

3055

Future Street
Los Angeles, CA 90065

CORONADO
REAL ESTATE GROUP

COMPASS COMMERCIAL

Exclusively Listed By:
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Exclusively Listed By:
CHARLIE J. CORONADO, GRI
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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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An aerial photograph of a residential neighborhood, likely in a hilly area. The houses are densely packed, with many featuring light-colored roofs and walls. The terrain is uneven, with hills and valleys. In the background, a range of mountains is visible under a blue sky with scattered white clouds. The overall scene is bright and clear.

The Property

SITE SUMMARY

GALLERY

PROPERTY & DEAL HIGHLIGHTS

MAPS & FLOOR PLAN

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



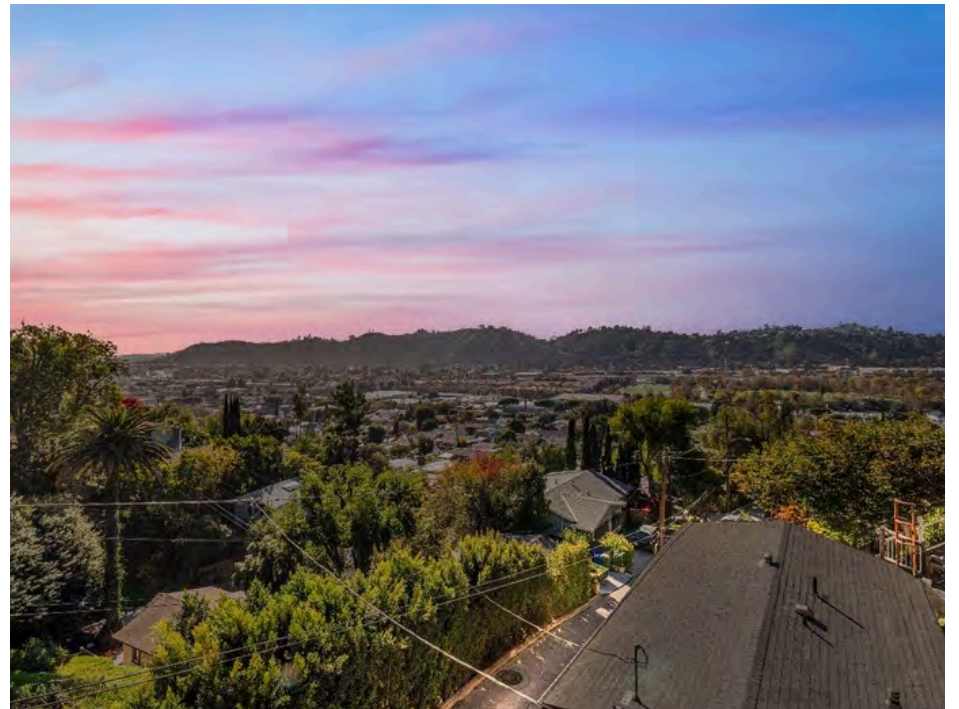
Front of Property



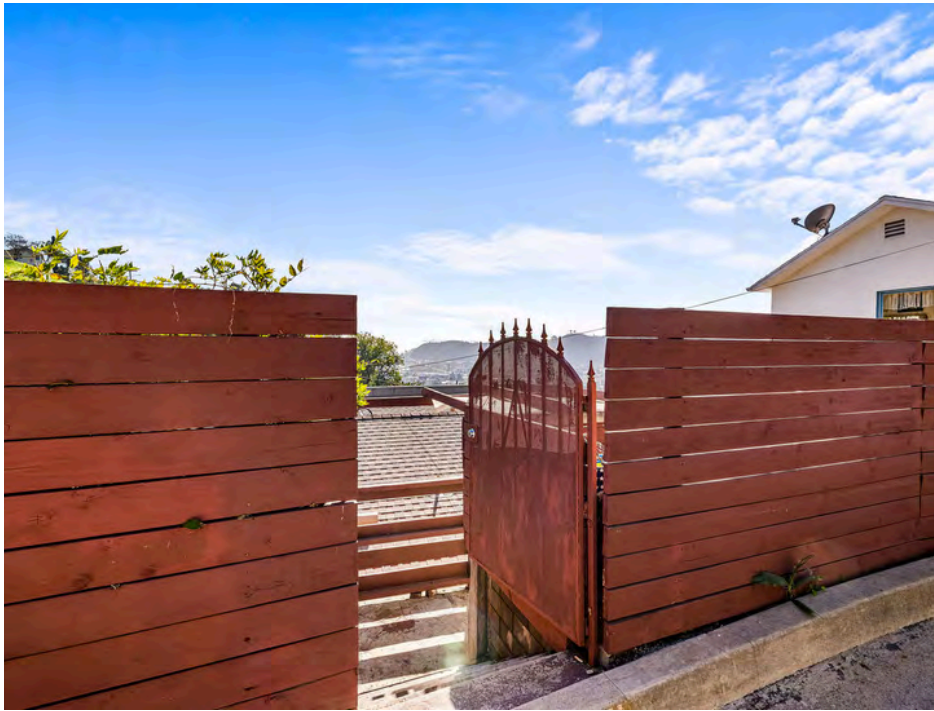
Front of Property



Street View of Property



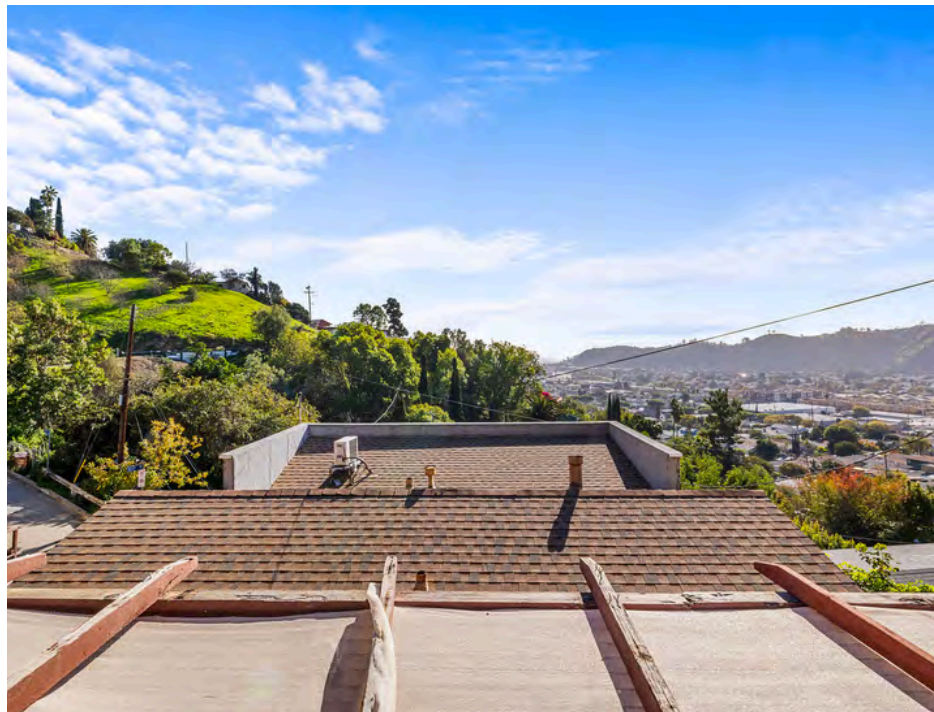
View from Property



Upper Entrance to Property



Upper Entrance to Property



View from Roof



Covered Pergola at Front of Property

Unit 3055 (1Br+1Ba) Vacant



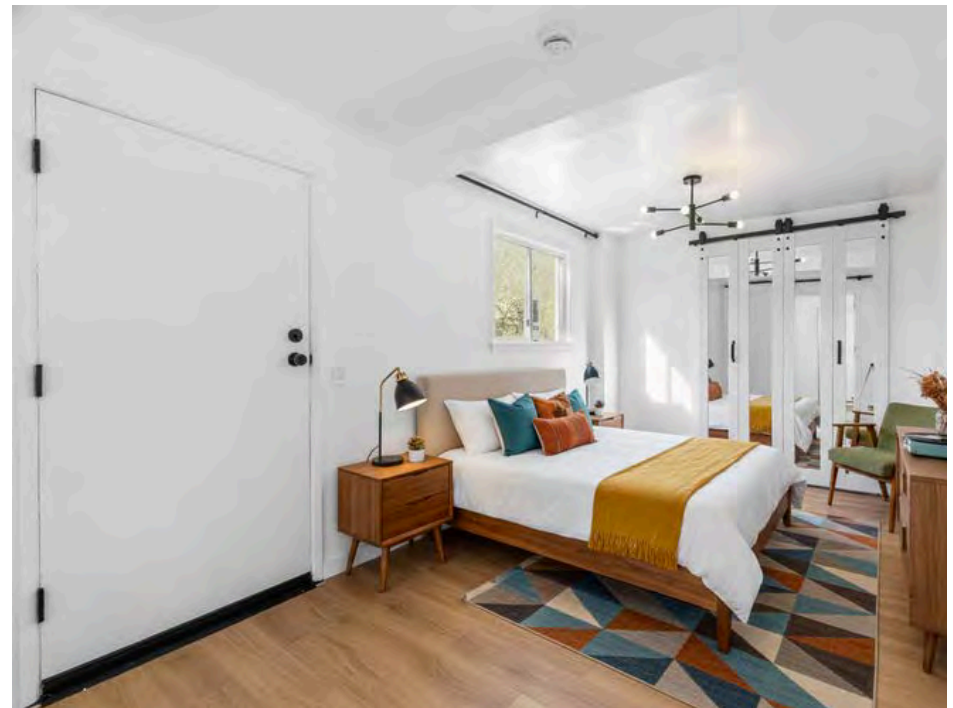
Front Lower Vacant Unit 3055



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



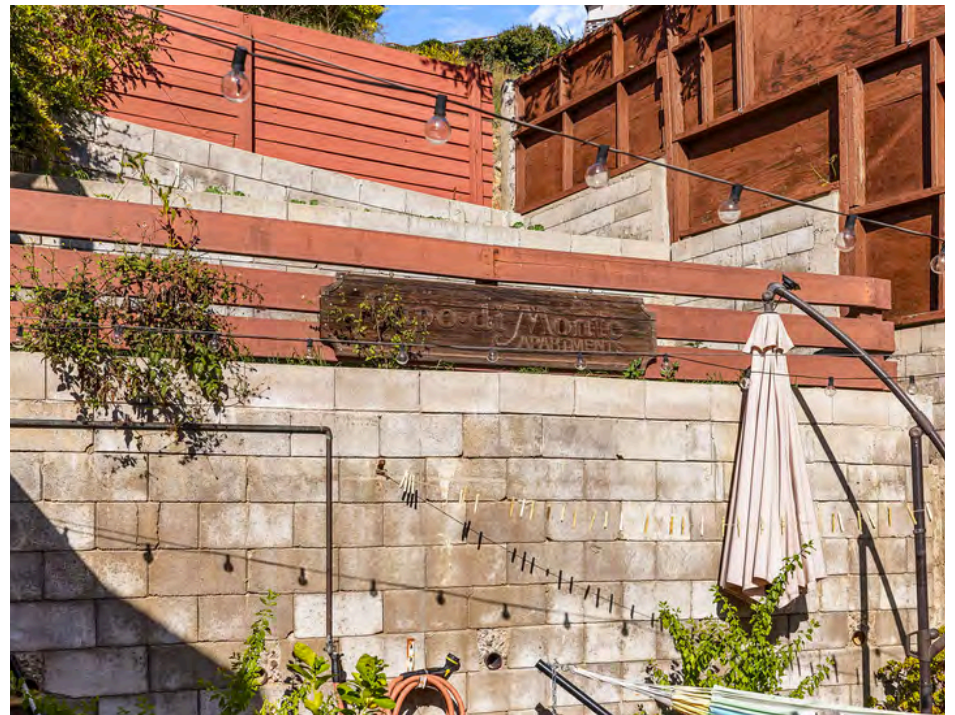
Stairs Going Up to 3053 from 3055 Side Door



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!



View Facing West



Elysian Valley



Rio de Los Angeles State Park

Sotomayor Arts and Sciences Magnet

San Fernando Road



View Facing North

Eagle Rock

Glassell Park

Highland Park

Mount Washington



Cypress Park



View Facing North-West

Glassell Park

Eagle Rock

Mount Washington





Front Entrance to Property

Unit 3055

Covered Patio Area

Patio Space

Unit 3053

Unit 3053 1/2

Back Entrance to Property

Total Floor Plan



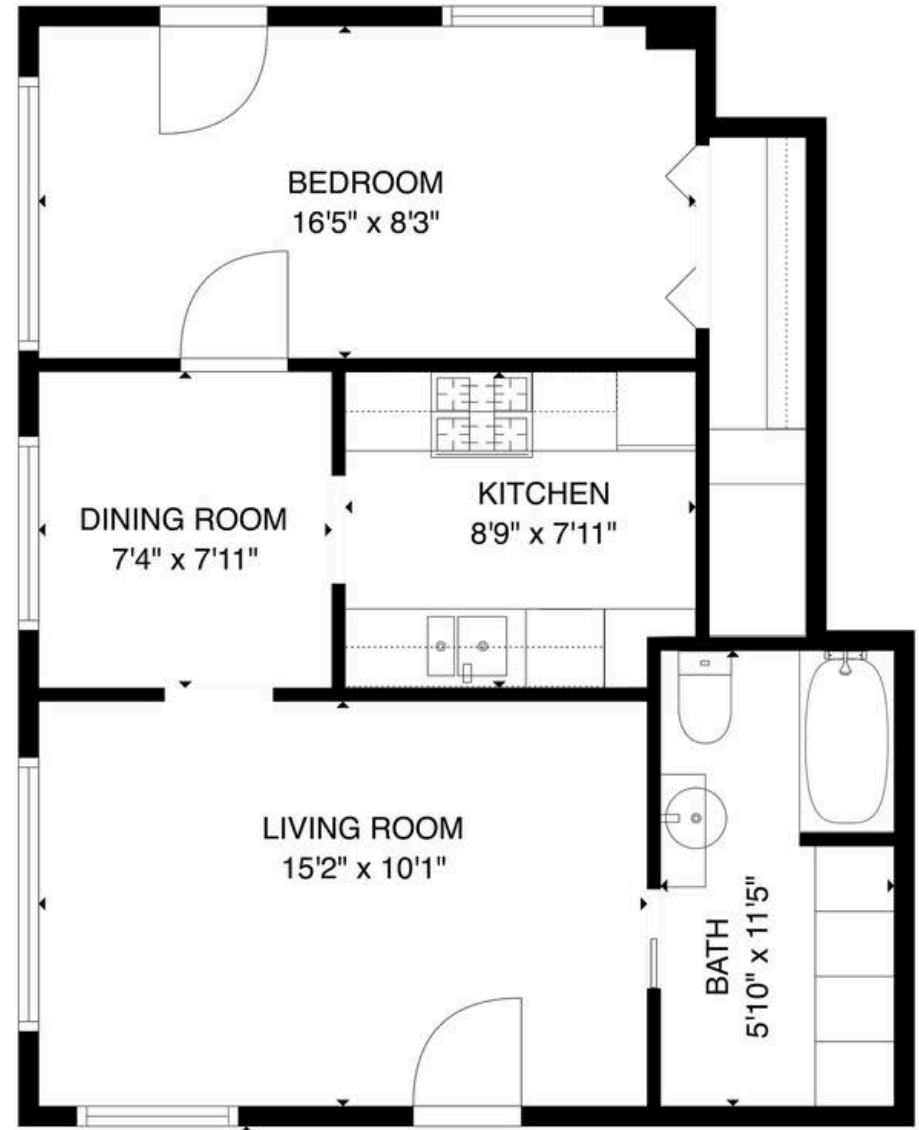
TOTAL: 1374 sq. ft
1st floor: 534 sq. ft, 2nd floor: 840 sq. ft
EXCLUDED AREAS: PATIO: 746 sq. ft, SHED: 25 sq. ft, PORCH: 137 sq. ft,
WALLS: 119 sq. ft

1st Floor: Unit 3055



1st Floor: Unit 3055

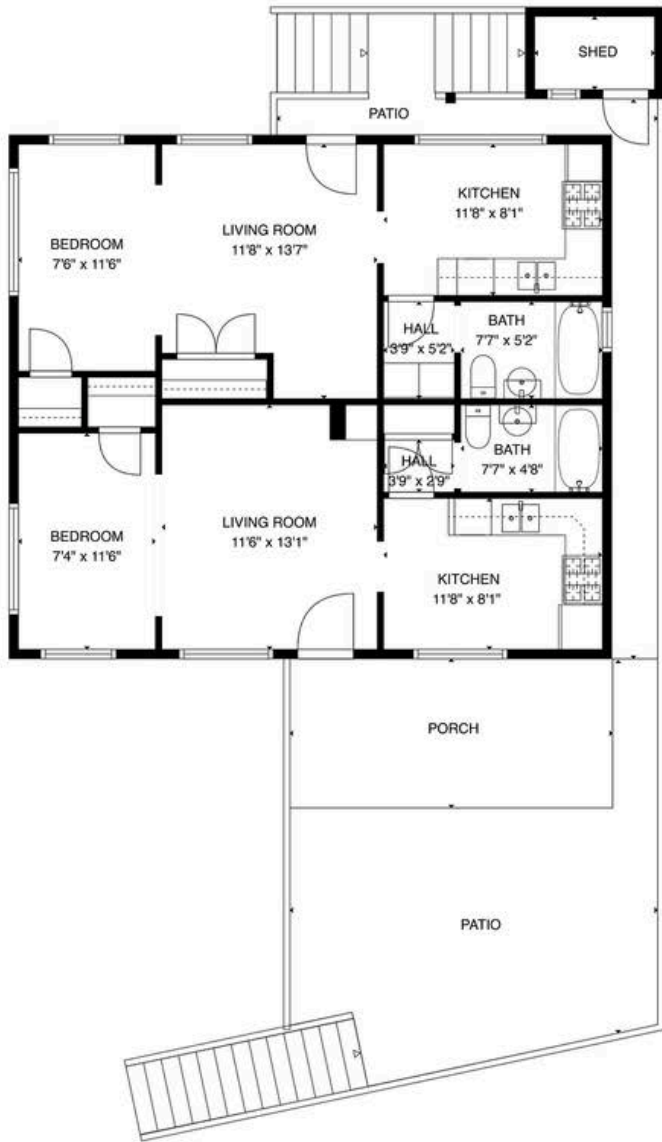
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



1st Floor: Unit 3055

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

2nd Floor: Unit 3053 & 3053 1/2



2nd Floor: Unit 3053 & 3053 1/2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



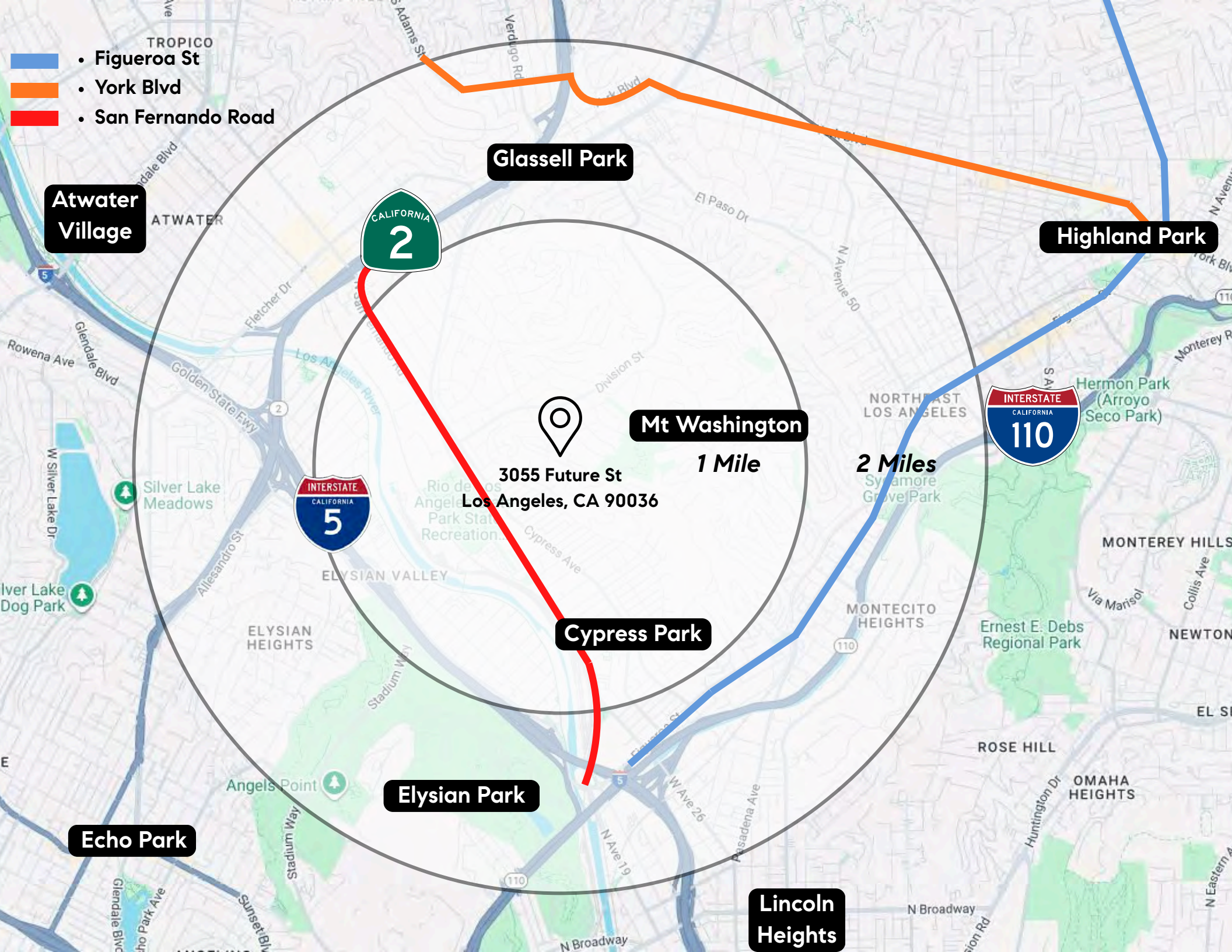
2nd Floor: Unit 3053

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



2nd Floor: Unit 3053 1/2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



- • Figueroa St
- • York Blvd
- • San Fernando Road

Atwater Village

Glassell Park

Highland Park

Mt Washington

3055 Future St
Los Angeles, CA 90036

1 Mile

2 Miles

Cypress Park

Elysian Park

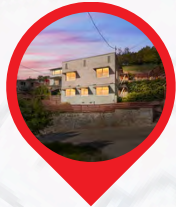
Echo Park

Lincoln Heights



AMENITIES MAP

Little Barn Coffee House



3055 Future St

Cafe Antonietta

Barra Santos

Loquat Coffee

1802 Roasters

King Taco

Taqueria Frontera

Voted #1 Tacos in LA!

Genesis



Permanent Records Roadhouse

Restaurante Tierra Caliente

Cypress Ave



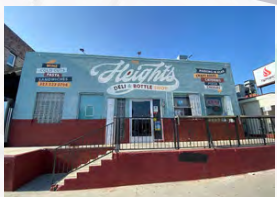
San Fernando Rd

The Heights Deli & Bottle Shop 2

Chevron

GoodPeoples Studios

LA River Studios



An aerial photograph of a residential neighborhood built on a hillside. The houses are mostly two-story structures with light-colored roofs and walls. The terrain is steep, and there are many trees and green spaces interspersed among the buildings. A semi-transparent dark overlay covers the entire image, with white text centered over it.

Financial Overview

PRICING & FINANCIALS

RENT ROLL

INVESTMENT SUMMARY



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

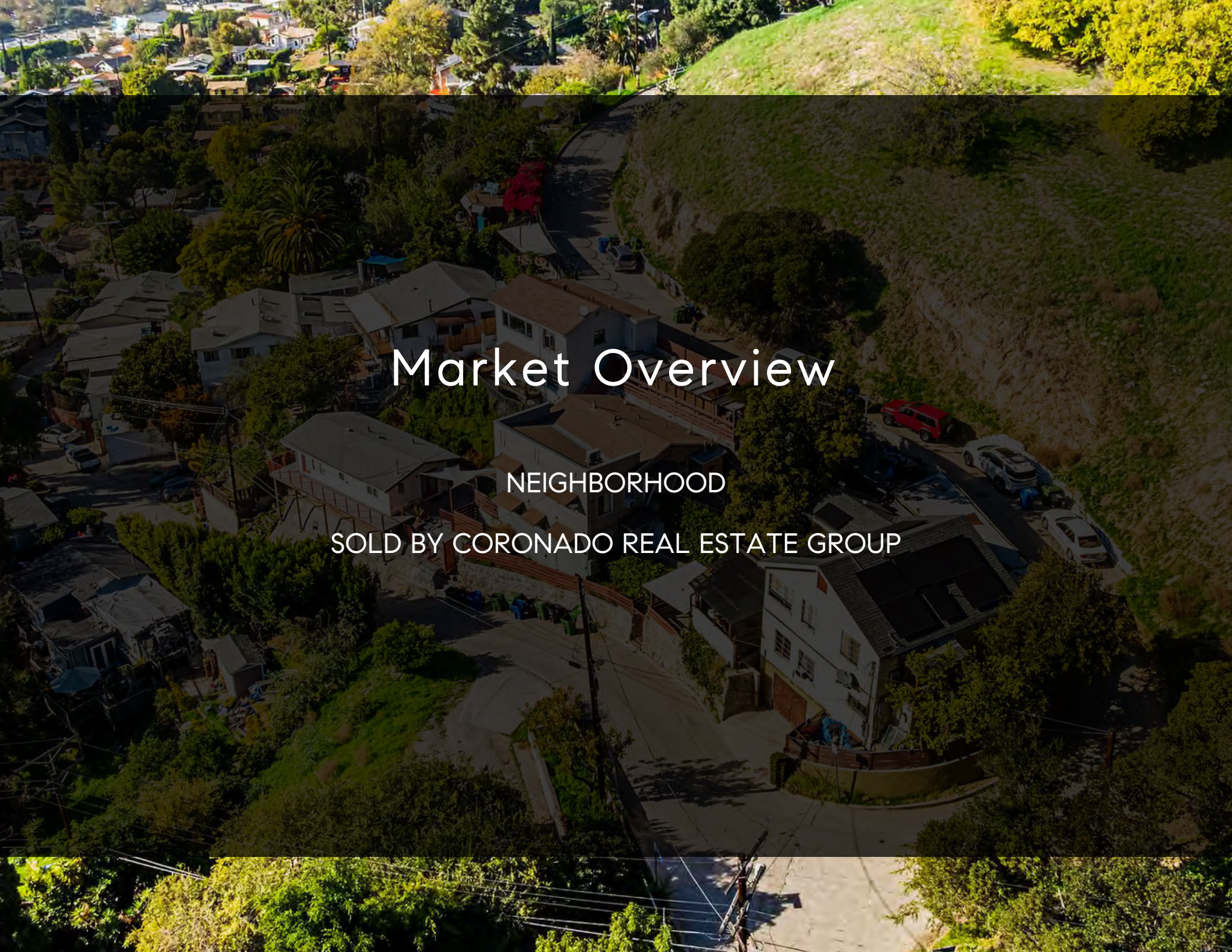
ESTIMATED ANNUALIZED OPERATING DATA

	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	





Market Overview

NEIGHBORHOOD

SOLD BY CORONADO REAL ESTATE GROUP

NEIGHBORHOOD GUIDE

Mount Washington is nestled high in the San Rafael Hills of Northeast LA. Mount Washington is a lush, hillside residential enclave known for its dramatic city views, winding streets, eclectic architectural charm, and a tight-knit community vibe. Locals love the quiet, leafy setting, access to outdoor spots like Elyria Canyon Park, and close-in yet peaceful feel just minutes from Downtown LA and Highland Park. The median home sales price is \$1.2 - \$1.35 million.

SHOPS

The Golden Poppy Market

The Heights Deli & Bottle Shop

GROCERIES

Super A 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

Rio de Los Angeles State Historic Park

FITNESS

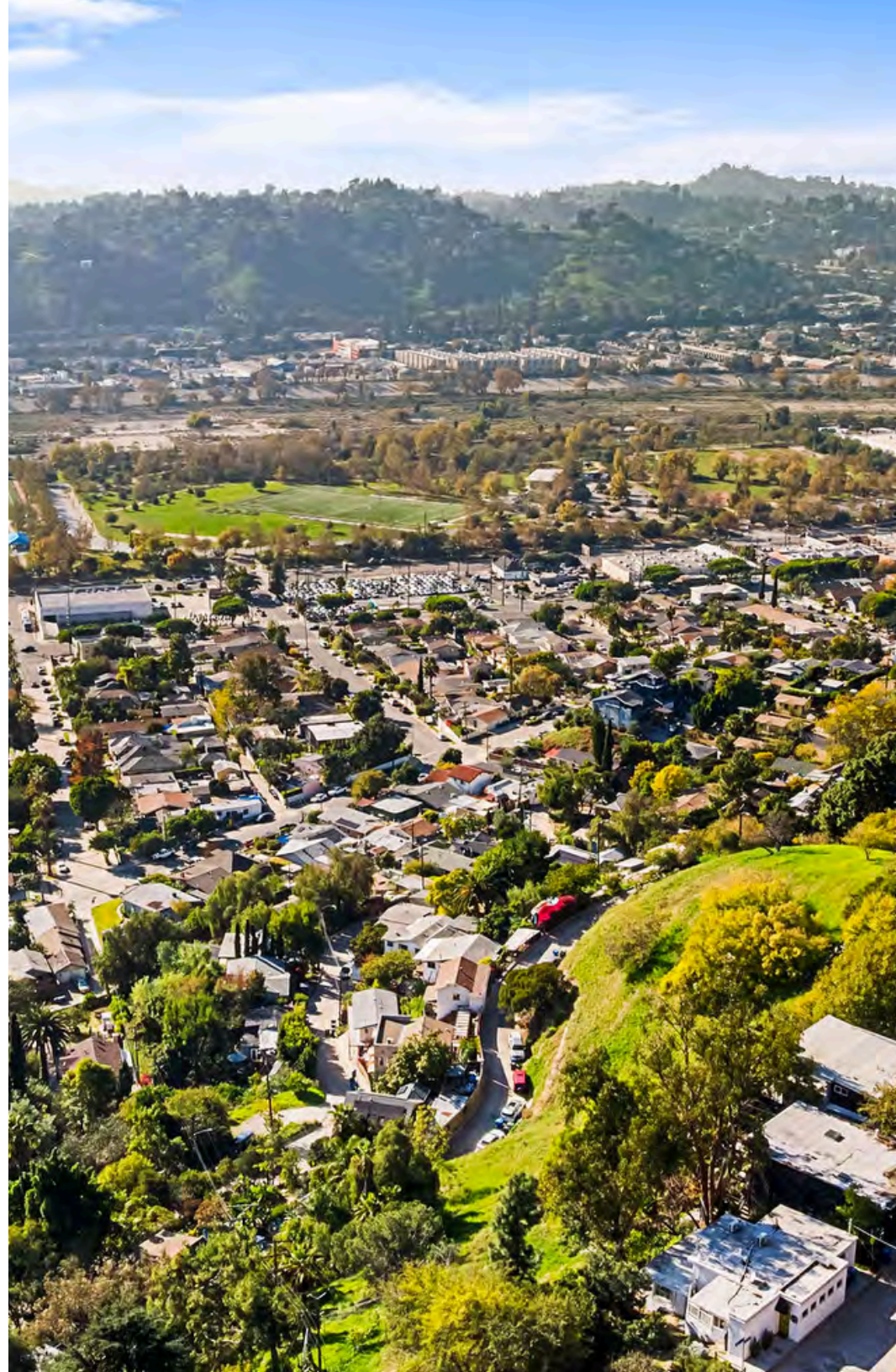
ROAM Yoga

Everybody Gym

SCHOOLS

Occidental College

Mt Washington Elem



Sold In 90065

and Surrounding by the Coronado Real Estate Group

CORONADO

REAL ESTATE GROUP



1. 916 Aragon, Los Angeles, CA 90065
2. 2737 W Avenue 30, Los Angeles, CA 90065
3. 3352-3358 Gassen Pl, Los Angeles, CA 90065
4. 4342 Verdugo Rd, Los Angeles, CA 90065
5. 2631 Granada St, Los Angeles, CA 90065
6. 3422 Chapman St, Los Angeles, CA 90065
7. 3321 Andrita, Los Angeles, CA 90065
8. 2537 Hancock St, Los Angeles, CA 90031
9. 2104 Mozart, Los Angeles, CA 90031
10. 2816 Lincoln Park Ave, Los Angeles, CA 90031
11. 2319 Gates St, Los Angeles, CA 90031
12. 2006 Eastlake Ave, Los Angeles, CA 90031
13. 2110 Hancock St, Los Angeles, CA 90031
14. 1935-1945 Griffin Ave, Los Angeles, CA 90031
15. 2816 Lincoln Park Ave, Los Angeles, CA 90031
16. 1914 Hancock St, Los Angeles, CA 90031
17. 3117 Aylesworth Pl, Los Angeles, CA 90031
18. 3545 Griffin Ave, Los Angeles, CA 90031
19. 1821 Sichel Ave, Los Angeles, CA 90031
20. 3311 Smith St, Los Angeles, CA 990031
21. 131 E Ave 35, Los Angeles, CA 90031
22. 2328 Johnston St, Los Angeles, CA 90031
23. 319 S Avenue 20, Lincoln Heights, CA 90031
24. 3229 N Main St, Los Angeles, CA 90031
25. 4236 Stillwell Ave, Los Angeles, CA 90032
26. 3834 Stockbridge Ave, Los Angeles, CA 90032

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