208 N CORONADO ST

LOS ANGELES, CA 90026

OFFERING MEMORANDUM

NON-ENDORSEMENT AND DISCLAIMER NOTICE

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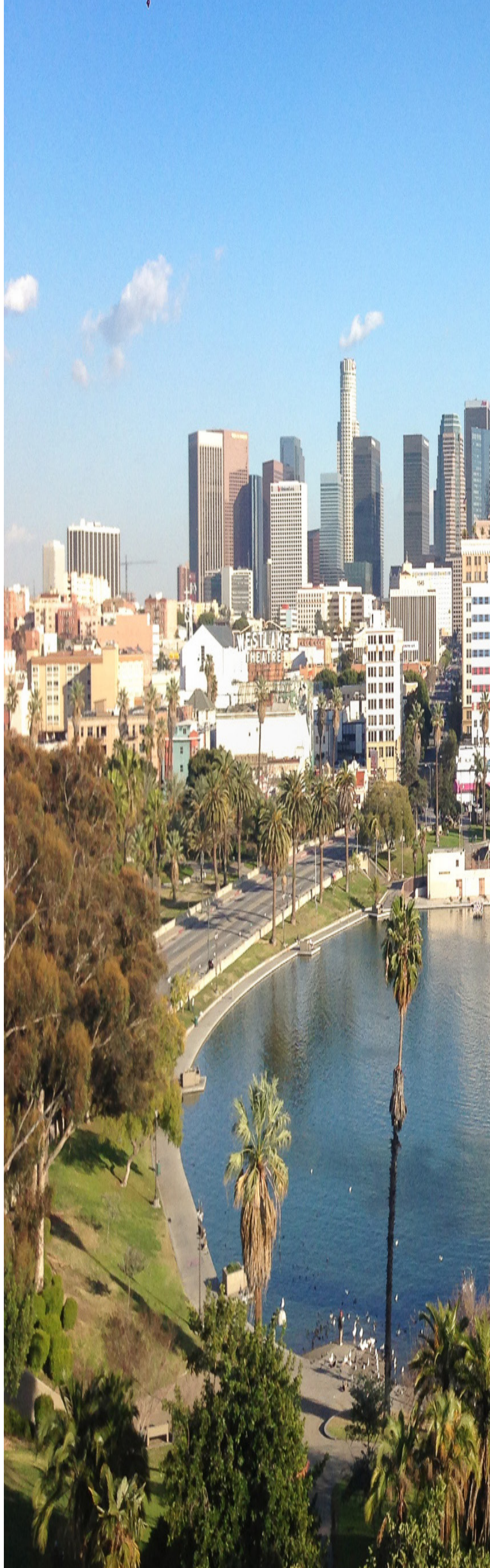
Marcus & Millichap
THE AZZI GROUP



208 N CORONADO ST

A FOUR-UNIT INVESTMENT OPPORTUNITY

EXCLUSIVELY LISTED BY

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Marcus & Millichap
THE AZZI GROUP

WE'VE GOT YOU COVERED EVERY STEP OF THE DEAL

WWW.THEAZZIGROUP.COM

208 N CORONADO ST

A FOUR-UNIT INVESTMENT OPPORTUNITY

TABLE OF CONTENTS

05 PROPERTY DESCRIPTION
SECTION 1

10 LOCATION OVERVIEW
SECTION 2

17 SALE COMPARABLES
SECTION 3

23 LEASE COMPARABLES
SECTION 4

29 FINANCIAL OVERVIEW
SECTION 5

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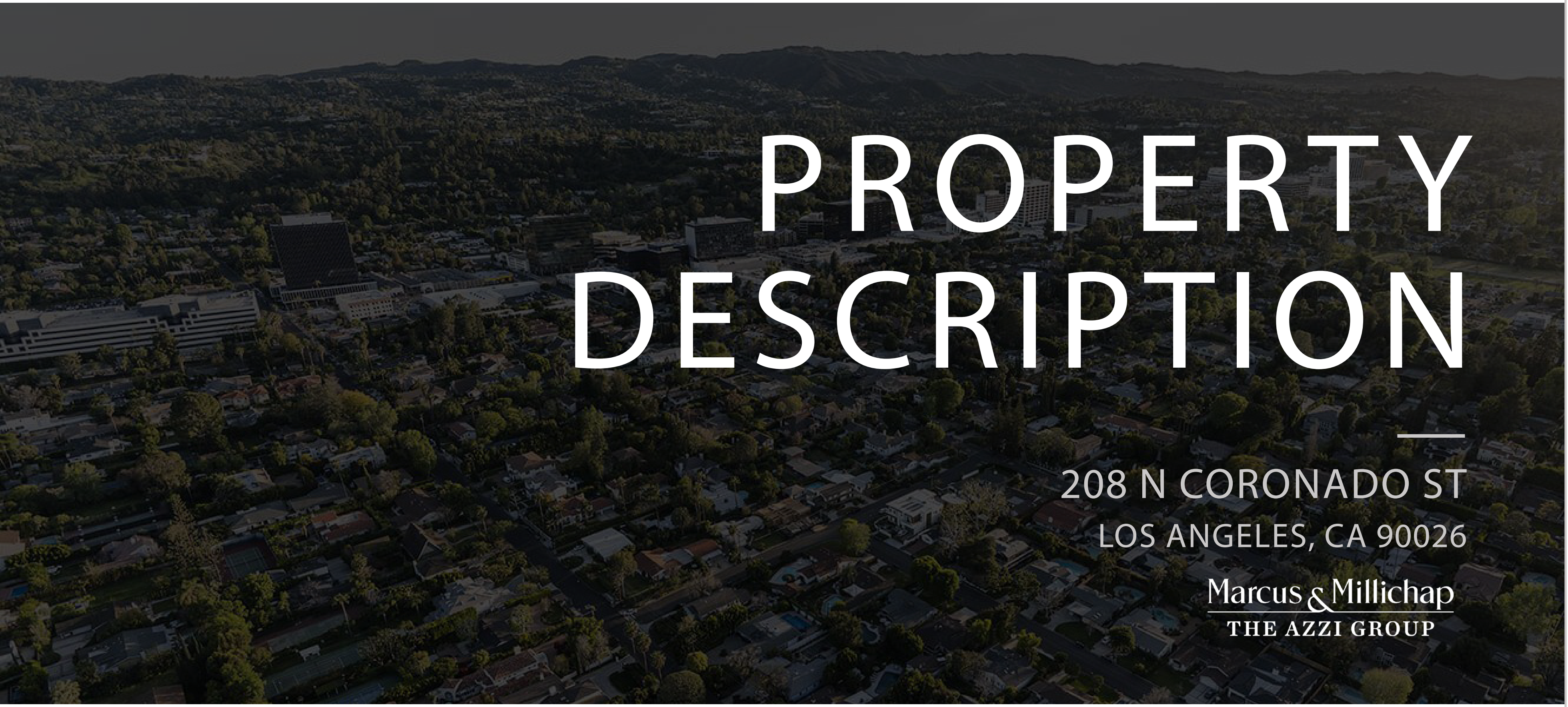


PROPERTY DESCRIPTION

208 N CORONADO ST

LOS ANGELES, CA 90026

Marcus & Millichap
THE AZZI GROUP

PROPERTY DETAILS

The Azzi Group of Marcus and Millichap is pleased to present the opportunity to acquire 208 N Coronado St, a four-unit investment opportunity located in Los Angeles, CA 90026.

***Fourth unit in the process of becoming a legal Unit. Buyer to verify**

SUBJECT PROPERTY	
Property Address	208 N Coronado St, Los Angeles, CA 90026
Assessor’s Parcel Number	5157-008-002
Zoning	LARD1.5
Number of Units	4*
Number of Buildings	2
Number of Stories	2
Year Built	1907
Gross Square Feet	3,043
Lot Size	5,999
Type of Ownership	Fee Simple
Utilities: Water	Master Metered
Utilities: Electric / Gas	Separately Metered

INVESTMENT HIGHLIGHTS

- Prime Westlake Location: Situated at the crossroads of Westlake, Echo Park, and Silver Lake, the property offers residents walkable access to popular dining, retail, and entertainment destinations while remaining minutes from Downtown Los Angeles and major employment centers.

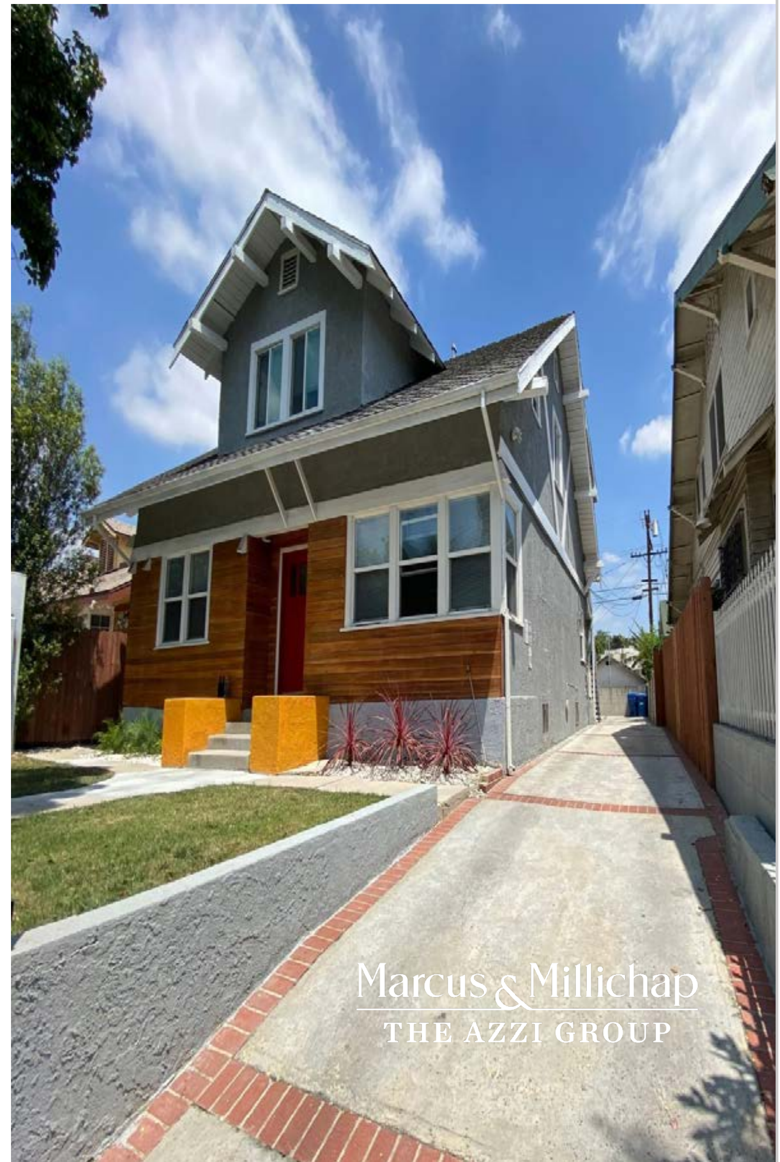
- Desirable Unit Mix: Comprising (1) Studio, (2) Two-Bedroom units, and (1) Three-Bedroom unit, the property attracts a diverse tenant base of professionals, creatives, and small families seeking character-rich housing in a central Los Angeles location.

- Value-Add Income Potential: Current rents offer meaningful upside through light renovations, improved management, and repositioning strategies, allowing investors to increase income and maximize long-term value.

- Classic Architecture with Modern Touches: Blending timeless Los Angeles design with select interior upgrades, the property maintains strong curb appeal and offers tenants a balance of vintage charm and modern comfort.

- Competitive Market Position: Comparable Westlake, Echo Park, and Silver Lake assets trade in the 5.0%–5.5% cap rate range, positioning 208 N Coronado as an attractive opportunity to secure strong in-place yields in a supply-constrained core market.

- Excellent Walkability & Connectivity: Boasting an Walk Score of 89 (Very Walkable), 208 N Coronado provides convenient access to nearby shops, restaurants, and public transportation options, enhancing tenant appeal and retention. name stores and restuarants nearby (walkscore.com).

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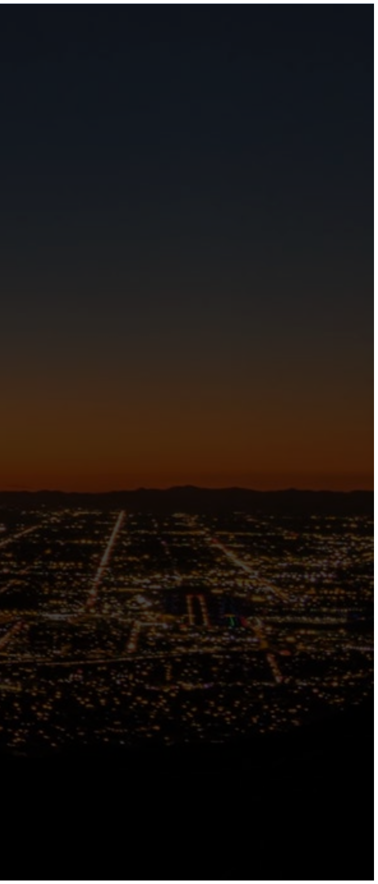
LOCATION OVERVIEW

208 N CORONADO ST

LOS ANGELES, CA 90026

Marcus & Millichap
THE AZZI GROUP



WESTLAKE

The Crossroads of Culture, Connectivity, and Opportunity.

MARKET OVERVIEW

Located just west of Downtown Los Angeles, Westlake is one of the city's most centrally connected and rapidly evolving multifamily submarkets. The area benefits from its proximity to Echo Park, Silver Lake, and Koreatown, offering residents a blend of urban convenience, cultural diversity, and access to major employment centers. Once known primarily for its historic architecture, Westlake has experienced steady revitalization driven by young professionals and creatives drawn to its vibrant food scene, walkability, and transit access. Local favorites such as Langer's Deli, Dirt Dog, and The Park's Finest sit alongside boutique coffee shops, grocery stores, and everyday retail options. For investors, Westlake offers strong rental demand, limited new supply, and consistent rent growth, making it a highly resilient submarket within Los Angeles. With continued neighborhood improvements and spillover demand from adjacent Echo Park and Silver Lake, the area presents a compelling opportunity for both cash flow and long-term appreciation.

137,431
TOTAL POPULATION

$792K
MEDIAN HOME PRICE

$72,210
AVERAGE HH INCOME

208 N Coronado St is strategically located on the cusp of three unique neighborhoods that have emerged as some of Los Angeles' hippest areas allowing residents to enjoy access to specialty shops, parks, a plethora of culinary hot spots, and other entertainment options.

DOWNTOWN LOS ANGELES

Downtown Los Angeles (DTLA) is one of the city's most dynamic and evolving urban submarkets, defined by its dense mix of residential towers, creative office space, entertainment venues, and institutional anchors. Positioned at the center of the region's transportation network—with direct access to Metro rail, major freeways, and key employment hubs—DTLA attracts a diverse renter base seeking walkability, connectivity, and modern amenities. With rental rates still offering a discount to Westside and Hollywood markets, DTLA provides investors with strong long-term upside driven by ongoing redevelopment, a growing residential population, and sustained demand for urban living. DTLA provides investors with strong long-term upside

SILVER LAKE

Silver Lake is one of Los Angeles' most sought-after rental submarkets, known for its strong demographics, creative culture, and walkable, amenity-rich environment. Anchored by the Silver Lake Reservoir and surrounded by top-rated restaurants, cafés, and boutique retail, the neighborhood attracts high-income professionals and creatives seeking lifestyle and convenience. With limited multifamily inventory, consistently high occupancy, and proximity to major employment hubs like Hollywood, DTLA, and Los Feliz, Silver Lake offers investors a stable, supply-constrained market with strong long-term appreciation potential.

ECHO PARK

Echo Park is a vibrant Eastside neighborhood known for its historic character, creative energy, and strong rental demand. Centered around Echo Park Lake and the lively Sunset Boulevard corridor, the area attracts young professionals and creatives seeking walkability, culture, and quick access to Downtown LA, Silver Lake, and Hollywood. Limited multifamily supply and consistently high occupancy make Echo Park a resilient and highly competitive submarket for long-term investment.

LOCATION HIGHLIGHTS

89

VERY WALKABLE

Most errands can be accomplished on foot.

67

GOOD TRANSIT

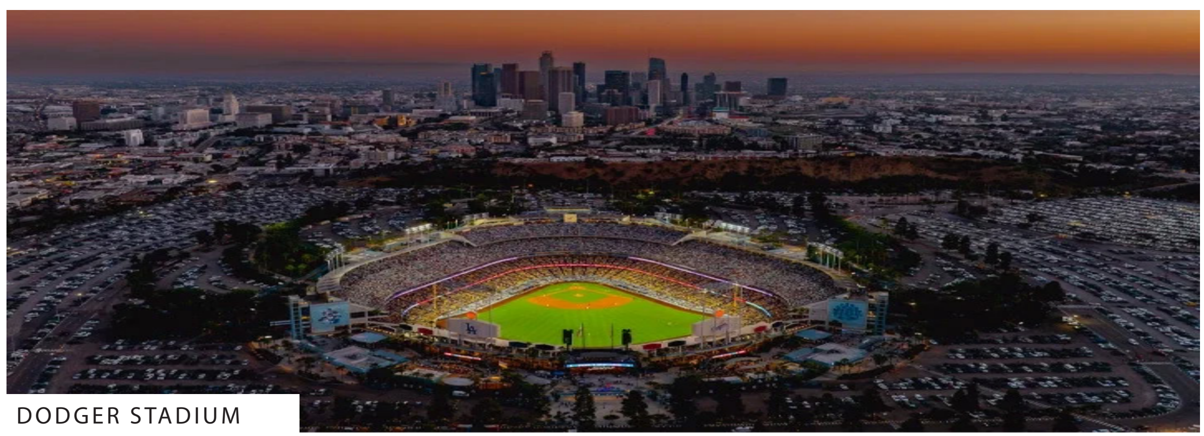
Many nearby public transportation options.

ECHO PARK

WESTLAKE THEATER

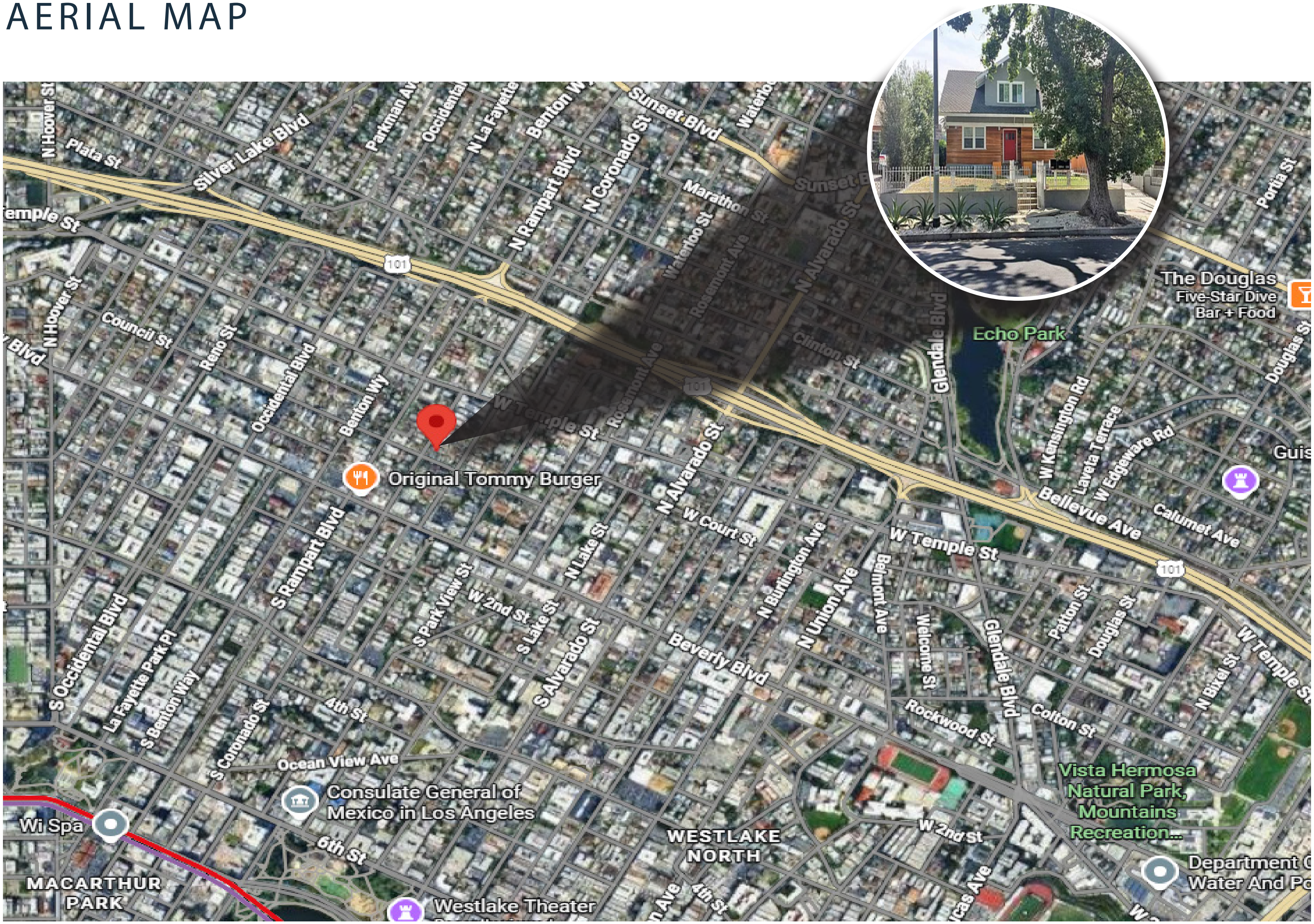
GRAMMY MUSEUM

MACARTHUR PARK



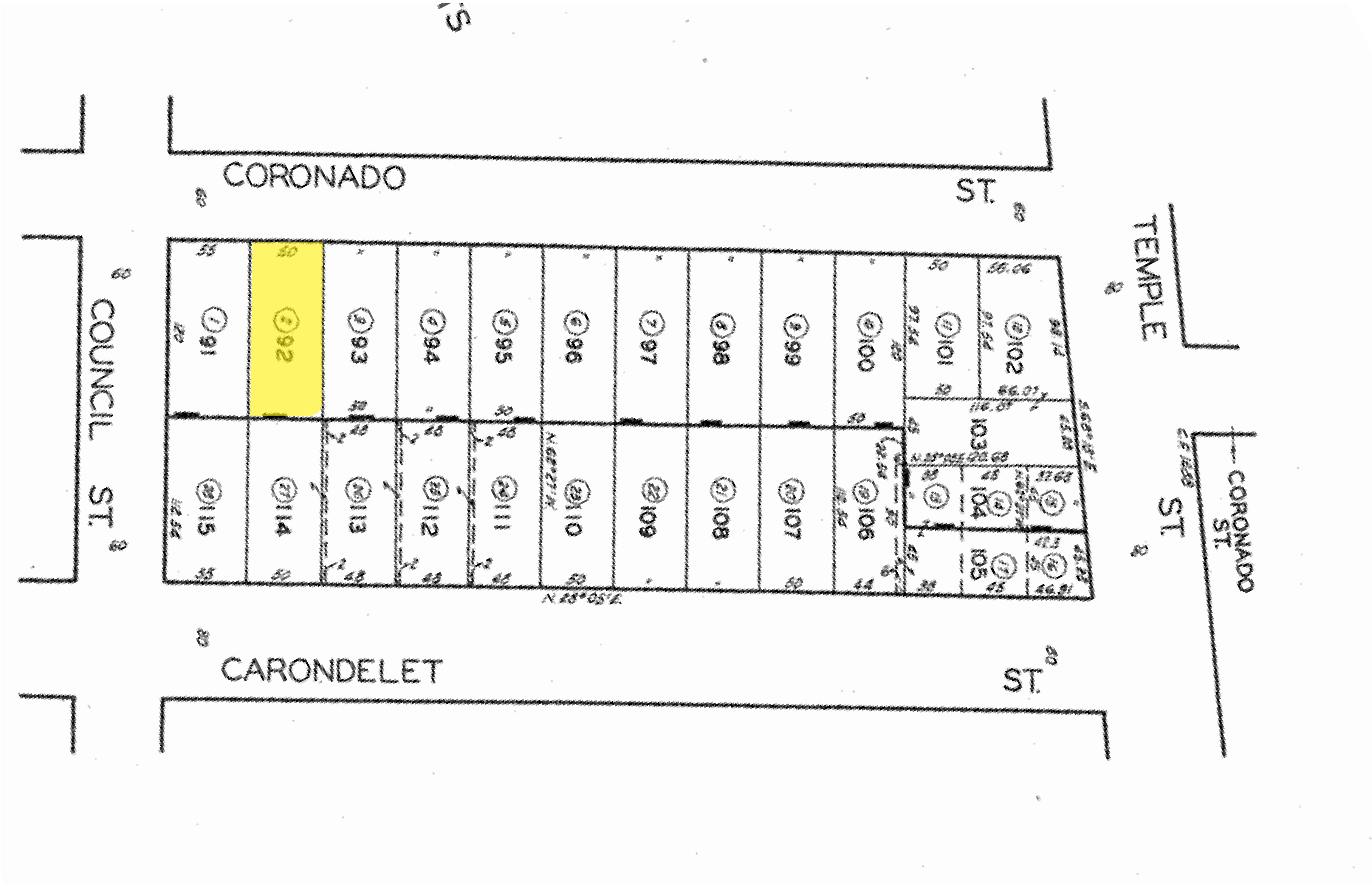
DODGER STADIUM

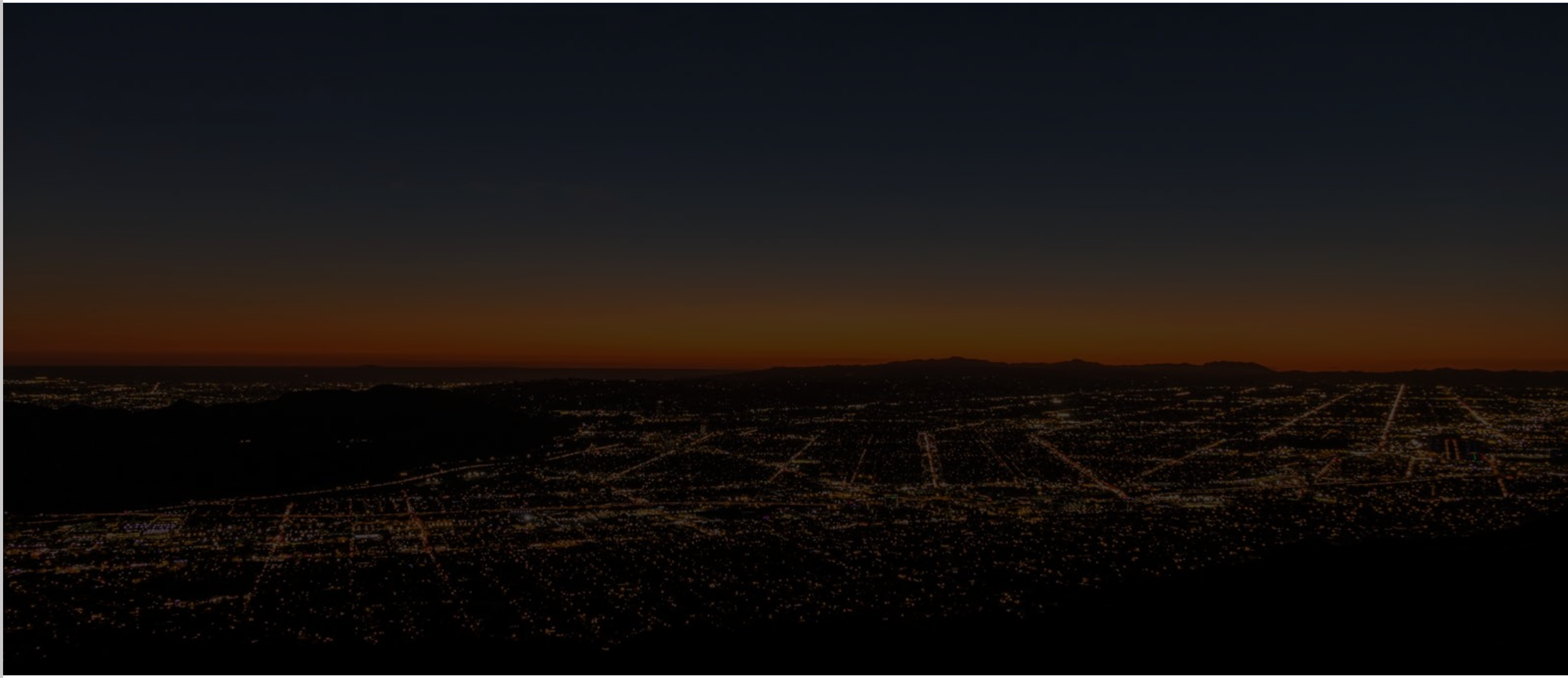
AERIAL MAP


Original Tommy Burger
Echo Park
The Douglas
Five-Star Dive
Bar + Food
Consulate General of
Mexico in Los Angeles
Wi Spa
MACARTHUR
PARK
WESTLAKE
NORTH
Westlake Theater
Vista Hermosa
Natural Park,
Mountains
Recreation...
Sunset Blvd
Silver Lake Blvd
W Temple St
Beverly Blvd
N Alvarado St
S Alvarado St
N Rampart Blvd
S Rampart Blvd
N Coronado St
Glendale Blvd
Bellevue Ave
Calumet Ave
W Court St
W 2nd St
4th St
6th St
Ocean View Ave
Council St
Plata St
Marathon St
Clinton St
Rockwood St
Colton St
N Union Ave
N Burlington Ave
Belmont Ave
Benton Wy
Occidental Blvd
S Occidental Blvd
La Fayette Park Pl
S Benton Way
S Coronado St
S Park View St
S Lake St
N Lake St
Reno St
N Hoover St
W Kensington Rd
Laveta Terrace
W Edgeware Rd
Patton St
Douglas St
N Bixel St
Welcome St
Waterloo St
Rosemont Ave
Parkman Ave
N La Fayette
Portia St
101

TAX MAP

APN: 5157-008-002





THE AZZI GROUP

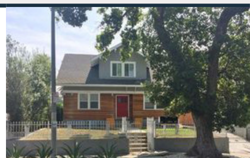
SALE COMPARABLES

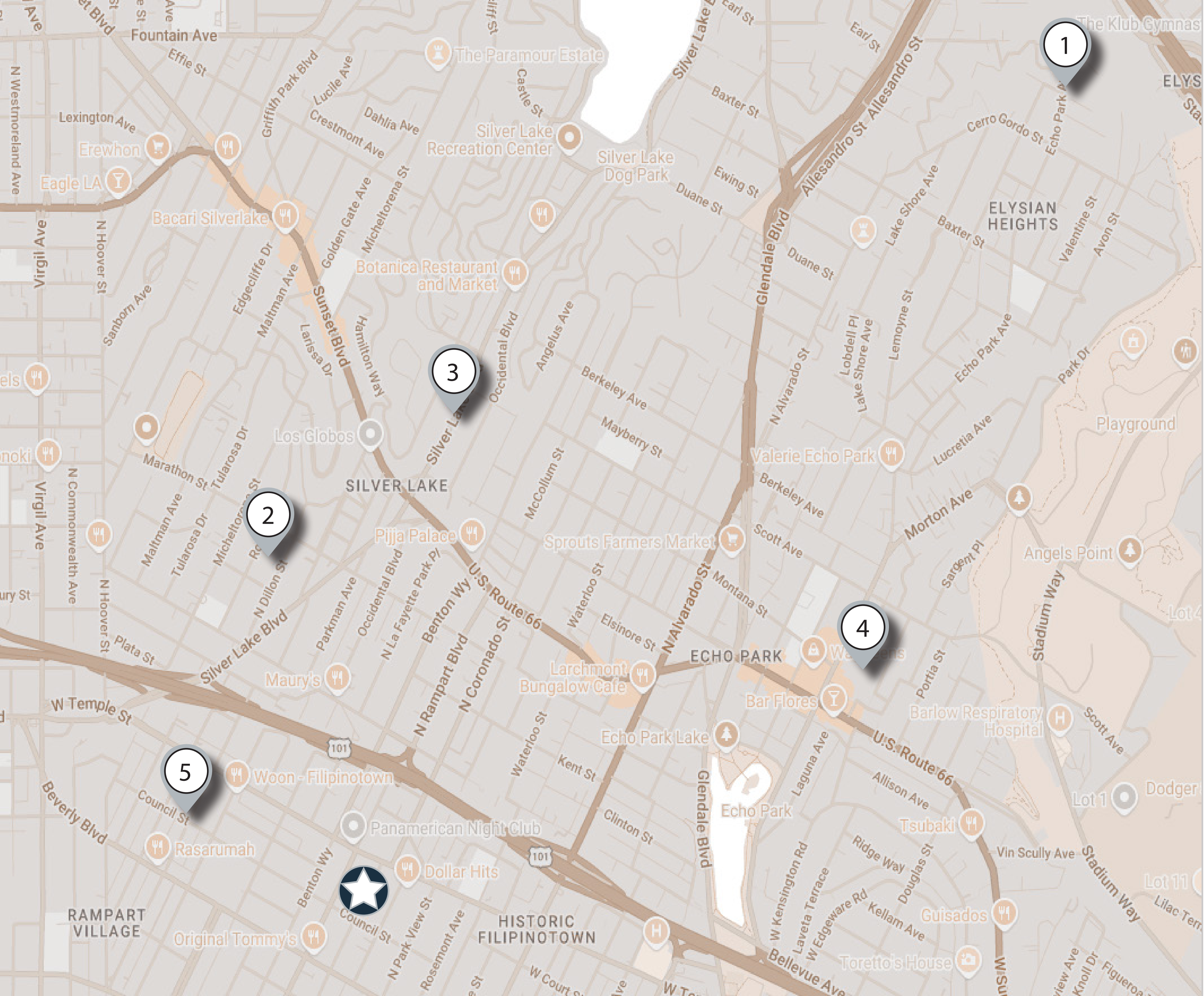
208 N CORONADO ST

LOS ANGELES, CA 90026

Marcus & Millichap
THE AZZI GROUP

SALE COMPARABLES – SUMMARY

		PROPERTY ADDRESS	SALE PRICE	YEAR BUILT	NO. OF UNITS	PRICE/ UNIT	PRICE/ SF	CAP RATE	GRM	COE	UNIT MIX
		**Subject Property:** **208 N Coronado St** **Los Angeles, CA 90026**	**$1,500,000**	**1907**	**4**	**$375,000**	**$492.93**	**5.19%**	**12.26**	**N/A**	**(1) Studio** **(2) 2 Bed + 1 Bath** **(1) 3 Bed + 2 Bath**
1		2416 Echo Park Ave Los Angeles, CA 90026	$1,480,000	1907	4	$370,000	$471.28	5.24%	14	7/22/2026	(2) 1+1 (1) 1+1.5 (1) 2+2
2		732 Robinson St Los Angeles, CA 90026	$1,430,000	1949	4	$356,250	$477.87	4.81%	14.03	5/23/2026	(3) 1+1 (1) 2+2
3		1431 Silver Lake Blvd Los Angeles, CA 90026	$1,080,000	1924	4	$270,000	$407.24	6.75%	N/A	4/6/2026	(3) 1+1 (1) 3+1
4		1432 Fairbanks Pl Los Angeles, CA 90026	$1,070,000	1926	4	$267,500	$375.18	N/A	N/A	3/26/2026	N/A
5		211 N Vendome St Los Angeles, CA 90026	$1,440,000	1930	4	$360,000	$254.46	N/A	N/A	1/8/2026	(2) 2+1 (2) 3+2
					AVG.	**$324,750**	**$397.21**	**5.60%**	**14.02**		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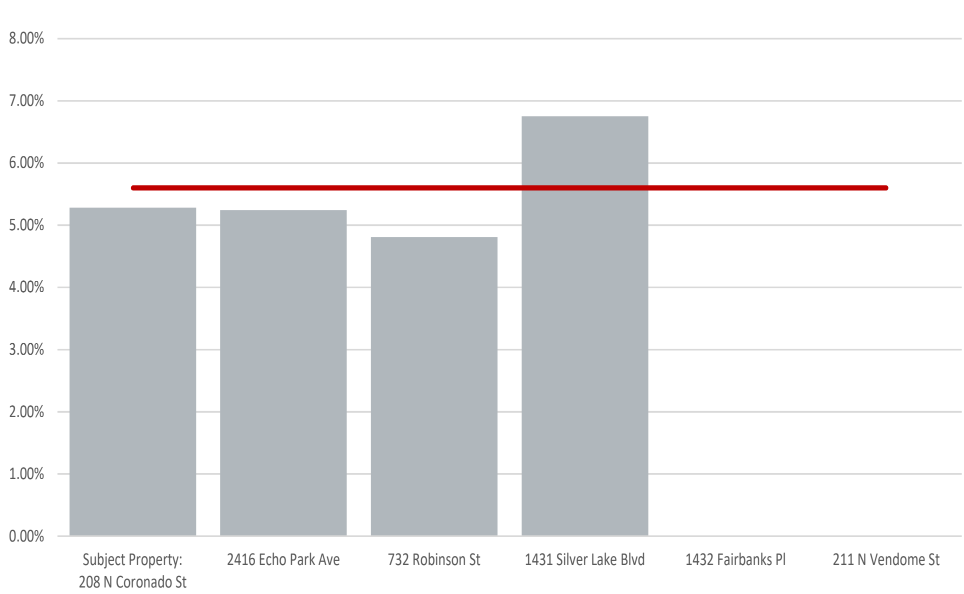
SILVER LAKE
ECHO PARK
ELYSIAN HEIGHTS
HISTORIC FILIPINOTOWN
RAMPART VILLAGE
Fountain Ave
The Paramour Estate
Silver Lake Recreation Center
Silver Lake Dog Park
Erewhon
Eagle LA
Bacari Silverlake
Botanica Restaurant and Market
Los Globos
Pijja Palace
Sprouts Farmers Market
Valerie Echo Park
Larchmont Bungalow Cafe
Maury's
Bar Flores
Echo Park Lake
Echo Park
Barlow Respiratory Hospital
Angels Point
Playground
Woon - Filipinotown
Panamerican Night Club
Rasarumah
Dollar Hits
Original Tommy's
Tsubaki
Guisados
Toretto's House
Sunset Blvd
Glendale Blvd
Silver Lake Blvd
U.S. Route 66
Alvarado St
Stadium Way
Beverly Blvd
W Temple St
Council St
Morton Ave
Allesandro St
101

SALE COMPARABLES

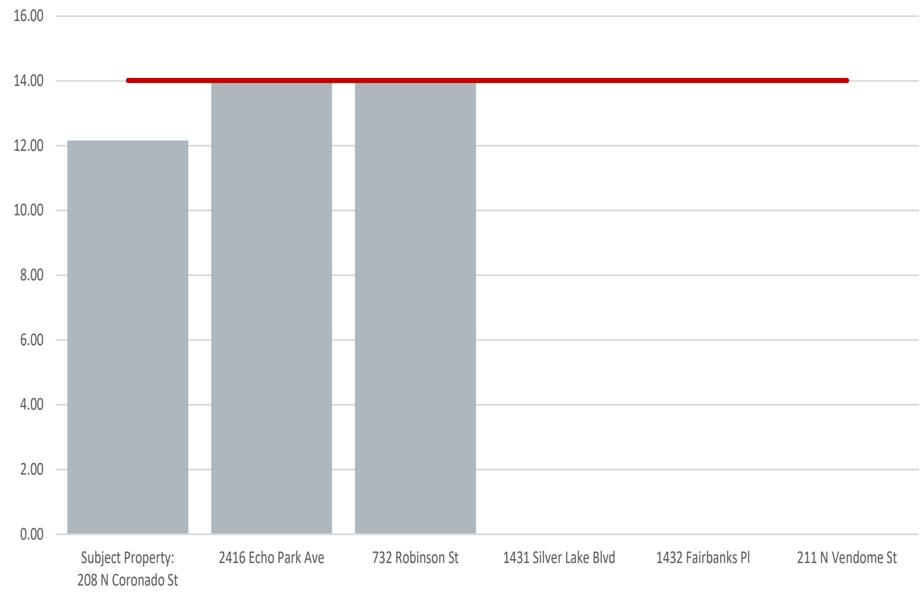
AVERAGE CAP RATE

AVG. 5.60%



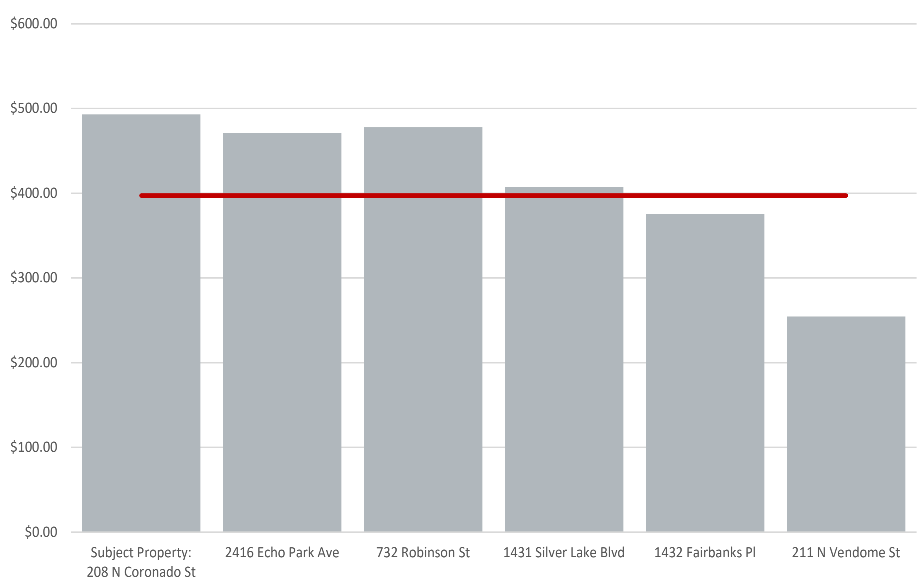
AVERAGE GRM

AVG. 14.02



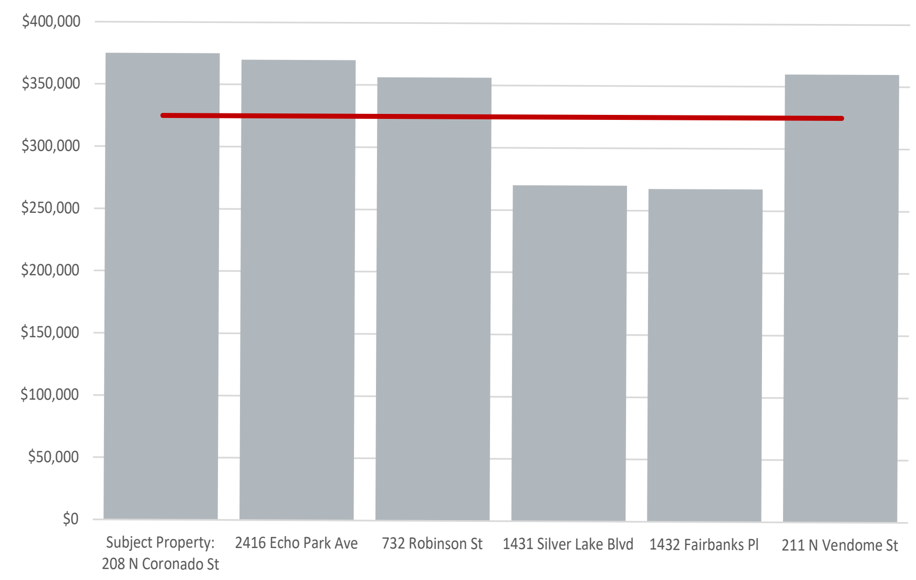
AVERAGE PRICE PER SQUARE FOOT

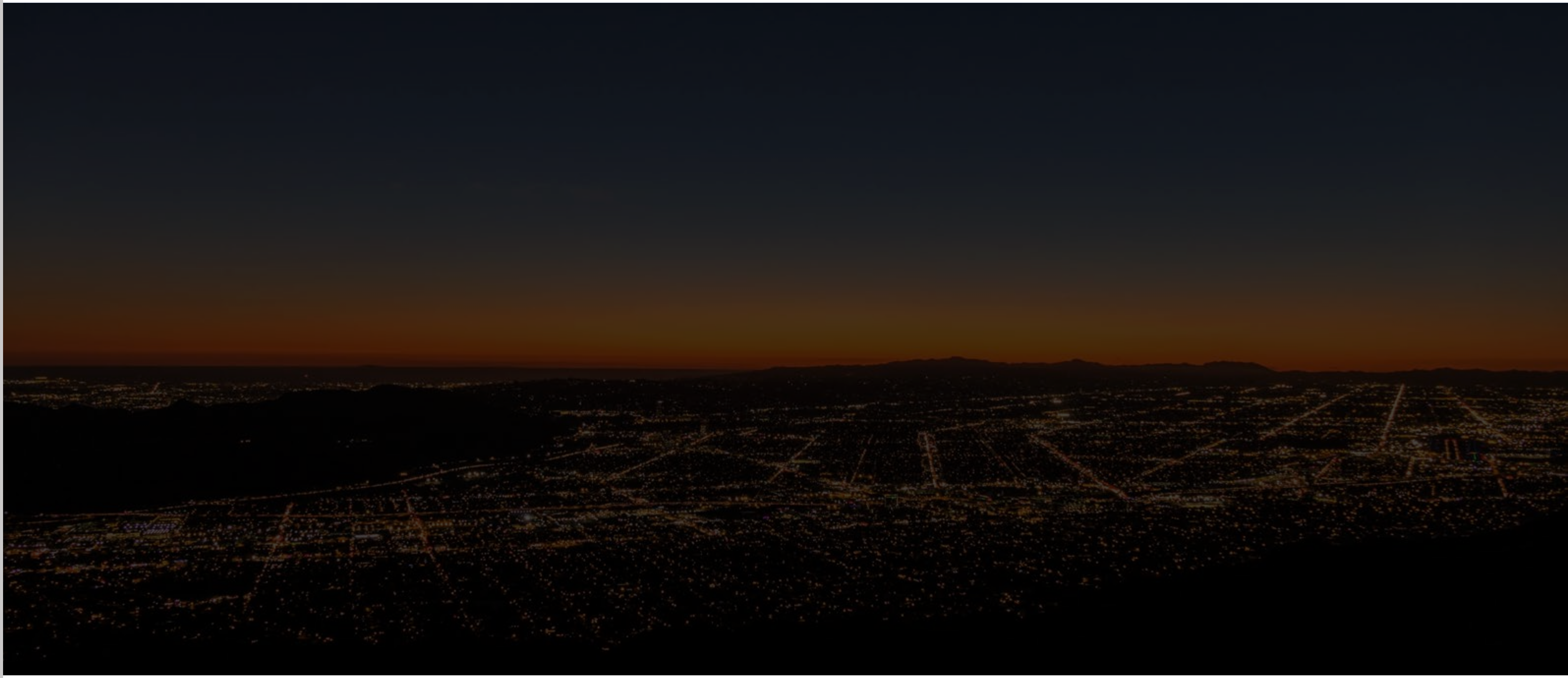
AVG. $397.21



AVERAGE PRICE PER UNIT

AVG. $324,750





LEASE COMPARABLES

208 N CORONADO ST

LOS ANGELES, CA 90026

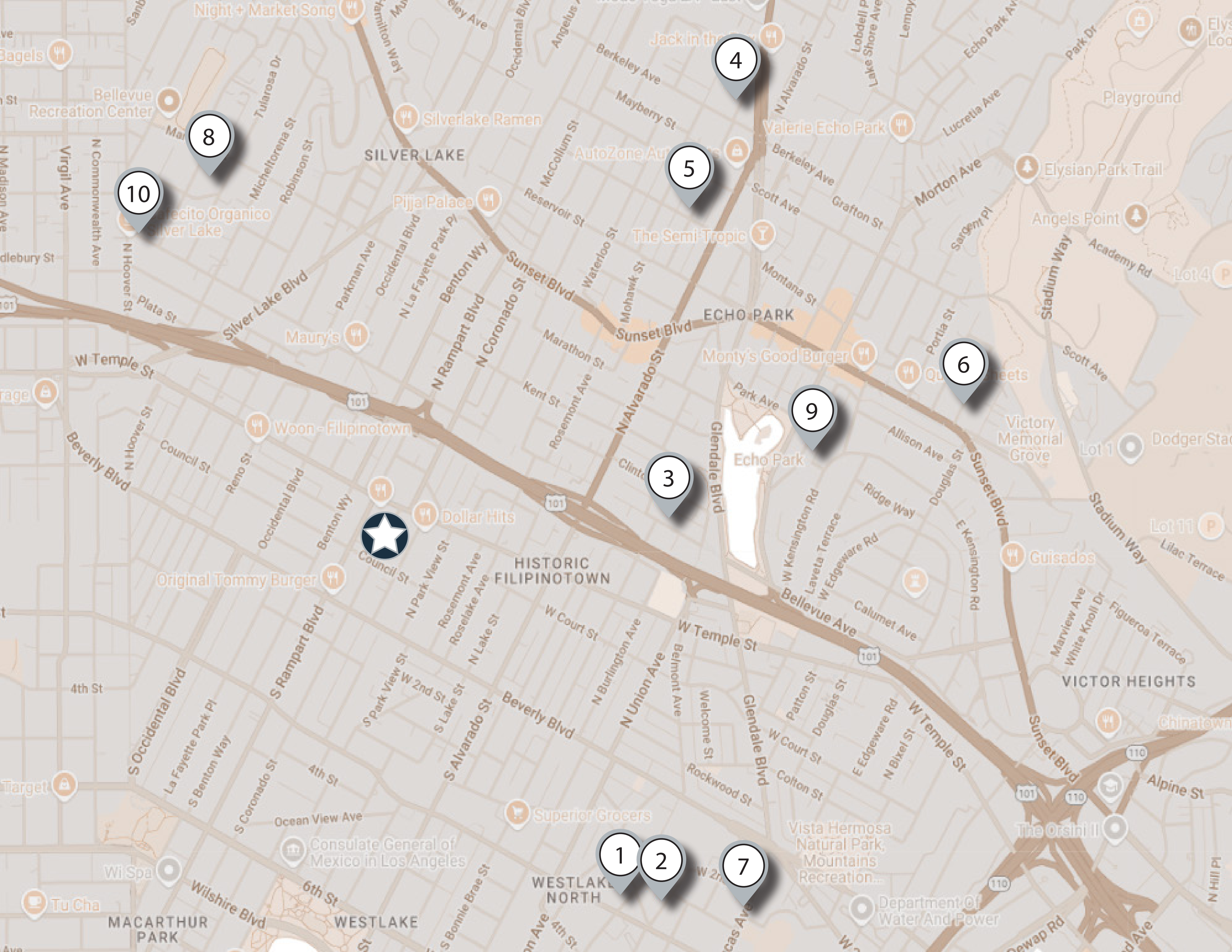
Marcus & Millichap
THE AZZI GROUP

LEASE COMPARABLES – SUMMARY

	PROPERTY NAME		UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT/SF	UNITS AVAILABLE	OCCUPANCY
	Subject Property: 208 N Coronado St	**Los Angeles, CA 90026**	**Studio**	**4**	**1907**	**$1,550**	**350**	**$4.43**	**1**	**75%**
1	251 S Loma Dr	Los Angeles, CA 90026	Studio	36	1954	$1,399	450	$3.11	1	97%
2	259 Columbia Ave	Los Angeles, CA 90026	Studio	12	1923	$1,500	420	$3.57	1	92%
3	1817 Bellevue Ave	Los Angeles, CA 90026	Studio	8	1916	$1,525	270	$5.65	1	88%
4	1617 Allesandro St	Los Angeles, CA 90026	Studio	16	1911	$1,725	450	$3.83	1	94%
					AVG.	**$1,537**	**398**	**$4.04**		**93%**

	PROPERTY NAME		UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT/SF	UNITS AVAILABLE	OCCUPANCY
	Subject Property: 208 N Coronado St	**Los Angeles, CA 90026**	**2 Bdr - 1 Bath**	**4**	**1907**	**$2,566**	**700**	**$3.67**	**1**	**75%**
5	1419 Allesandro St	Los Angeles, CA 90026	2 Bdr - 1 Bath	4	1974	$3,200	900	$3.56	1	75%
6	1329-1331 Quintero St	Los Angeles, CA 90026	2 Bdr - 1 Bath	4	1924	$2,995	700	$4.28	1	75%
7	223 Lucas Ave	Los Angeles, CA 90026	2 Bdr - 1 Bath	32	1951	$2,245	700	$3.21	1	97%
8	742 Maltman Ave	Los Angeles, CA 90026	2 Bdr - 1 Bath	6	1962	$3,975	700	$5.68	1	83%
					AVG.	**$3,104**	**750**	**$4.18**		**83%**

	PROPERTY NAME		UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT/SF	UNITS AVAILABLE	OCCUPANCY
	Subject Property: 208 N Coronado St	**Los Angeles, CA 90026**	**3 Bdr - 2 Bath**	**4**	**1907**	**$3,595**	**1,000**	**$3.60**	**1**	**75%**
9	1010 Laguna Ave	Los Angeles, CA 90026	3 Bdr - 2 Bath	2	1923	$4,295	720	$5.97	1	50%
10	3623 Bellevue Ave	Los Angeles, CA 90026	3 Bdr - 3 Bath	5	1925	$3,000	700	$4.29	1	80%
					AVG.	**$3,648**	**710**	**$5.13**		**65%**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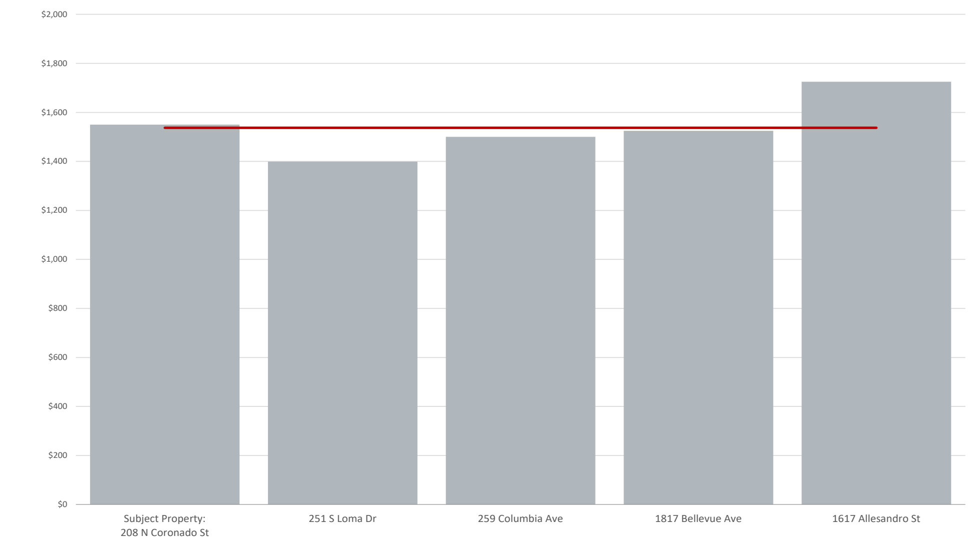
SILVER LAKE
ECHO PARK
HISTORIC FILIPINOTOWN
VICTOR HEIGHTS
WESTLAKE NORTH
WESTLAKE
MACARTHUR PARK
Night + Market Song
Bagels
Bellevue Recreation Center
Silverlake Ramen
Pijja Palace
Maury's
Woon - Filipinotown
Dollar Hits
Original Tommy Burger
Superior Grocers
Consulate General of Mexico in Los Angeles
Wi Spa
Tu Cha
Target
Jack in the Box
Valerie Echo Park
AutoZone Auto Parts
The Semi-Tropic
Monty's Good Burger
Echo Park
Elysian Park Trail
Angels Point
Playground
Victory Memorial Grove
Lot 1
Lot 4
Lot 11
Dodger Stadium
Guisados
Chinatown
The Orsini II
Vista Hermosa Natural Park, Mountains Recreation...
Department Of Water And Power
Sunset Blvd
Silver Lake Blvd
W Temple St
Beverly Blvd
Glendale Blvd
N Alvarado St
S Alvarado St
N Rampart Blvd
S Rampart Blvd
Bellevue Ave
Wilshire Blvd
6th St
4th St
Stadium Way
Alpine St
Morton Ave
Virgil Ave
N Hoover St
Council St
S Occidental Blvd
N Coronado St
Benton Wy
Park Ave
Allison Ave
Echo Park Ave
Berkeley Ave
Scott Ave
Montana St
Marathon St
Kent St
W Court St
N Union Ave
Rockwood St
Colton St
Ocean View Ave
101
110

LEASE COMPARABLES

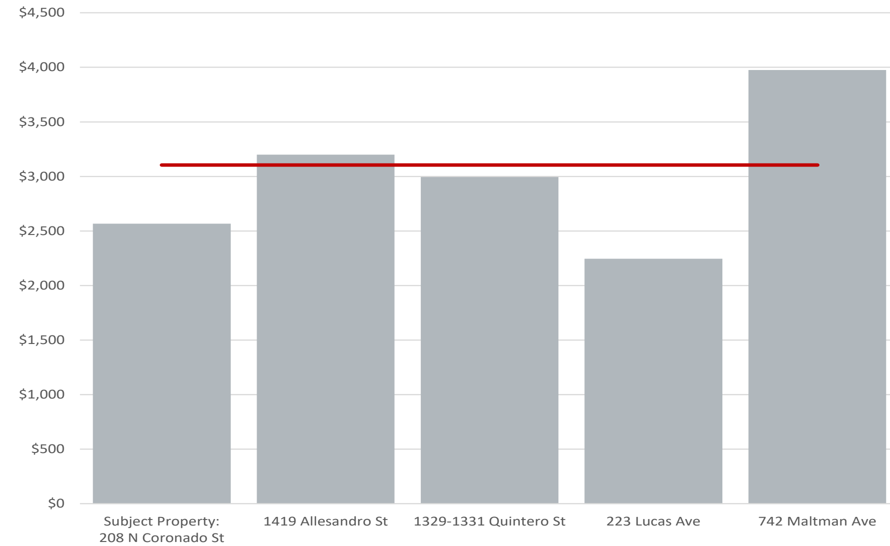
AVERAGE RENT - STUDIO

AVG. $1,537



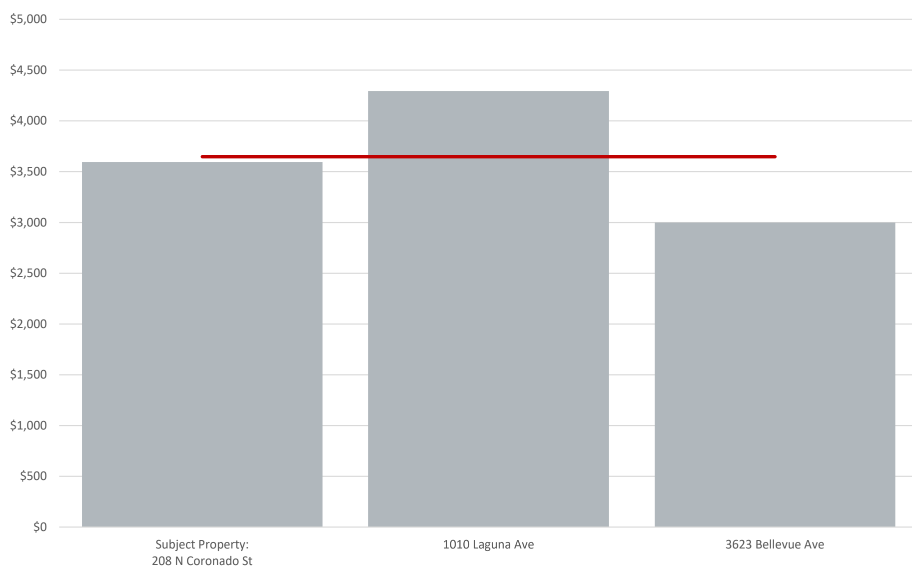
AVERAGE RENT - 2 BDR - 1 BATH

AVG. $3,104

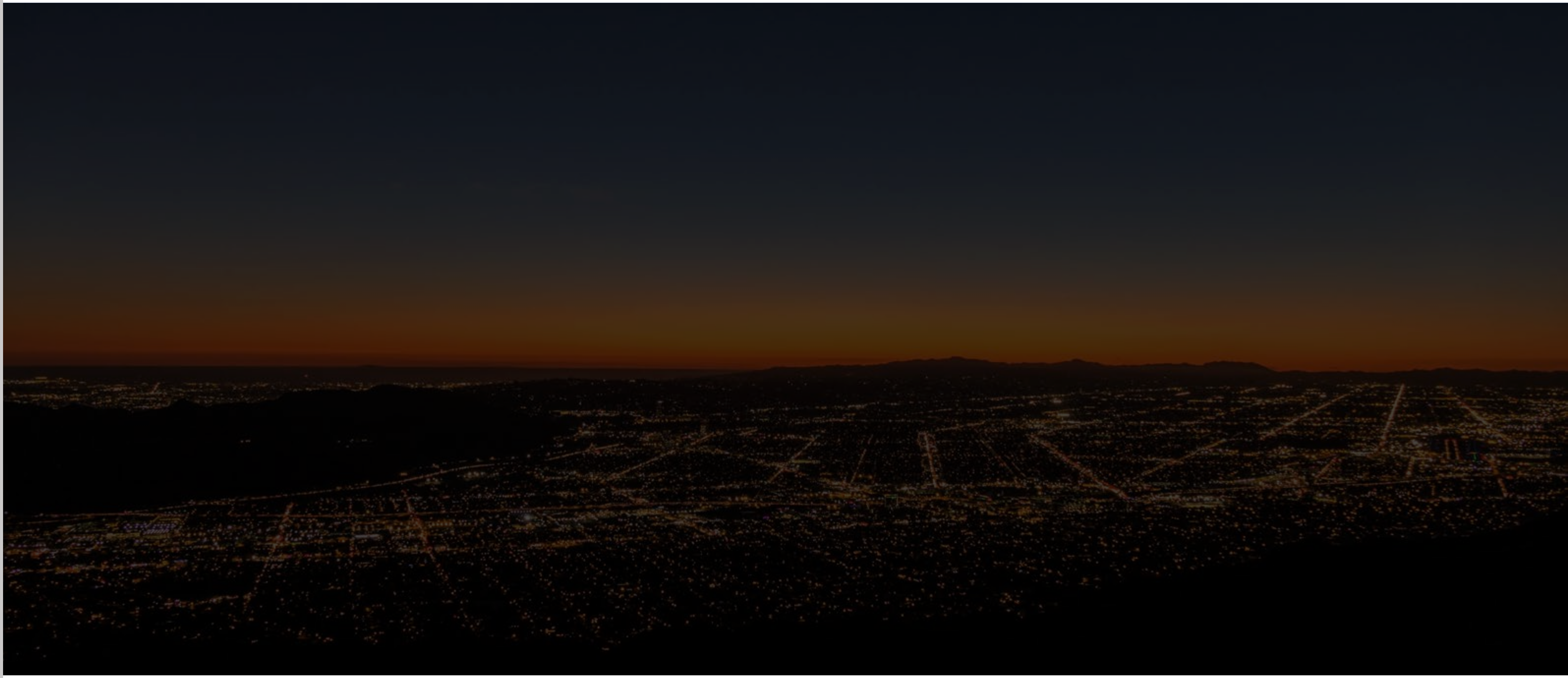


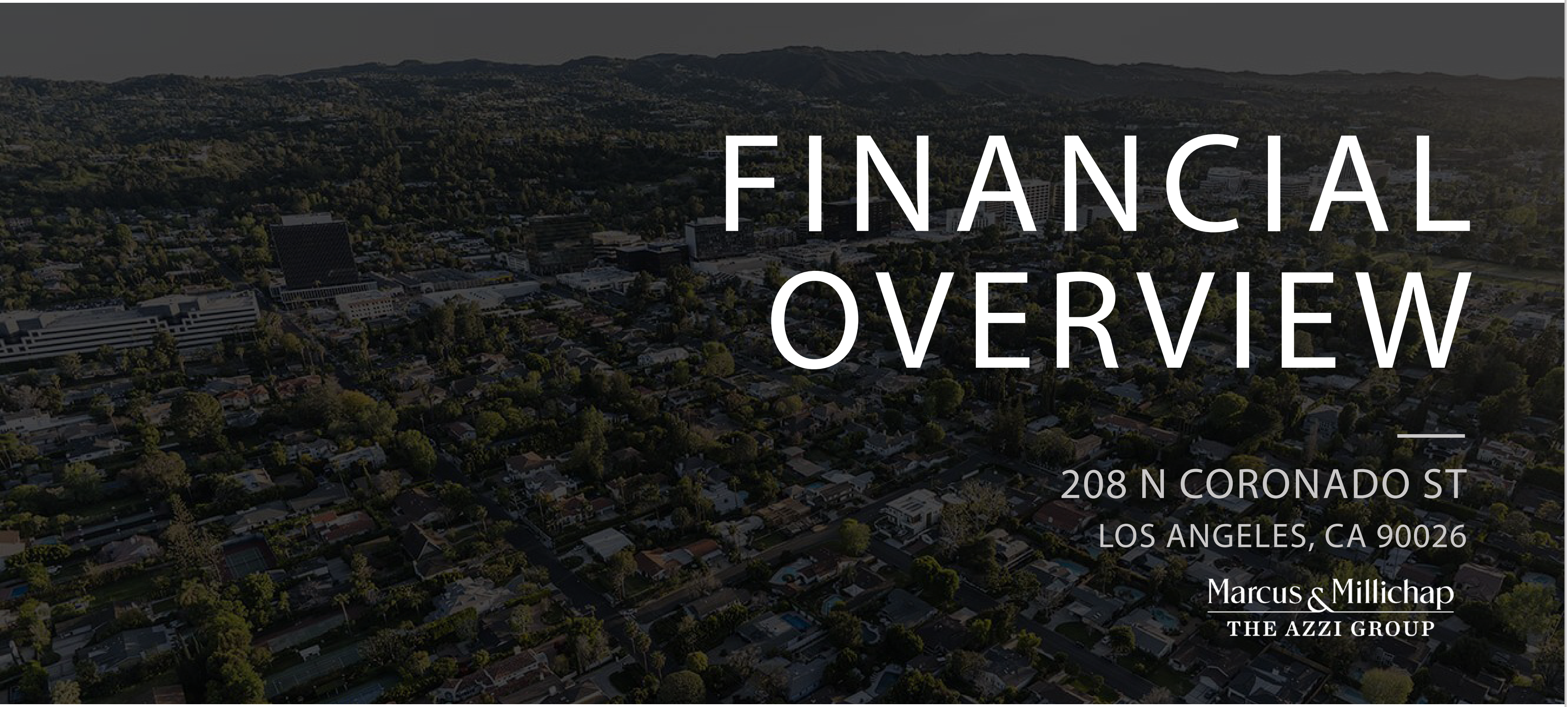
AVERAGE RENT - 3 BDR - 2 BATH

AVG. $3,648




208 N CORONADO ST
LOS ANGELES, CA 90026





FINANCIAL OVERVIEW

208 N CORONADO ST

LOS ANGELES, CA 90026

Marcus & Millichap
THE AZZI GROUP

RENT ROLL

NO. OF UNITS	UNIT TYPE			AVG UNIT SF*	CURRENT RENT	RENT/SF	PRO FORMA RENT	PRO FORMA RENT/SF	MOVE IN DATE
206	2 Bed	1 Bath		700	$2,650	$3.79	$3,100	$4.43	7/5/2025
206 1/2	2 Bed	1 Bath		700	$2,557	$3.65	$3,100	$4.43	2/1/2025
208	3 Bed	2 Bath		1,000	$3,595	$3.60	$3,650	$3.65	1/24/2025
210**	Studio	1 Bath	VACANT	350	$1,550	$4.43	$1,550	$4.43	-
1	TOTAL	VACANT			$1,550		$0		
3	TOTAL	OCCUPIED			$8,802		$11,400		
4	TOTAL			2,752	$10,352	$3.87	$11,400	$4.23	

* Estimated **Fourth unit in the process of becoming a legal Unit. Buyer to verify**

FINANCIAL OVERVIEW

INCOME & EXPENSES

Total Number of Units	4	
Total Area (Gross)	3,043	SF

INCOME		CURRENT	PER UNIT		PRO FORMA	PER UNIT
GROSS POTENTIAL RENT		$122,361	$30,590		$134,940	$33,735
Other Income						
Pet Rent		$900	$225		$900	$225
Fees		$53	$13		$53	$13
Passthru Utilities		$1,116	$279		$1,116	$279
Total Other Income		$2,069	$517		$2,069	$517
GROSS POTENTIAL INCOME		$124,430	$31,107		$137,009	$34,252
Vacancy/Collection Allowance (GPR)	3.0%	$3,671	$918	3.0%	$4,048	$1,012
EFFECTIVE GROSS INCOME		$120,759	$30,190		$132,961	$33,240

EXPENSES						
Real Estate Taxes*	1.25%	$18,750	$4,688		$18,750	$4,688
Insurance*	$1.50	$4,565	$1,141		$4,565	$1,141
Utilities: Power, Gas, Water, Trash, & Sewer		$4,769	$1,192		$4,769	$1,192
Repairs & Maintenance		$9,199	$2,300		$9,199	$2,300
Groundskeeper		$2,307	$577		$2,307	$577
Pest Control*		$500	$125		$500	$125
Management Fee		$2,800	$700		$2,800	$700
TOTAL EXPENSES		$42,890	$10,722		$42,890	$10,722
Expenses per SF		$14.09			$14.09	
% of EGI		35.52%			32.3%	
NET OPERATING INCOME		$77,869	$19,467		$90,071	$22,518

*Estimated annualized "other" income and expenses based on nine months of actual performance, projected over a full twelve-month period.

FINANCIAL OVERVIEW

LOCATION

208 N Coronado St
Los Angeles, CA 90026

Price		$1,500,000
Down Payment	40%	$600,000
Number of Units		4
Price/Unit		$375,000
Gross Square Feet		3,043
Price/SF		$492.93
CAP Rate - Current		5.19%
CAP Rate - Pro Forma		6.00%
GRM - Current		12.26
GRM - Pro Forma		11.12
Year Built		1907
Lot Size		5,999 SF
Type of Ownership		Fee Simple

FINANCING

Loan Amount	$900,000
Loan Type	Proposed New
Interest Rate	6.500%
Amortization	30 Years
Monthly Payments	$5,688.61

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation representative.

ANNUALIZED OPERATING DATA

Income		Current		Pro Forma
Gross Potential Rent		$122,361		$134,940
Other Income		$2,069		$2,069
Gross Potential Income		$124,430		$137,009
Less: Vacancy/Deductions (GPR)	3.00%	$3,671	3.00%	$4,048
Effective Gross Income		$120,759		$132,961
Less: Expenses		$42,890		$42,890
Net Operating Income		$77,869		$90,071
Net Cash Flow Before Debt Service		$77,869		$90,071
Debt Service		$68,263		$68,263
Debt Service Coverage Ratio		1.14		1.32
Net Cash Flow After Debt Service	1.60%	$9,606	3.63%	$21,808
Principal Reduction		$10,420		$10,420
Total Return	3.34%	$20,026	5.37%	$32,227

EXPENSES

Real Estate Taxes*	1.25%	$18,750	$18,750
Insurance*	$1.50	$4,565	$4,565
Utilities: Power, Gas, Water, Trash, & Sewer		$4,769	$4,769
Repairs & Maintenance		$9,199	$9,199
Groundskeeper		$2,307	$2,307
Pest Control*		$500	$500
Management Fee		$2,800	$2,800
Total Expenses		$42,890	$42,890
Expenses/Unit		$10,722	$10,722
Expenses/SF		$14.09	$14.09
% of EGI		35.52%	32.26%

*Estimated

208 N CORONADO ST

EXCLUSIVELY LISTED BY

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