

127

S. Evergreen Ave
Los Angeles, CA 90033

CORONADO
REAL ESTATE GROUP

COMPASS COMMERCIAL

127
127 12
127 34

Exclusively Listed By:
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Exclusively Listed By:
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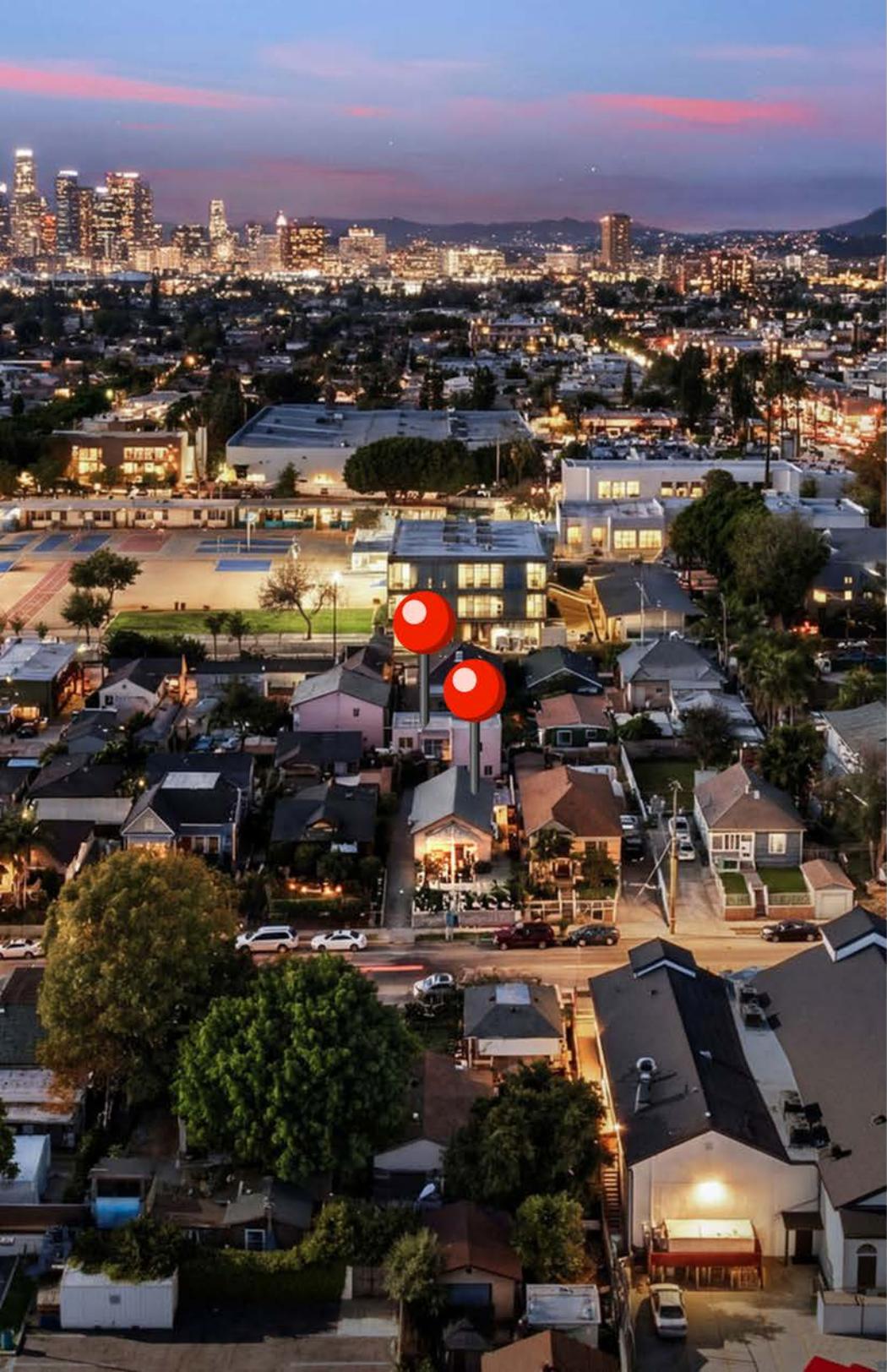


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Meet Your Agent

Hi! I'm Dana Coronado

I help income 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 commercial property for 20 years, and I own and manage my own income property. I am a consistent "top producer" and have closed over 200 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 mom 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 woman 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!



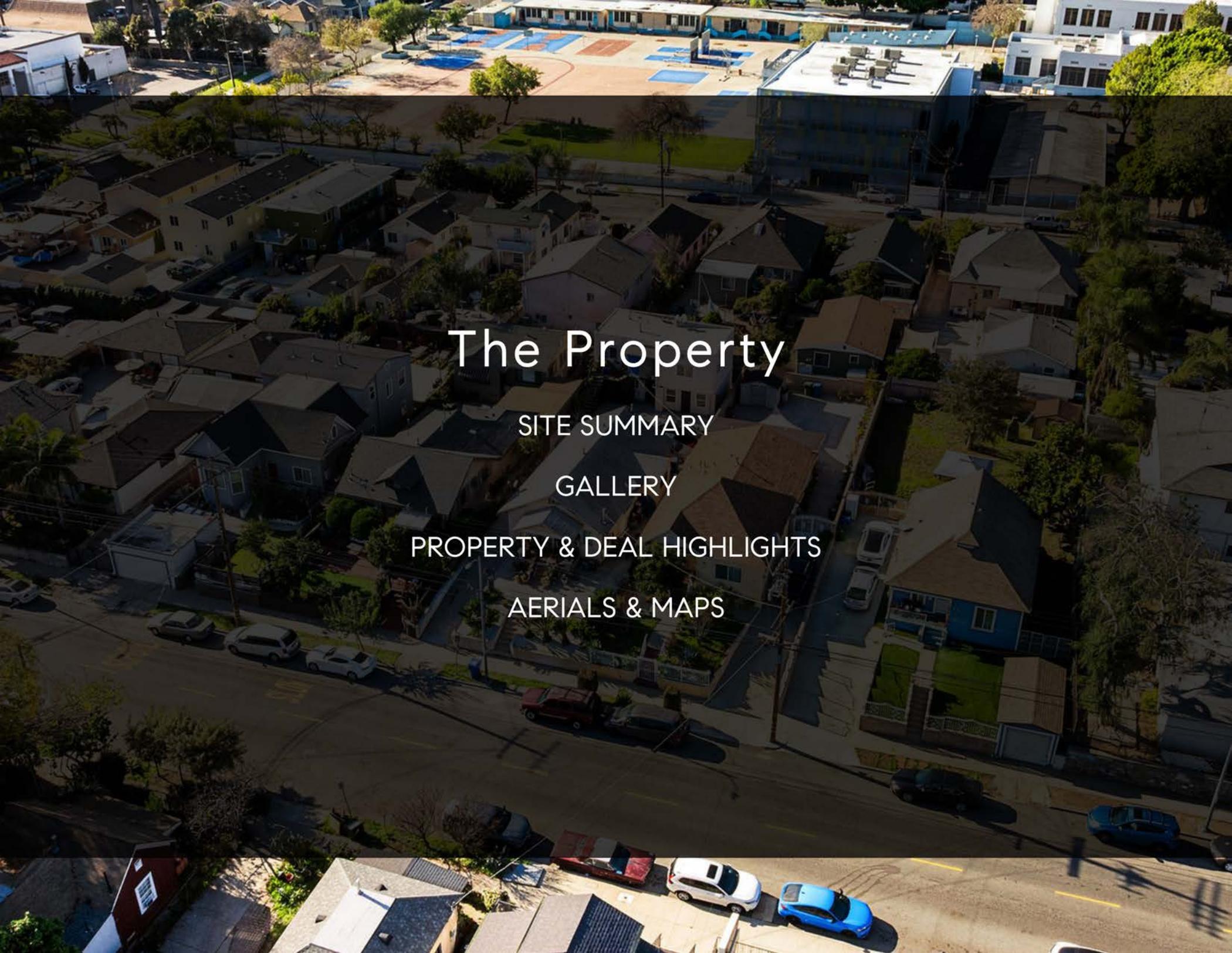
Meet Your Agent

Hi! I'm Charlie J. Coronado

Charlie J. Coronado is a lifelong Angelino with a knack for discovering sound business opportunities in unique places, gaining him a reputation as a sharp and aggressive real estate broker. As a former principal in a real estate firm, Charlie has been brokering real estate transactions and loans for the past 21 years. From Keller Williams, to Equity Union, and now Compass; Charlie has been working in the industry since 2003 and a broker since 2005. He understands the importance of the bottom line and is able to transfer this knowledge into each aspect of the deal, from listing to closing. Charlie's strong financial background and progressive approach to marketing make him the go-to broker in the Northeast basin of Los Angeles (Frogtown, Highland Park, Silver Lake, Mt. Washington, Echo Park, Atwater Village & Los Feliz). His experience has made him an asset to past and present clientele from experienced investors to first-time buyers.

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The Property

SITE SUMMARY

GALLERY

PROPERTY & DEAL HIGHLIGHTS

AERIALS & MAPS

EXECUTIVE SUMMARY

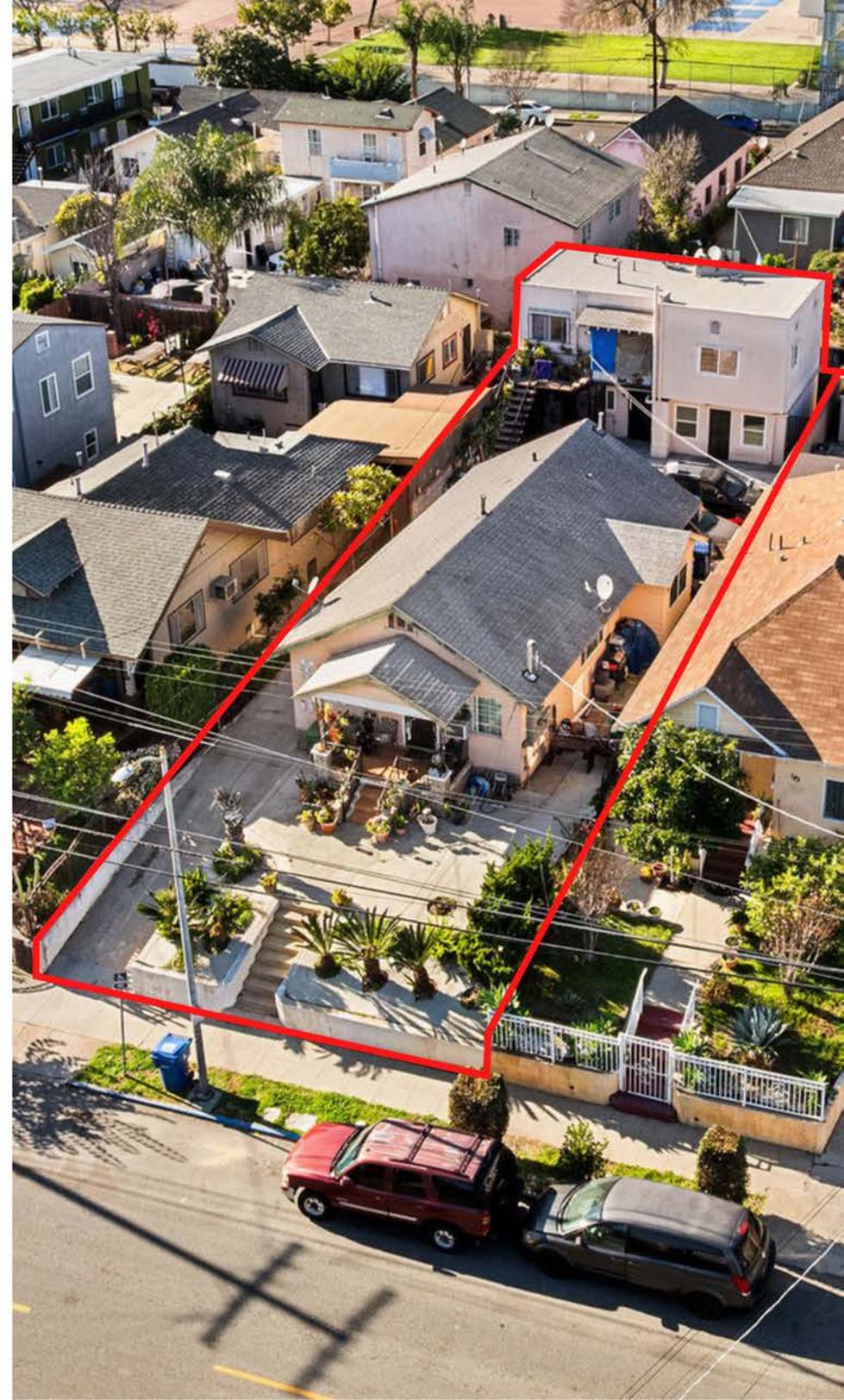
Located in the heart of Boyle Heights, 127 S Evergreen Ave offers a rare opportunity to own an income-producing property with a vacant unit at an incredible price point! The property features strong in-place rents of \$2,700+ per month, plus a vacant 2Br+1Ba remodeled unit. Owner pays no utilities, seperate water, gas & electrical meters. All units have been remodeled within the last 10 years and feature 100% copper plumbing, and new electrical panels and meters. The front unit is a spacious 3Br+1Ba of 1,076 SF, and the rear duplex has two appx 680 SF 2Br+1Ba apartments, one upstairs and one downstairs. The rear units have areas for stackable laundry, and there are 3 parking spaces. The property is located between Evergreen Cemetery and Evergreen Recreation Center. Local favorites include Picaresa Barra de Cafe, El Tepeyac Cafe, Otomisan Restaurant, Food 4 Less, El Mercadito, King Taco and more. Boyle Heights is a well loved and tight knit community situated between the 10, 5, 101, and 60 freeways. It's central location to so many freeways, as well at DTLA and the Arts District, is one of it's major appeals. Overall, this is an affordable property that makes a great investment or "house hacking" option for anyone looking to have their tenants contribute to their mortgage payment!

OFFERED AT _____

\$750,000

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Triplex
YEAR BUILT	1928
LOT SIZE	5,202 SF
BLDG SIZE	2,436 SF
\$/SF	\$308/SF





SITE SUMMARY

THE OFFERING

Address	127 S Evergreen Ave Los Angeles, CA 90033
Property Type	Multifamily - 3 Units
Assessor's Parcel	5180-021-022

SITE DESCRIPTION

Building Size	± 2,436 SF
Lot Size	± 5,202 SF
Year Built	1928
Zoning	LAR2
Parking	3 Open Parking Spaces
Meters	3 Gas Meters 3 Electric Meters 3 Water Meter



Vacant & Remodeled Unit 127 3/4



Entrance to Vacant Unit with Wall Heater & A/C



Bedrooms on Left and Kitchen on Right



Bedroom #1 With Sliding Mirror Closet, Ceiling Fan & Backdoor



Bedroom #2 With Window and Ceiling Fan

Vacant & Remodeled Unit 127 3/4



Remodeled Kitchen



Kitchen



Kitchen and Door Entering Bathroom



Remodeled Bathroom



Twilight Photo of Front Unit 127



Twilight Photo of Front of Property



Twilight of Back Units



Twilight Aerial



Front of Property and Beautiful Landscaping



Street View of Property & Driveway



Street View of Property



Sidewalk View of Property



Front Unit 127



Back of Front Unit and Parking Spaces



Back Units 127 1/2 & 127 3/4 and Parking Spaces



Upgraded Electrical Panels, Sun Panels & Meters

Unit 127: 3Br + 1Ba House



Living Room



Kitchen



Laundry Room and Back Door



Large Bathroom

Unit 127: 3Br + 1Ba House



Dining Space



Bedroom 1



Bedroom 2



Bedroom 3 with Ceiling Fan

Unit 127 1/2: 2Br + 1Ba Upstairs Apartment



Living Room



Kitchen



Bedroom



Bathroom

Downtown LA

View Facing West

Elysian Park



Boyle Heights

First Street
Elementary School

Evergreen Ave





1,360 SF
Total Back Units

Unit 127 1/2
(2Br+1Ba)

Unit 127 3/4
(2Br+1Ba)

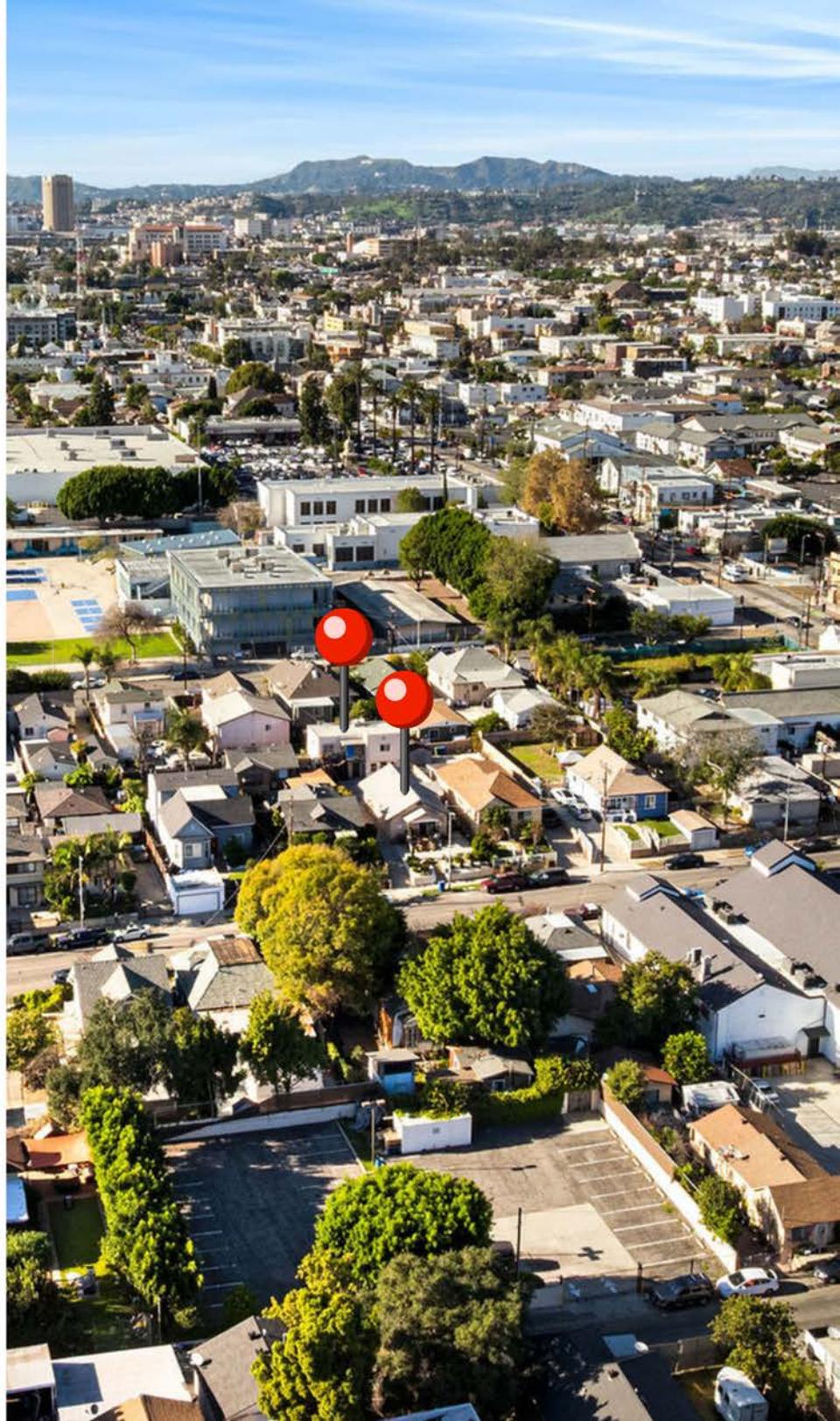
5,202 SF Lot
3 Parking Spaces

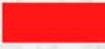
Front Unit 127
(3Br+1Ba)
1,076 SF

Evergreen Ave

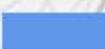
PROPERTY & DEAL HIGHLIGHTS

- Incredibly affordable 3 units move in ready, with excellent tenants in the two occupied units and strong building systems (roof, plumbing, electrical).
- Subject to City of Los Angeles Rent Control (RSO).
- Prime Boyle Heights location with a Walk Score of 93 Walker's Paradise!
- Owner pays no utilities, separate water, gas & electrical meters
- Strong income property with upside. Current rents exceed \$2,700+ per month
- 1 vacant unit featuring a remodeled bathroom and new appliances, offering immediate rental potential of up to \$2,200/month
- All units have been updated within the last 10 years
- The front house features large living and dining rooms with built in storage, an oversized bathroom, large kitchen with pantry, and a rear laundry room and back door.
- 100% copper plumbing throughout property
- New electrical panels, subpanels, meters
- Well maintained landscaping with mature dwarf palms, creating standout curb appeal.
- Appx 1 block to Evergreen Recreation Center, ideal for an active, community-oriented lifestyle.
- 1 block away from First Street Elementary School
- 2 blocks from a major shopping center with Food 4 Less, Sally Beauty, T-Mobile, Subway, and Little Caesars.
- Local favorites include Picaresa Barra de Cafe, El Tepeyac Cafe, Otomisan Restaurant, Food 4 Less, El Mercado, King Taco and more!





• Whittier Blvd



• Cesar E Chavez

Chinatown

Ramona Gardens



Arts District

Boyle Heights

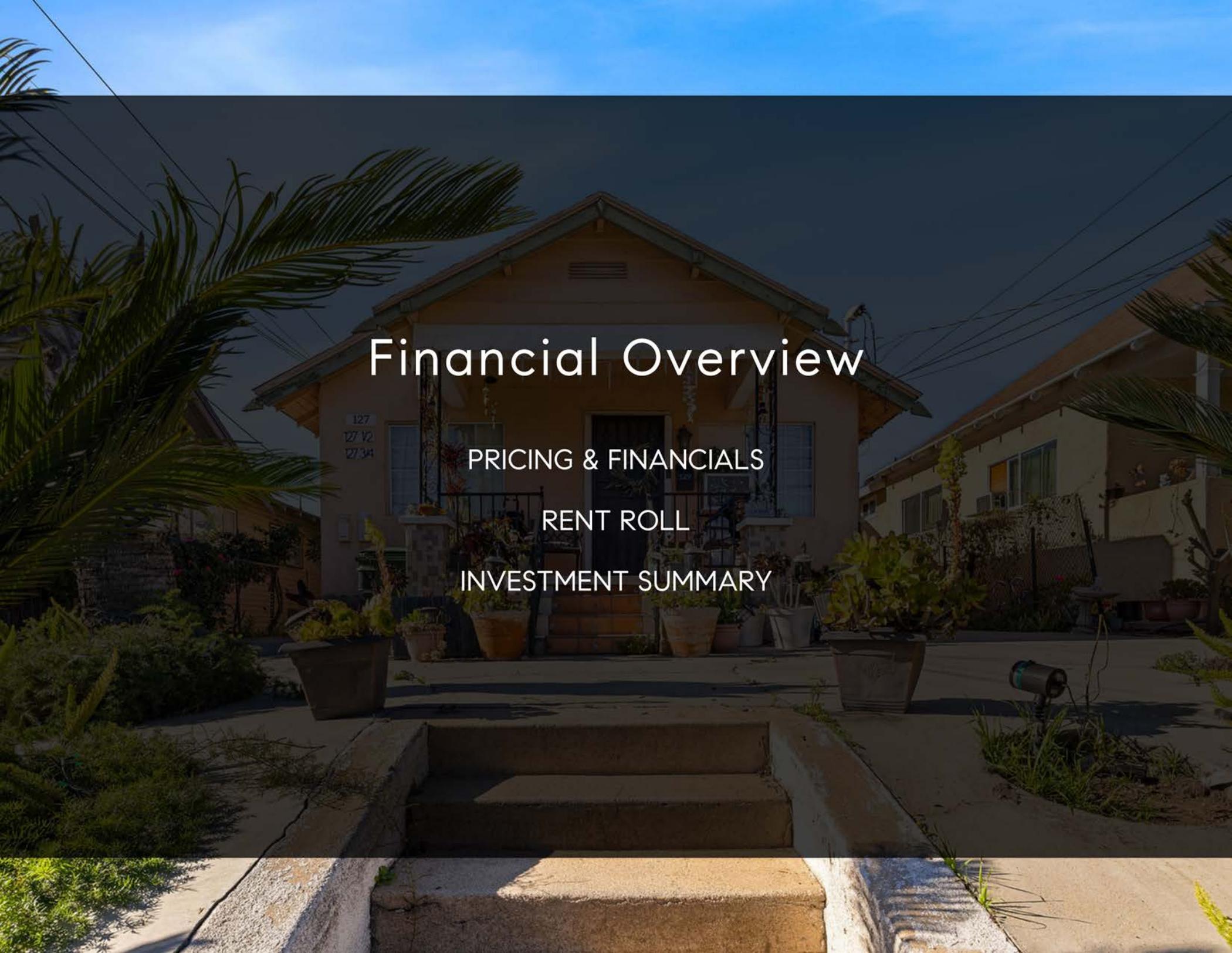


1 Mile Radius

127 S Evergreen Ave
Los Angeles, CA 90033



East Los Angeles



Financial Overview

PRICING & FINANCIALS

RENT ROLL

INVESTMENT SUMMARY



PRICING & FINANCIALS

FINANCIAL SUMMARY

Price	\$750,000
Number of Units	3
Price Per Unit	\$250,000/Unit
Year Built	1928
Bldg SF	2,436 SF
Lot Size SF	5,202 SF
Price per SF	\$308/SF
GRM (Current)	12.67 GRM
CAP Rate (Current)	6.02%
GRM (ProForma)	8.45 GRM
CAP Rate (ProForma)	9.96%



RENT ROLL

Unit	Type	Actual Rent	Appx Market Rent	Notes
127	3Br+1Ba	\$1,703	\$3,000	Front House
127 ½	2Br+1Ba	\$1,030	\$2,200	Rear Upper Unit
127 ¾	2Br+1Ba	\$2,200	\$2,200	Rear Lower Unit. Vacant & Recently Updated
Total		\$4,933/Month \$59,196/Year	\$7,400/Month \$88,800/Year	

INVESTMENT SUMMARY

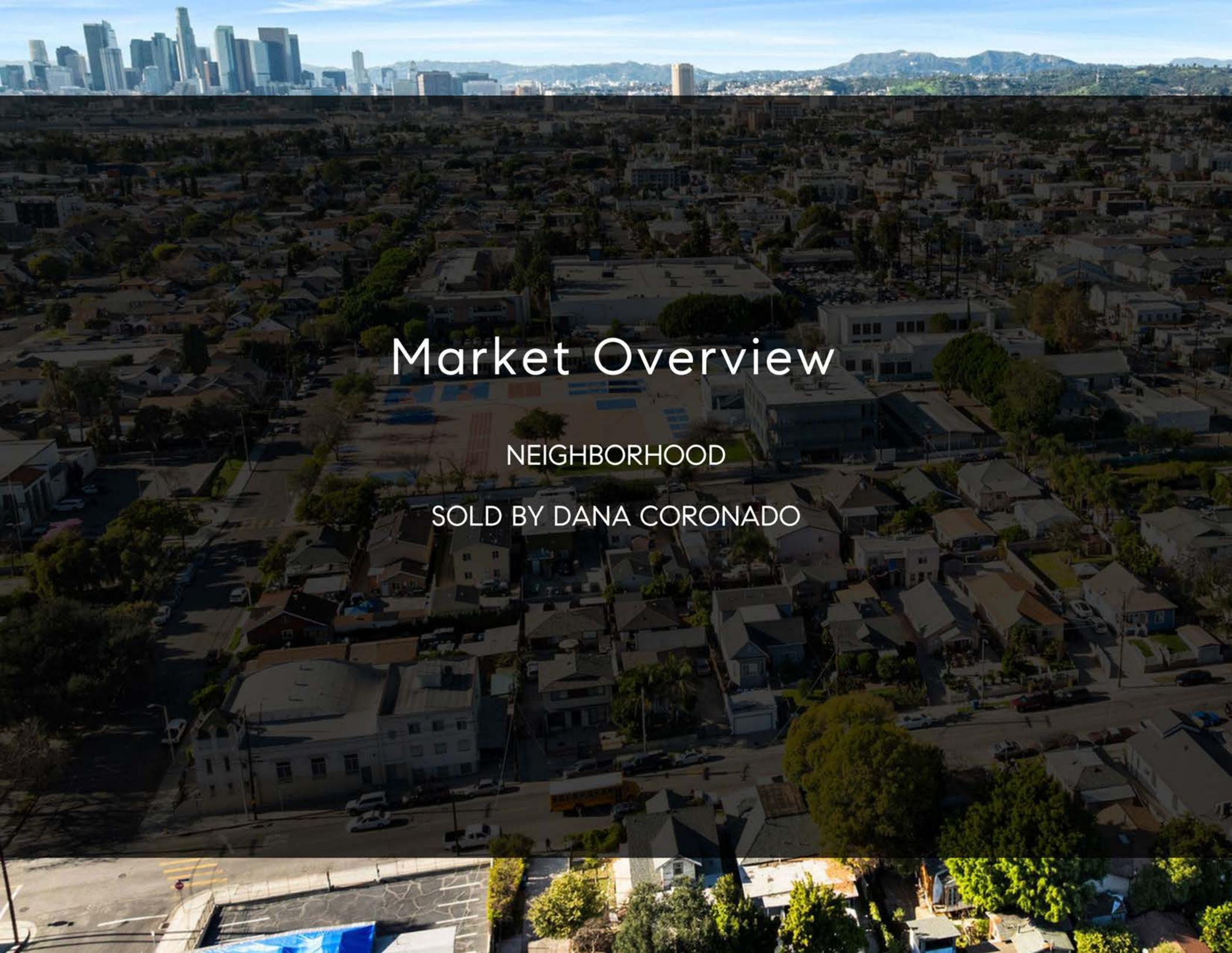
ESTIMATED ANNUALIZED OPERATING DATA

	Current	Market
Scheduled Gross Income	\$59,196	\$88,800
Laundry Income	\$0	\$0
TOTAL SCHEDULED GROSS INCOME	\$59,196	\$88,800
Vacancy/Collection	(\$0)	(\$0)
Effective Gross Income	\$59,196	\$88,800
Operating Expenses	(\$14,083)	(\$14,083)
NET OPERATING INCOME	\$45,113	\$74,717
Debt Service	(\$44,332)	(\$44,332)
Pre-Tax Cash Flow	(\$782)	(\$30,386)

ESTIMATED ANNUALIZED OPERATING EXPENSES

	Annually	Notes
Taxes	\$9,375	1.250% of Purchase Price
Insurance	\$1,340	
Maintenance & Repairs	\$2,960	5% of Scheduled Gross Income
Manager (off-site)	N/A	
Manager (on-site)	N/A	
Misc. & Reserves	\$1,000	
Trash	Tenants Pay	
Water & Sewer	Tenants Pay	
Gas	Tenants Pay	
Electricity	Tenants Pay	
TOTAL EXPENSES	\$14,083	





Market Overview

NEIGHBORHOOD

SOLD BY DANA CORONADO

NEIGHBORHOOD GUIDE

Boyle Heights, located just east of Downtown Los Angeles across the L.A. River, is one of the city's most historic and culturally rich neighborhoods. Residents enjoy quick access to Downtown L.A., Lincoln Heights, El Sereno, East Los Angeles, and the nearby E Line light rail, making it highly connected to the rest of the city. As of 2025, the median home sale price in Boyle Heights ranges between \$650,000 and \$750,000.

SHOPS

Pepe's Thrift Store

Andy's Gift Shop

GROCERIES

Food 4 Less

Hanks Organic

BANKS

Chase Bank

1st Century Bank

RESTAURANTS

Tenampal

Safari Restaurant & Bar

BARs

Tony's Saloon

DISTRITO CATORCE

CAFES

La Monarca Bakery & Cafe

Weird Wave Coffee Brewers

PARKS

Hollenbeck Park

Evergreen Park

FITNESS

Movement Society

Strongteam Fitness

SCHOOLS

Theodore Roosevelt High School

First Street Elementary School



SOLD IN 90033

and Surrounding by the Coronado Real Estate Group

CORONADO
REAL ESTATE GROUP



1. 545 S. Breed St, Los Angeles, CA 90033
2. 217 N Saratoga, Los Angeles, CA 90033
3. 3000 E 6th St, Los Angeles, CA 90033
4. 2716 Pomeroy Ave, Los Angeles, CA 90033
5. 1539 Ricardo St, Los Angeles, CA 90033
6. 2526 Alcazar, Los Angeles, Ca 90033
7. 4236 Stillwell Ave, Los Angeles, CA 90032
8. 3834 Stockbridge Ave, Los Angeles, CA 90032
9. 2537 Hancock St, Los Angeles, CA 90031
10. 2104 Mozart, Los Angeles, CA 90031
11. 2816 Lincoln Park Ave, Los Angeles, CA 90031
12. 2319 Gates St, Los Angeles, CA 90031
13. 2006 Eastlake Ave, Los Angeles, CA 90031
14. 2110 Hancock St, Los Angeles, CA 90031
15. 1935-1945 Griffin Ave, Los Angeles, CA 90031
16. 2816 Lincoln Park Ave, Los Angeles, CA 90031
17. 1914 Hancock St, Los Angeles, CA 90031
18. 3117 Aylesworth Pl, Los Angeles, CA 90031
19. 3545 Griffin Ave, Los Angeles, CA 90031
20. 1821 Sichel Ave, Los Angeles, CA 90031
21. 3311 Smith St, Los Angeles, CA 990031
22. 131 E Ave 35, Los Angeles, CA 90031
23. 2328 Johnston St, Los Angeles, CA 90031
24. 319 S Avenue 20, Lincoln Heights, CA 90031
25. 3229 N Main St, Los Angeles, CA 90031

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COMPASS

