5345

La Mirada Ave
Los Angeles, CA 90029

COMPASS COMMERCIAL

EQUITY UNION COMMERCIAL



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TABLE OF CONTENTS

I. PROPERTY

II. HIGHLIGHTS

III. MARKET OVERVIEW

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THE PROPERTY

SITE SUMMARY

GALLERY

PROPERTY & DEAL HIGHLIGHTS

MAP & AERIALS

EXECUTIVE SUMMARY

5345 La Mirada Avenue is a well-maintained 10-unit multifamily property located in East Hollywood. Built in 1965, the property totals approximately 8,648 SF of living space situated on a 7,500 SF LARD1.5-zoned lot. The three-story building offers a desirable unit mix of 8 (1Br+1Ba) units and 2 (2Br+2Ba) units. The units are extremely spacious averaging 850+ SF, with many featuring hardwood flooring, wall A/C units, ceiling fans, ample storage, and attractive city views. Five units have been renovated in recent years with updated kitchens, bathrooms, and dual-pane windows. Soft-story seismic retrofit completed in 2019. The two end units benefit from windows on three sides, providing exceptional natural light and panoramic views of Hollywood and Downtown Los Angeles. Exterior railing and center front section have been repainted within the last few years. **Offered at a 5.74% CAP Rate and 9.67 GRM on current rents, $185,000/unit and $214/SF!** This property offers an stable and competitive return at current rents, and a significant upside as units turn over and pro forma rents are achieved.

OFFERED AT

$1,850,000

PROPERTY HIGHLIGHTS

NUMBER OF UNITS	10
YEAR BUILT	1965
LOT SIZE	7,500 SF
BLDG SIZE	8,648 SF
$/SF	$214/SF





SITE DESCRIPTION

Assessor's Parcel #	5537-003-024
Building Size	± 8,648 SF
Lot Size	± 7,500 SF
Year Built	1965
Zoning	LARD1.5-1XL
Parking	16 Spaces
Meters	Separate Gas Meters Separate Electric Meters
Hot Water Heater	Central - In Storage Room
Laundry	Shared Coin Op Laundry Room

EXTERIOR



Front of Property - AI Enhanced



Front of Property



Street View of Property



Front of Property

EXTERIOR



Front of Property with Carports



Carports Facing Rear



Carports



Back of Property

EXTERIOR



Back of Property & Trash Bins



Back of Property & Storage/Bonus Room on Right



Storage Room (Will Be Vacant At COE)



Left Side of Property Facing Street

INTERIOR

UNIT #2



Living Room



Kitchen



Bedroom



Bathroom

INTERIOR

UPDATED UNIT #8



Living Room



Kitchen



Bedroom



Bathroom

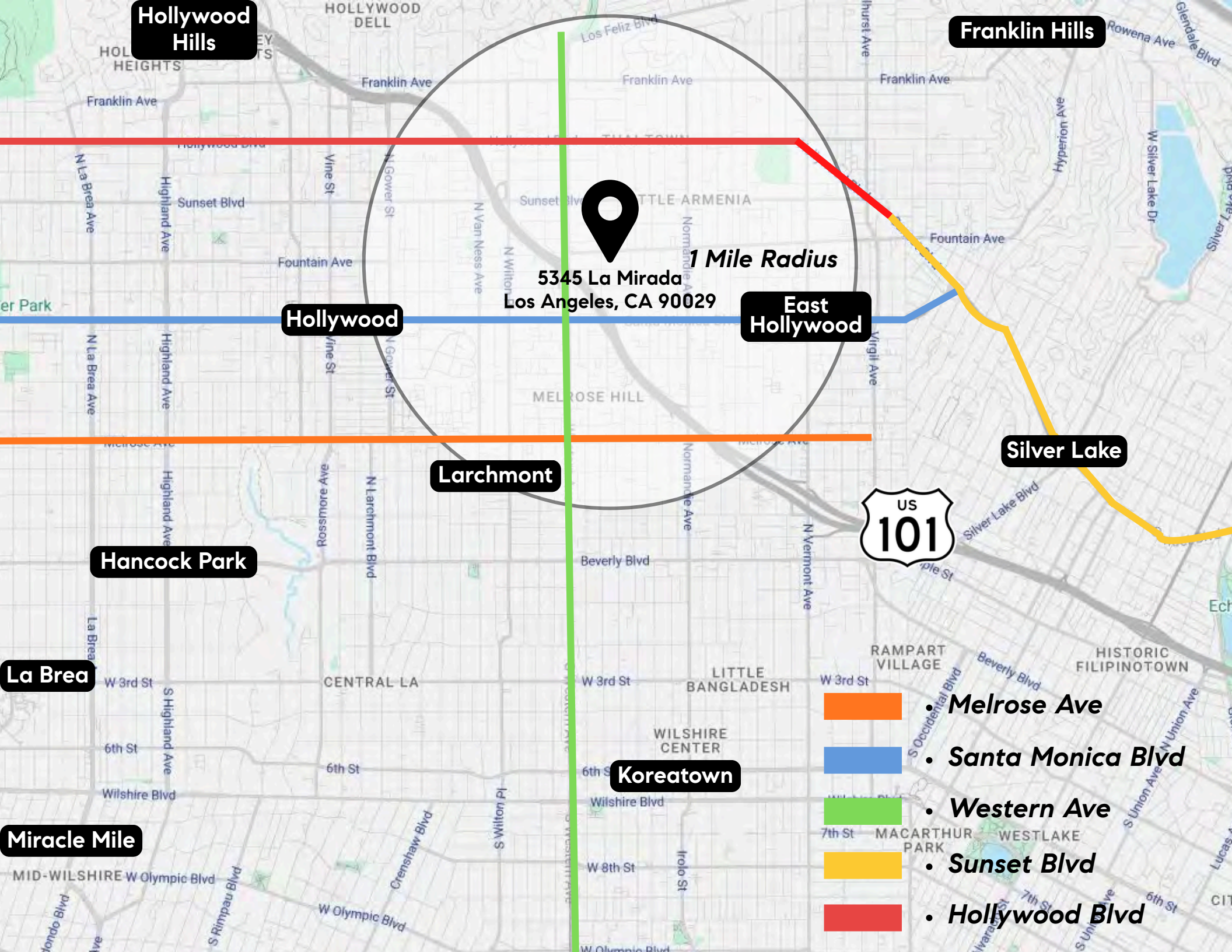

VIEW FACING NORTH
Hollywood Sign
Griffith Observatory
Hollywood
Los Feliz
Sunset Blvd
Hobart Blvd
5345 La Mirada
N Serrano Ave
La Mirada Ave
East Hollywood


VIEW FACING NORTH-WEST
Hollywood Sign
Runyon Canyon
Hollywood Hills
Hollywood
US 101
5345 La Mirada
La Mirada Ave


VIEW FACING NORTH-EAST
Griffith Observatory
Los Feliz
Franklin Hills
Hollywood
East Hollywood
5345 La Mirada
US
101

5345 LA MIRADA AVE




Hollywood Hills
Franklin Hills
5345 La Mirada
Los Angeles, CA 90029
1 Mile Radius
Hollywood
East Hollywood
Silver Lake
Larchmont
Hancock Park
La Brea
Koreatown
Miracle Mile
Melrose Ave
Santa Monica Blvd
Western Ave
Sunset Blvd
Hollywood Blvd

PROPERTY HIGHLIGHTS

- Well-maintained 10 unit multifamily property in prime East Hollywood built in 1965!
- First time on the market in 26 years! Professionally managed.
- Seismic soft story retrofit was completed in 2019
- 8 (1Br+1Ba) units and 2 (2Br+2Ba) units
- **Offered at a 5.74% CAP Rate and 9.67 GRM on current rents, $185,000/unit and $214/SF!**
- Rents last increased 2/1/2026 - Once a 3% increase is given, the property will be a 6.01% CAP and 9.39 GRM.
- 5 Units feature updated kitchens, bathrooms, and dual-pane windows
- The units are extremely spacious averaging 850+ SF
- Many units offer laminate flooring, wall A/C units, ceiling fans, ample storage, and city views
- On-site coin-op laundry facility and secure gated pedestrian and vehicle access
- 2 Bonus Storage Rooms: larger storage room might have ADU potential, the smaller room houses the electrical meters.
- Appx 60% Copper Plumbing
- Ground-level parking consisting of 16 parking spaces (open and tuck under)
- Separately metered for gas and electricity
- Exterior railing and center front section have been repainted within the last few years.
- Prime East Hollywood location with a Walk Score of 89 ("Very Walkable"), near Target, Netflix, Kaiser Permanente Medical Center, Metro B Line stations, and the 101 Freeway





FINANCIAL OVERVIEW

PRICING & FINANCIALS

RENT ROLL

INVESTMENT SUMMARY



PRICING & FINANCIALS

FINANCIAL SUMMARY

Price	$1,850,000
Number of Units	10
Year Built	1965
Bldg SF	8,648 SF
Lot Size SF	7,500 SF
Price per SF	$214/SF
CAP Rate	5.74%
Market CAP Rate	9.69%
GRM	9.67 GRM
Market GRM	6.94 GRM
$/Unit	$185,000

RENT INCREASE DUE 2/1/27

INVESTMENT SUMMARY

ESTIMATED ANNUALIZED OPERATING DATA

	Current		Market
Scheduled Gross Income	$191,279		$266,538
Additional Income	$0		$0
TOTAL SCHEDULED GROSS INCOME	**$185,540**		$266,538
Vacancy/Collection	($5,738)	3%	($7,996)
Effective Gross Income	$185,540		$258,542
Operating Expenses	($79,292)		($79,292)
NET OPERATING INCOME	$106,248		$179,249
Debt Service	($87,726)		($87,726)
Pre-Tax Cash Flow	$18,522		$91,524

ESTIMATED ANNUALIZED OPERATING EXPENSES

	Annually	Notes
Taxes	$23,125	1.25% of Sale Price
Insurance	$15,000	$1.75/SF of Sale Price
Maint & Repairs	$9,564	5% of Sched Gross Income
Manager (off-site)	$9,564	
Manager (on-site)	$0	
Misc. & Reserves	$1,000	Estimate
Rubbish	$9,167	Actual
Water & Sewer	$5,360	Actual
Landscaping	$1,200	Estimate
Fees & Permits	$1,294	
Electricity	$1,340	
Gas	$2,679	
TOTAL EXPENSES	**$79,292**	

RENT INCREASE DUE 2/1/2027





RENT ROLL

Unit	Unit Mix	Actual Rent	Appx Market Rent	Move In Date	Notes
1	1Br+1Ba	$1,800.00	$2,000	5/12/2025	
2	1Br+1Ba	$1,448.61	$2,000	5/21/2013	Last Increased 2/1/2026
3	1Br+1Ba	$1,263.07	$2,000	12/30/2009	Last Increased 2/1/2026
4	1Br+1Ba	$1,721.20	$2,000	3/1/2020	Last Increased 2/1/2026
5	2Br+2Ba	$2,195.00	$3,000	4/24/2024	Last Increased 2/1/2026
6	1Br+1Ba	$1,223.61	$2,000	4/26/2011	Last Increased 2/1/2026
7	1Br+1Ba	$1,275.34	$2,000	8/1/2011	Last Increased 2/1/2026
8	1Br+1Ba	$1,776.90	$2,000	10/15/2020	Last Increased 2/1/2026
9	1Br+1Ba	$1,759.76	$2,000	7/15/2023	Last Increased 2/1/2026
10	2Br+2Ba	$1,264.91	$3,000	9/15/1986	Last Increased 2/1/2026
Total Scheduled Rent		**$15,728**	**$22,000**		
Laundry		$140	$140		WASH Leased Machines
Other Income		$72	$72		Pet Rent, SCEP & RSO
Total Monthly		$15,940	$22,212		
Total Annual		$191,279	$266,538		RENT INCREASE DUE 2/1/27



MARKET OVERVIEW

NEIGHBORHOOD

SOLD BY DANA & NICOLE

NEIGHBORHOOD GUIDE

East Hollywood is a vibrant, centrally located Los Angeles neighborhood known for its rich cultural mix, anchored by Thai Town and Little Armenia, a strong local food scene, and a walkable, urban feel. It offers a blend of classic Craftsman homes, mid-century apartments, and newer multifamily development, with easy access to Hollywood, Los Feliz, Griffith Park, and major transit routes. Popular with renters, creatives, and investors alike, Melrose Hill continues to see steady demand. The median home sales price is approximately $900,000, though pricing varies widely by property type and location within the neighborhood.

SHOPS

Nati Boutique

Village Heights

GROCERIES

Vons

Ralphs

BANKS

Citi Bank

Bank of America

RESTAURANTS

Mison Matho

Ètra

BARS

Paper Tiger

Lock & Key

CAFES

Lab Coffee & Roasters

CAFE UPPER

PARKS

Bellevue Recreation Center

FITNESS

24 Hour Fitness

Fast Lean Fit

SCHOOLS

Van Ness Ave Elementary

Los Angeles City College



SOLD NEARBY

BY DANA CORONADO & NICOLE APOSTOLOS





1. 963 N Harvard Blvd, Los Angeles, CA 90029 (Nicole)
2. 1320 N Edgemont St, Los Angeles, CA 90027 (Nicole)
3. 714 N St Andrews Pl, Los Angeles, CA 90038 (Nicole)
4. 4880 Lexington Ave, Los Angeles, CA 90029 (Nicole)
5. 4886 Lexington Ave, Los Angeles, CA 90029 (Nicole)
6. 739 N Hudson Ave, Los Angeles, CA 90038 (Nicole)
7. 1249 N Edgemont St, Los Angeles, CA 90029 (Nicole)
8. 1201 N Mariposa Ave, Los Angeles, CA 90029 (Nicole)
9. 519 N Ardmore Ave, Los Angeles, CA 90004 (Nicole)
10. 629 N Ardmore Ave, Los Angeles, CA 90004 (Nicole)
11. 1543 N Kenmore Ave, Los Angeles, CA 90027 (Nicole)
12. 1236 N Edgemont St, Los Angeles, CA 90029 (Nicole)
13. 1613 Hillhurst Ave, Los Angeles, CA 90027 (Dual)
14. 638 Heliotrope Dr, Los Angeles, CA 90004 (Dana)
15. 525 S Ardmore Ave, Los Angeles, CA 90020 (Dana)
16. 1921 N Mariposa Ave, Los Angeles, CA 90027 (Dana)
17. 1177 N Hoover St, Los Angeles, CA 90029 (Dana)
18. 4264 Holly Knoll Dr, Los Angeles, CA 90027 (Dana)
19. 1406 Golden Gate Ave, Los Angeles, CA 90026 (Dana)
20. 700 Robinson St, Los Angeles, CA 90026 (Dana)
21. 326 Robinson St, Los Angeles, CA 90026 (Dana)
22. 343 Benton Wy, Los Angeles, CA 90026 (Dana)
23. 1320 Angelus Ave, Los Angeles, CA 90026 (Dana)
24. 1522 Benton Wy, Los Angeles, CA 90026 (Dana)



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