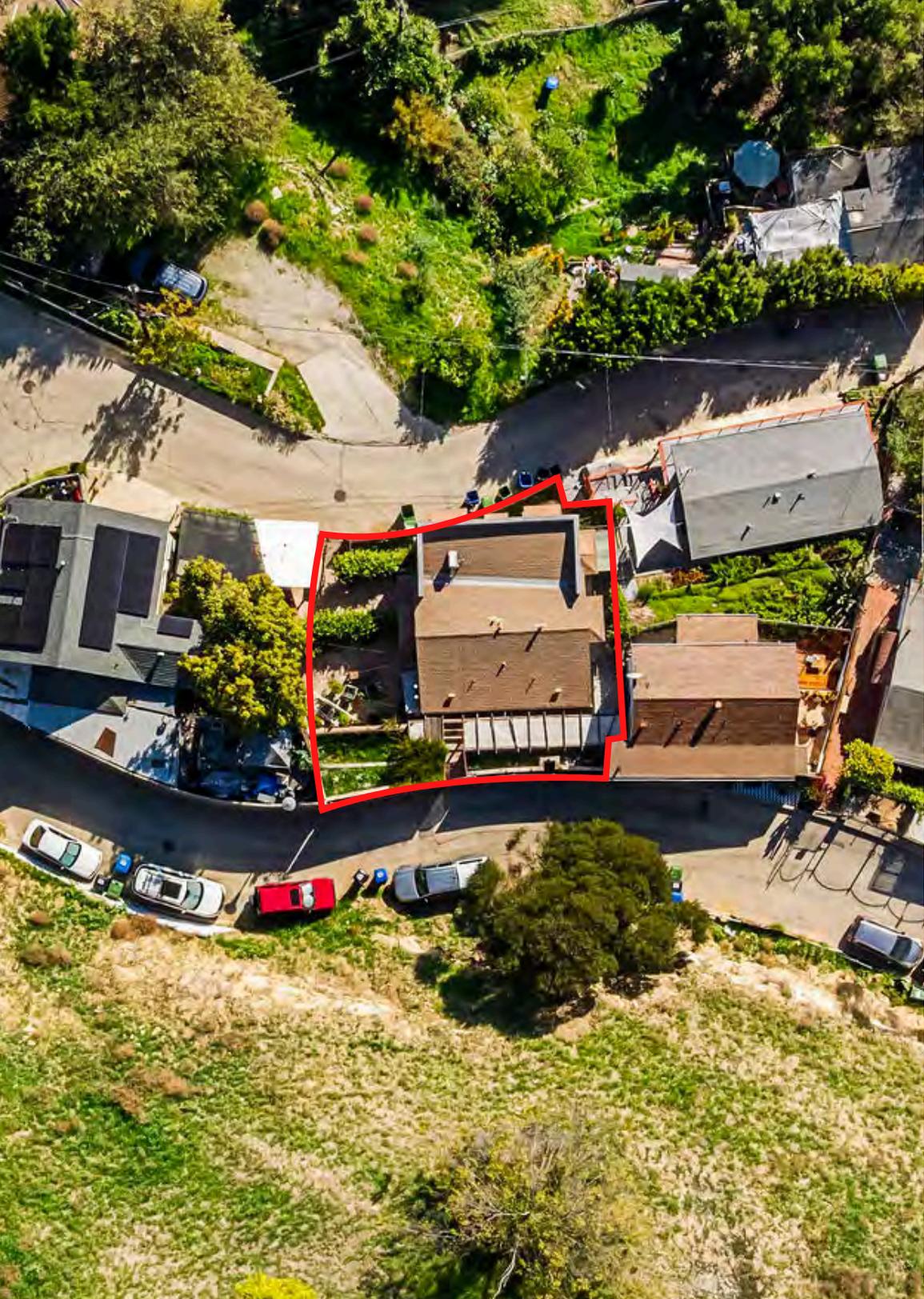
The property also includes two well-maintained (Jr1Br+1Ba) apartments that are currently tenant-occupied and generating a total of \$4,529 per month in income to help pay the mortgage.

The property sits on a street-to-street lot in Mt. Washington, just a short distance to local favorites including Loquat Coffee, Barra Santos, 1802 Roasters, Café Antonietta, Taqueria Frontera, Dunsmoor, ROAM LA Yoga, and other beloved local staples. With quick and easy access to Division St, Cypress Ave and Figueroa, the property is near the LA River bike path, Rio de Los Angeles State Park & Rec Center, and more. Easy access to I-5, the 2, and 110s Freeways.

This property is ideal for an owner-user but works great as an investment! Listed at under 13 GRM and a 5.92% CAP Rate!

Call for a tour of the vacant unit.





SITE SUMMARY

THE OFFERING

Address	3055 Future St Los Angeles, CA 90065
Property Type	Multifamily - 3 Legal Units
Assessor's Parcel	5455-014-015

SITE DESCRIPTION

Building Size	± 1,419 SF
Lot Size	± 2,441 SF
Year Built	1926
Zoning	LARD1
Parking	No Spaces
Meters	Separate Gas Meters Separate Electric Meters 1 Water Meter



Front of Property



Front of Property



Street View of Property



View from Property



Upper Entrance to Property



Upper Entrance to Property



View from Roof



Covered Pergola at Front of Property

Unit 3055 (1Br+1Ba) Vacant



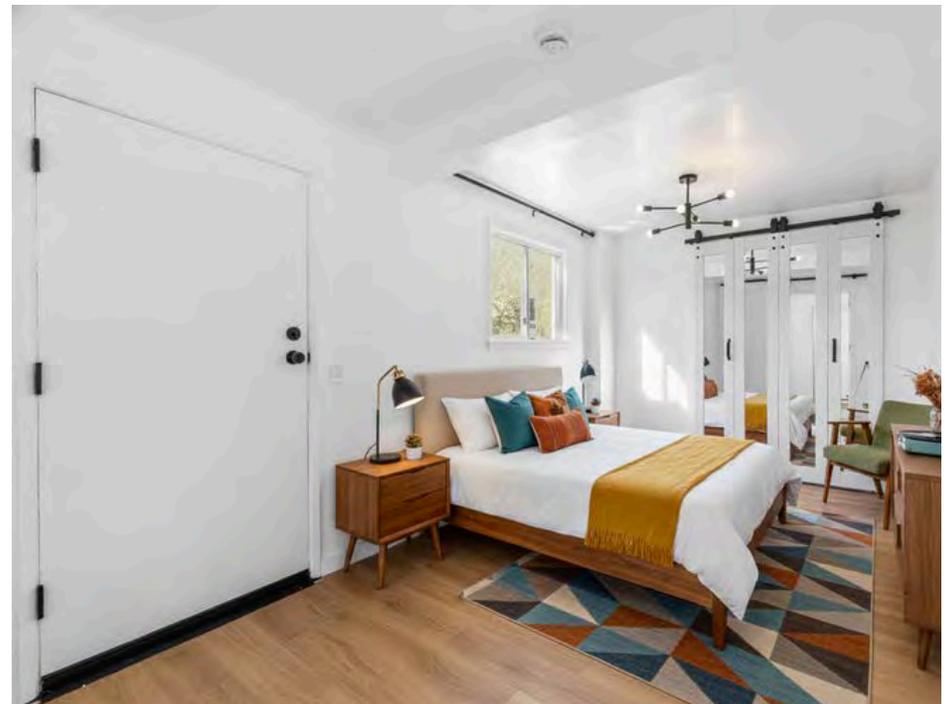
Front Lower Vacant Unit 3055



Entry and Living Room Leading to Hallway & Bathroom



Dining Nook Off Kitchen



Bedroom with Sliding Farmhouse Style Closet Doors

Unit 3055 (1Br+1Ba) Vacant



Remodeled Kitchen with New Appliances



Quartz Counter Tops & Double Bowl Kitchen Sink



Remodeled Bathroom



Hallway Built In Storage Cabinets



Stairs Going Up to 3053 from 3055 Side Door



Patio Space for 3053 1/2



Patio Space for 3053 1/2



Patio Space for Tenants

Unit 3053 1/2 (Jr1Br+1Ba)



Entrance to Upper Unit 3053 1/2



Living Room Leading into Bedroom Area



Living Room



Living Room Leading into Kitchen

Unit 3053 1/2 (Jr1Br+1Ba)



Recently Renovated Kitchen



Kitchen with Window Showing Patio



Bedroom



Bathroom

Unit 3053 (Jr1Br+1Ba)



Living Space Leading into Bedroom Studio



Living Space Leading into Bedroom Studio



Bedroom with City Views



Bathroom

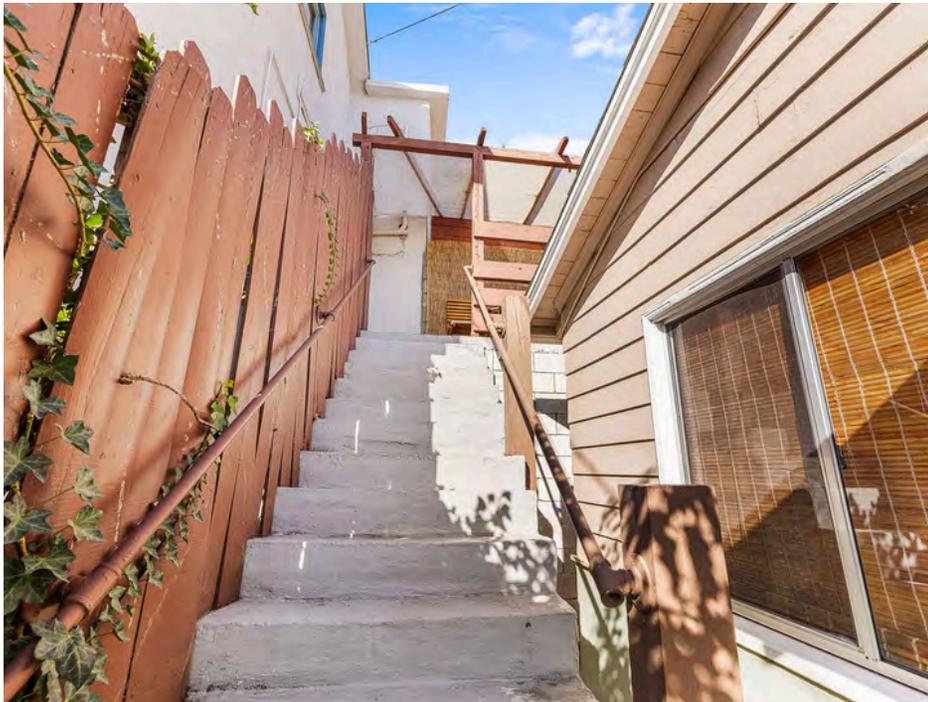
Unit 3053 (Jr1Br+1Ba)



Kitchen



Kitchen



Stairs Leading from Unit 3053 to Upper Property Entrance



Washer & Dryer Outside of 3055



View From Property Facing South



View From Property Facing East



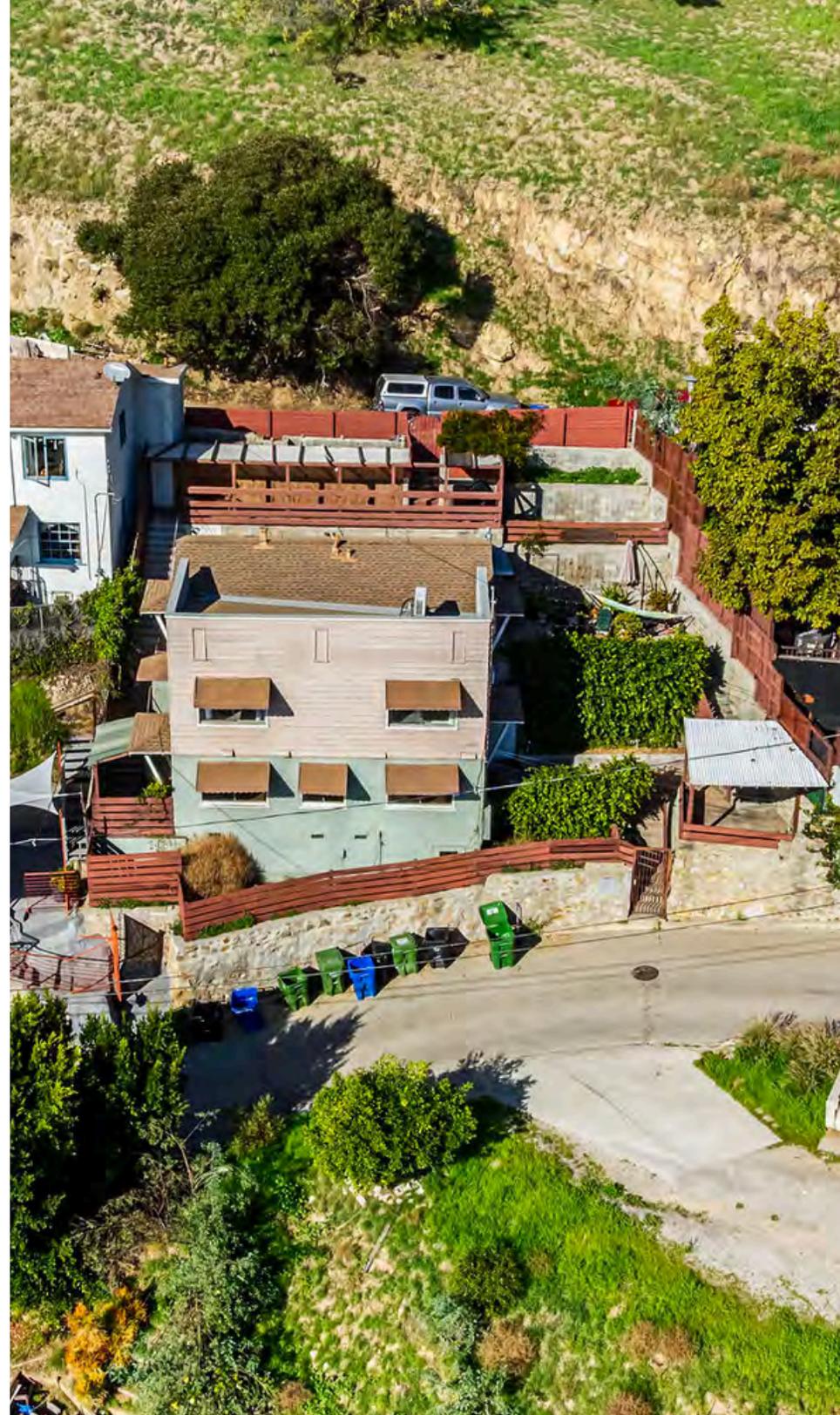
View From Property Facing West



View From Roof Facing South

Property & Deal Highlights

- Well maintained triplex in Mt. Washington with nicely maintained units and 1 newly remodeled unit.
- The vacant unit (1Br+1Ba) has been completely remodeled with fresh interior paint, stainless steel appliances, marble look quartz counters, glass tile backsplash, workstation sink, and added storage. The bathroom features mosaic tile, new tub/shower, floating vanity, and LED mirror. Two entrances, private patio, and shared laundry area.
- Strong investment metrics: under 13 GRM and 5.92% CAP rate
- Stunning mountain & city views facing South.
- Covered pavilion and private patios for each unit
- Current rents are \$4,529/month! Vacant unit can be rented up to \$3,100.
- Just a short stroll to local favorites including Loquat Coffee, Barra Santos, 1802 Roasters, Café Antonietta, Taqueria Frontera, and other beloved local staples.
- Perfect investment opportunity for an owner-user, live in one, rent out the rest!



Total Floor Plan



TOTAL: 1374 sq. ft
1st floor: 534 sq. ft, 2nd floor: 840 sq. ft
EXCLUDED AREAS: PATIO: 746 sq. ft, SHED: 25 sq. ft, PORCH: 137 sq. ft,
WALLS: 119 sq. ft



Pricing & Financials

FINANCIAL SUMMARY

Price	\$1,150,000
Number of Units	3
Price Per Unit	\$383,333/Unit
Year Built	1926
Bldg SF	1,419 SF
Lot Size SF	2,441 SF
Price per SF	\$810/SF
GRM (Current)	12.56 GRM
CAP Rate (Current)	5.92%
GRM (ProForma)	11.83 GRM
CAP Rate (ProForma)	6.41%



RENT ROLL

Unit	Type	Actual Rent	Appx Market Rent	Notes
3055	1Br+1Ba	VACANT (\$3,100)	\$3,100	Remodeled Recently, Vacant
3053	Jr1Br+1Ba	\$2,059	\$2,500	Rent Increased March 1 st 2026
3053 1/2	Jr1Br+1Ba	\$2,470	\$2,500	Rent Increased Mid March 2026
Total		\$7,629/Month \$91,548/Year	\$8,100/Month \$97,00/Year	

Investment Summary

ESTIMATED ANNUALIZED OPERATING DATA

	Current	Market
Scheduled Gross Income	\$91,548	\$97,200
Laundry Income	\$0	\$0
TOTAL SCHEDULED GROSS INCOME	\$91,548	\$97,200
Vacancy/Collection	(\$0)	(\$0)
Effective Gross Income	\$91,548	\$97,200
Operating Expenses	(\$23,471)	(\$23,471)
NET OPERATING INCOME	\$68,077	\$73,729
Debt Service	(\$69,205)	(\$69,205)
Pre-Tax Cash Flow	(\$1,129)	(\$4,523)

ESTIMATED ANNUALIZED OPERATING EXPENSES

	Annually	Notes
Taxes	\$14,375	1.250% of Purchase Price
Insurance	\$1,419	Est. \$1.00/SF
Maintenance & Repairs	\$4,577	5% of Scheduled Gross Income
Manager (off-site)	N/A	
Manager (on-site)	N/A	
Misc. & Reserves	\$1,000	
Trash	Tenants Pay	
Water & Sewer	\$2,100	Est. \$700/Unit
Gas	Tenants Pay	
Electricity	Tenants Pay	
Landscaping	N/A	
TOTAL EXPENSES	\$23,471	



CORONADO

REAL ESTATE GROUP



Dana Coronado, CCIM

(310) 562-9630

MULTIFAMILY & COMMERCIAL REALTOR

DANA@INCOMEPROPERTIESLA.COM

WWW.INCOMEPROPERTIESLA.COM

DRE# 01746702



Charlie J. Coronado, GRI, CRS, CLHMS

(323) 841-2911

BROKER ASSOCIATE

CHARLIE@CORONADOREG.COM

WWW.CORONADOREG.COM

DRE# 01723306

COMPASS

