

545 Eastmont Ave

Los Angeles, CA 90022

OFFERING MEMORANDUM



An aerial photograph of a densely populated residential neighborhood. In the foreground, a large, white, two-story semi-detached house with a flat roof and multiple windows is prominent. It has a small front yard and a driveway. Surrounding it are numerous other houses of various styles and colors, mostly with gabled roofs. The houses are packed closely together, with some trees and greenery interspersed. In the background, a range of hills or mountains is visible under a clear sky. A dark grey diagonal banner cuts across the right side of the image, containing white text.

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545 Eastmont Avenue

Los Angeles | CA



PROPERTY OVERVIEW

EXECUTIVE SUMMARY

545 Eastmont Ave is a 6-unit apartment building in East Los Angeles, constructed in 1929. The property offers 3,922 rentable square feet on a 6,350 square foot lot. It features a total of (4) 1Bedroom+1Bathroom & (2) Studio units.

Located near major thoroughfares like Whittier Boulevard and Atlantic Boulevard, the property is at the heart of East LA, a community known for its rich cultural identity and strong neighborhood ties. The area offers a mix of local retail, schools, public transportation, and amenities, contributing to long-term tenant demand.

The property features 10+ on site parking spots. Each 1bed+1bath unit have their own laundry machine and laundry hook-up. The plumbing has been address back in 2023.

With easy access to the 60, 5, and 710 freeways, the property is well-connected to Downtown LA, Commerce, Monterey Park, and surrounding cities, making it appealing to commuters. This strategic location supports consistent rental demand and convenient access to nearby employment hubs.

The property features a total of (4) one bedroom units and (2) studio units. Studios and one bedroom units are often easier to rent out than larger units, making them less likely to experience vacancy periods. Additionally, they are typically less expensive to maintain and can be a more affordable option for tenants, making them a popular choice in certain markets.

\$1,000,000

LIST PRICE

\$254.97

PRICE PER SF

\$166,667

PRICE PER UNIT

6 Units

UNIT COUNT

1929

YEAR BUILT

545

Eastmont Avenue

Los Angeles | CA



FINANCIAL ANALYSIS

RENT ROLL

Unit Type or Tenant Name	SF	# of Units	Move-In Date	Current Rent	Total	Market Rent	Total
1 Bedroom + 1 Bath	800	1	1/1/1994	\$893.15	\$893.15	\$1,795.00	\$1,795.00
1 Bedroom + 1 Bath	820	1	1/1/1999	\$1,036.00	\$1,036.00	\$1,795.00	\$1,795.00
1 Bedroom + 1 Bath	780	1	1/1/1997	\$1,013.00	\$1,013.00	\$1,795.00	\$1,795.00
1 Bedroom + 1 Bath	802	1	1/1/2018	\$955.38	\$955.38	\$1,795.00	\$1,795.00
Studio	324	1	8/1/2016	\$949.94	\$949.94	\$1,400.00	\$1,400.00
Studio	396	1	12/5/2025	\$1,375.00	\$1,375.00	\$1,400.00	\$1,400.00
Totals	3922	6			\$6,222.47		\$9,980.00

All rents increased 9/1/2025

FINANCIAL OVERVIEW

Income	Current	%	Market	%
Scheduled Gross Income	\$82,362		\$127,452	
Vacancy Rate Reserve	\$2,471	3%	\$3,824	3%
Gross Operating Income	\$79,891		\$123,628	

Expenses	Current	%	Market	%
Property Tax	\$12,500		\$12,500	
Insurance	\$6,000		\$6,000	
Water & Sewer	\$2,121		\$2,121	
Property Management	\$4,942		\$4,942	
Repairs & Maintenance	\$4,500		\$4,500	
Miscellaneous	\$1,500		\$1,500	
Gardener	\$1,800		\$1,800	
Reserves	\$1,800		\$1,800	
Total	\$35,163	43%	\$35,163	28%

Net Operating Income:	\$44,728		\$88,466	
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Debt Service	Current	%	Market	%
Loan Payments:	\$37,166		\$37,166	
Pre Tax Cash Flows:	\$7,562	1.48%	\$51,300	10.06%

After Tax and Depreciation				
Taxable Cash Flow + Principal	\$13,039		\$56,777	
Annual Depreciation	\$41,561		\$41,561	
Taxes			\$5,326	
After Tax Net Cash Flow	\$7,562	1.48%	\$45,974	9.01%
Principal Reduction:	\$5,477		\$5,477	

CASH FLOW SUMMARY

Pricing Data	Current	Market
List Price	\$1,000,000	\$1,000,000
Price/Unit	\$166,667	\$166,667
CAP Rate	4.47%	8.85%
Price/SQFT	\$254.97	\$254.97
GRM	12.14	7.85

Annualized Operating Data		
Scheduled Gross Income:	\$82,362	\$127,452
Vacancy Rate Reserve:	\$2,471	\$3,824
Gross Operating Income:	\$79,891	\$123,628
Expenses:	\$35,163	\$35,163
Net Operating Income:	\$44,728	\$88,466
Loan Payments:	\$37,166	\$37,166
Pre Tax Cash Flows:	\$7,562	\$51,300

Financing Data	Current
Loan Amount	\$490,000
Monthly Payment	\$3,097
Interest	\$2,654
DCR	1.2

PROPERTY OVERVIEW AND LOCATION DETAILS

PROPERTY DETAILS

Address	545 Eastmont Avenue, Los Angeles, CA
Property Type	Multifamily
No. of Units	6
Year Built/Renovated	1929
Approx. Lot Size:	6,350
Approx. Gross RSF:	3,922

LOCATION INFORMATION

City, State, Zip	Los Angeles, CA 90022
Submarket	East Los Angeles
Market	East Los Angeles
Street Traffic	Moderate
Nearest Highway	60, 5, 710 Freeways

AREA OVERVIEW

Nearest Airport	Los Angeles International Airport (LAX)
Nearest Fire Service	Los Angeles Fire Department (East LA Station)
Nearest Police Service	Los Angeles Police Department (East LA Division)
Nearest Elementary School	Dower Elementary School
Nearest High School	Garfield High School
Freeways	60, 5, 710 Freeways



PROPERTY HIGHLIGHTS



DESIRED UNIT MIX

The property offers (4) 1 Bed + 1 Bath units and (2) Studio units, catering to a wide range of tenants from small families to individuals. This diverse unit mix provides flexibility, helping to attract a broad tenant pool and reduce vacancy rates.



INCOME UPSIDE

With rents currently below market value, there is significant potential for rental income growth. Given the area's strong demand for housing, raising rents to market rates can significantly increase cash flow and improve the property's return on investment.



ON-SITE PARKING

The property includes 10+ on-site parking spots, a sought-after amenity in East Los Angeles. This feature provides added convenience and security for tenants, boosting tenant satisfaction and making the property more competitive in the rental market.



STRONG RENTAL DEMAND

Located in a high-demand area of East Los Angeles, the property is surrounded by employment centers, schools, and amenities. The consistent demand for rental units in this location ensures steady occupancy and long-term rental income stability.



CENTRAL LOCATION

Centrally positioned near major thoroughfares like Whittier and Atlantic Boulevards, the property provides easy access to local shopping, dining, and public transport. This prime location offers convenience for tenants, making it an attractive option for those who value proximity to everyday essentials.



PROXIMITY TO DOWNTOWN LA

Just a short drive from Downtown Los Angeles, the property is perfect for commuters. Its access to major freeways, including the 60, 5, and 710, allows tenants to reach the heart of LA quickly, making it an ideal choice for professionals working in the city.

PROPERTY PHOTOS



PROPERTY PHOTOS



545-551
EASTMONT AVENUE
LOS ANGELES, CA

HASTINGS ST

EASTMONT AVENUE

545 Eastmont Avenue

Los Angeles | CA



LOCATION OVERVIEW





MARKET HIGHLIGHTS



STRONG DEMOGRAPHIC GROWTH

The area has a population of 64,800 residents, with a median household income of \$75,000, reflecting significant economic growth. The local population has experienced an 80% increase in income since 2011, signaling a growing community with rising purchasing power.



ACCESS TO MAJOR EMPLOYERS

Located near the Commerce and Vernon industrial hubs, home to major employers like FedEx, UPS, and Amazon, the area attracts workers seeking housing nearby. This consistent demand for rental properties supports long-term tenant retention and makes the property appealing to commuters.



EXCELLENT TRANSPORTATION CONNECTIVITY

The property enjoys easy access to major freeways, including the I-5, and is close to the Metro E Line. This excellent transportation connectivity makes commuting to Downtown LA and surrounding areas quick and convenient, enhancing the appeal of the location for renters and ensuring high demand.



HIGH HOUSEHOLD DENSITY

With 17,400 households within a 1-mile radius, the property benefits from a densely populated area, providing a stable renter base. This high household density ensures consistent demand for housing and makes it an attractive location for investors and tenants alike.



RETAIL AND ECONOMIC STRENGTH

The nearby Citadel Outlets, which features over 130 stores and a significant expansion project, boosts the local economy. The retail development drives foot traffic, creates jobs, and further supports the demand for rental housing in the area, strengthening the overall market.



SUPPLY-CONSTRAINED MARKET

With a tight 3.0% vacancy rate, the local multifamily market is competitive. The limited supply of rental properties in the area, combined with strong demand, shields the market from softness and ensures long-term rental stability and consistent investment returns.

545

Eastmont Avenue

Los Angeles | CA



SALES COMPARABLES

SALES COMPARABLES



757 Leonard Ave

Asking Price	\$855,000
Total Units	5
Age	1929
Lot Size	6,776 sqft
Building SF	3,264 sq ft
GRM	11.23
CAP	4.84%
\$\$/SQ FOOT	\$261.95
\$\$/UNIT	\$171,000
Closing Date	4/24/2026
Mix	(4) 1+1 (2) 2+1



531 S Hillview Ave

Asking Price	\$1,075,000
Total Units	6
Age	1939
Lot Size	4,895 sqft
Building SF	3,078 sq ft
GRM	12.20
CAP	4.29%
\$\$/SQ FOOT	\$349.25
\$\$/UNIT	\$179,167
Closing Date	4/16/2026
Mix	(5) 1+1 (1) Studio



1072 Leonard Ave

Asking Price	\$1,114,850
Total Units	6
Age	1930
Lot Size	7,007 sqft
Building SF	4,861 sq ft
GRM	9.11
CAP	6.86%
\$\$/SQ FOOT	\$229.35
\$\$/UNIT	\$185,808
Closing Date	4/20/2026
Mix	(1) Studio (4) 1+1 (1) 2+1

SALES COMPARABLES



1119 South Woods Avenue

Asking Price	\$1,375,000
Total Units	7
Age	1941
Lot Size	7206 sq ft
Building SF	4858 sq ft
GRM	16.37
CAP	2.80%
\$\$/SQ FOOT	\$283.04
\$\$/UNIT	\$196,429
Closing Date	12/4/2025
Mix	(7) Studio



960 Simmons Avenue

Asking Price	\$700,000
Total Units	5
Age	1930
Lot Size	5035 sq ft
Building SF	3712 sq ft
GRM	11.49
CAP	3.98%
\$\$/SQ FOOT	\$188.58
\$\$/UNIT	\$140,000
Closing Date	2/5/2026
Mix	(5) 1+1



723 South Kern Avenue

Asking Price	\$1,000,000
Total Units	7
Age	1947
Lot Size	7797 sq ft
Building SF	2991 sq ft
GRM	14.54
CAP	2.53%
\$\$/SQ FOOT	\$334.34
\$\$/UNIT	\$142,857
Closing Date	9/18/2025
Mix	(2) 2+1 (4) 1+1 (1) Studio



732 S Ferris Ave

Asking Price	\$1,325,000
Total Units	8
Age	1928
Lot Size	10630 sq ft
Building SF	3788 sq ft
GRM	9.95
CAP	5.02%
\$\$/SQ FOOT	\$349.79
\$\$/UNIT	\$165,625
Closing Date	2/11/2025
Mix	(1) 3+1 (2) 2+1 (3) 1+1



531 South Hillview Avenue

Age	Building SF
1939	4,861 sq ft
Asking Price	\$/UNIT
\$1,114,850	\$185,808



723 South Kern Avenue

Age	Building SF
1947	2991 sq ft
Asking Price	\$/UNIT
\$1,000,000	\$142,857



732 South Ferris Avenue

Age	Building SF
1928	3788
Asking Price	\$/UNIT
\$1,325,000	\$165,825



5130 Carolina Place

Age	Building SF
1948	6019 sq ft
Asking Price	\$/UNIT
\$1,350,000	\$192,857



960 Simmons Avenue

Age	Building SF
1930	3712 sq ft
Asking Price	\$/UNIT
\$700,000	\$140,000



1119 South Woods Avenue

Age	Building SF
1941	4858 sq ft
Asking Price	\$/UNIT
\$1,375,000	\$196,429



1072 Leonard Avenue

Age	Building SF
1939	4,861 sq ft
Asking Price	\$/UNIT
\$1,114,850	\$185,808



545 Eastmont Avenue

Age	Building SF
1929	3,922 sq ft
Asking Price	\$/UNIT
\$1,000,000	\$166,667



757 South Leonard Avenue

Age	Building SF
1929	3,264 sq ft
Asking Price	\$/UNIT
\$855,000	\$171,000

RENT COMPARABLES - STUDIO



4535 East 2nd Street

Rent Price **\$1,550**

SQFT **350 SQFT**



5351 Louis Pl

Rent Price **\$1,778**

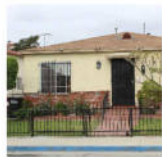
SQFT **350 SQFT**



531 S Hillview Ave

Rent Price **\$926**

SQFT **400 SQFT**



531 South Hillview Avenue

Rent Price
\$926

SQFT
600 SQFT



4535 East 2nd Street

Rent Price
\$1,300

SQFT
350



545 Eastmont Avenue



5351 Louis Place

Rent Price
\$1,778

SQFT
350 SQFT

RENT COMPARABLES - 1 BED 1 BATH



512 Eastmont Avenue



5847 Via Corona Street



326 South Gerhart Avenue



1128 1/4 Clela Avenue



5407 East Hubbard Street

Rent Price **\$1,456**

SQFT **500**

Rent Price **\$1,795**

SQFT **450**

Rent Price **\$1,750**

SQFT **600 SQFT**

Rent Price **\$1,750**

SQFT **550 SQFT**

Rent Price **\$1,795**

SQFT **375**



512 Eastmont Avenue

Rent Price
\$1,456

SQFT
500 SQFT



326 South Gerhart Avenue

Rent Price
\$1,750

SQFT
600 SQFT



531 South Hillview Avenue

Rent Price
\$1,886

SQFT
500 SQFT



5407 East Hubbard Street

Rent Price
\$1,795

SQFT
375 SQFT



5847 Via Corona Street

Rent Price
\$1,795

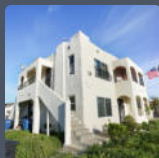
SQFT
450 SQFT



732 South Ferris Avenue

Rent Price
\$1,577

SQFT
474 SQFT



545 Eastmont Avenue



645 Hoefner Avenue

Rent Price
\$1,750

SQFT
600



1128 1/4 Clela Avenue

Rent Price
\$1,750

SQFT
550 SQFT



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