

# 545 Eastmont Ave

Los Angeles, CA 90022

**OFFERING MEMORANDUM**





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Centennial Realty Brokerage & Investment Corp in compliance with all applicable fair housing and equal opportunity laws.

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) one bedroom units and (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.

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.

545 Eastmont Ave offers a compelling investment opportunity in a centrally located, supply-constrained market. Its accessibility, strong community presence, and diverse tenant appeal position it for stable income and long-term growth potential.

**\$1,099,999**

LIST PRICE

**\$280.47**

PRICE PER SF

**\$183,333**

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	Current Rent	Total	Market Rent	Total
1 Bedroom + 1 Bath	800	1	\$893.15	\$893.15	\$1,795.00	\$1,795.00
1 Bedroom + 1 Bath	820	1	\$1,036.00	\$1,036.00	\$1,795.00	\$1,795.00
1 Bedroom + 1 Bath	780	1	\$1,013.00	\$1,013.00	\$1,795.00	\$1,795.00
1 Bedroom + 1 Bath	802	1	\$955.38	\$955.38	\$1,795.00	\$1,795.00
Studio	324	1	\$949.94	\$949.94	\$1,400.00	\$1,400.00
Studio	396	1	\$1,375.00	\$1,375.00	\$1,400.00	\$1,400.00
<b>Totals</b>	<b>3922</b>	<b>6</b>		<b>\$6,222.47</b>		<b>\$9,980.00</b>

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%
<b>Gross Operating Income</b>	<b>\$79,891</b>		<b>\$123,628</b>	

Expenses	Current	%	Market	%
Property Tax	\$13,750		\$13,750	
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	
<b>Total</b>	<b>\$36,413</b>	<b>44%</b>	<b>\$36,413</b>	<b>29%</b>

<b>Net Operating Income:</b>	<b>\$43,478</b>		<b>\$86,278</b>	
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Debt Service	Current	%	Market	%
Loan Payments:	\$34,749		\$34,067	
Pre Tax Cash Flows:	\$8,729	1.48%	\$52,467	8.89%

After Tax and Depreciation	Current	%	Market	%
Taxable Cash Flow + Principal	\$15,600		\$59,337	
Annual Depreciation	\$45,717		\$45,717	
<b>After Tax Net Cash Flow</b>	<b>\$8,729</b>	<b>1.48%</b>	<b>\$47,700</b>	<b>8.08%</b>
Principal Reduction:	\$6,870		\$6,870	

# CASH FLOW SUMMARY

Pricing Data	Current	Market
List Price	\$1,099,999	\$1,099,999
Price/Unit	\$183,333	\$183,333
CAP Rate	3.95%	7.93%
Price/SQFT	\$280.47	\$280.47
GRM	13.36	8.63

Annualized Operating Data	Current	Market
Scheduled Gross Income:	\$82,362	\$127,452
Vacancy Rate Reserve:	\$2,471	\$3,824
Gross Operating Income:	\$79,891	\$123,628
Expenses:	\$36,413	\$36,413
Net Operating Income:	\$43,478	\$87,216
Loan Payments:	\$34,749	\$34,749
Pre Tax Cash Flows:	\$8,729	\$52,467

Financing Data	Current
Loan Amount	\$509,999
Monthly Payment	\$2,896
Interest	\$2,337
DCR	1.25

# 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 valuable on-site parking, 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



WHITTER NARROWS RECREATION AREA



MONTEBELLO



## MARKET OVERVIEW

The subject property is located within the dense urban core of East Los Angeles, serving a culturally diverse population of approximately 64,800 residents in the 90022 zip code. The immediate area benefits from a strong workforce base, with median household incomes reaching around \$75,000, reflecting an 80% increase since 2011. This economic strength is bolstered by the area's strategic location as a gateway between the residential density of East LA and the industrial hubs of Commerce, supporting a high household density of over 17,400 households.

The local economy is anchored by major logistics hubs like the Commerce and Vernon industrial markets, which are home to prominent employers such as FedEx, UPS, and Amazon. The nearby Citadel Outlets, featuring over 130 stores and a 10-acre expansion including a new hotel, strengthens the area's retail sector. Combined with easy access to the Metro E Line and I-5, these factors provide a stable, non-cyclical demand for housing from commuters working in Downtown Los Angeles.

East Los Angeles demonstrates economic stability, with the multifamily market posting a tight vacancy rate of approximately 4.0%. The area's supply-constrained nature shields it from broader softness seen in other sectors, making it a desirable location for investment. Confidence in the market remains strong, with properties trading between \$175,000 and \$250,000 per unit—offering substantial discounts compared to replacement costs that can exceed \$400,000 per unit.

**\$75,000**

1-Mile Median Household Income

**17,400**

1-Mile Total Households

**64,800**

1-Mile Total Population

**\$630,000**

1-Mile Median Home Property Value

# 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, affluent community with rising purchasing power.



## 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.



## 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.



## 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.



## 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.



## SUPPLY-CONSTRAINED MARKET

With a tight 4.0% 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.

# RENT COMPARABLES - STUDIO



4535 East 2nd Street

Rent Price **\$1,550**

SQFT **350 SQFT**



5445 East Beverly Boulevard

Rent Price **\$1,300**

SQFT **500 SQFT**




5371 Louis Place #9

Rent Price **\$1,100**


SQFT **300 SQFT**

**4535 East 2nd Street**



Rent Price **\$1,550**    SQFT **350 SQFT**

**5445 East Beverly Boulevard**



Rent Price **\$1,300**    SQFT **500 SQFT**

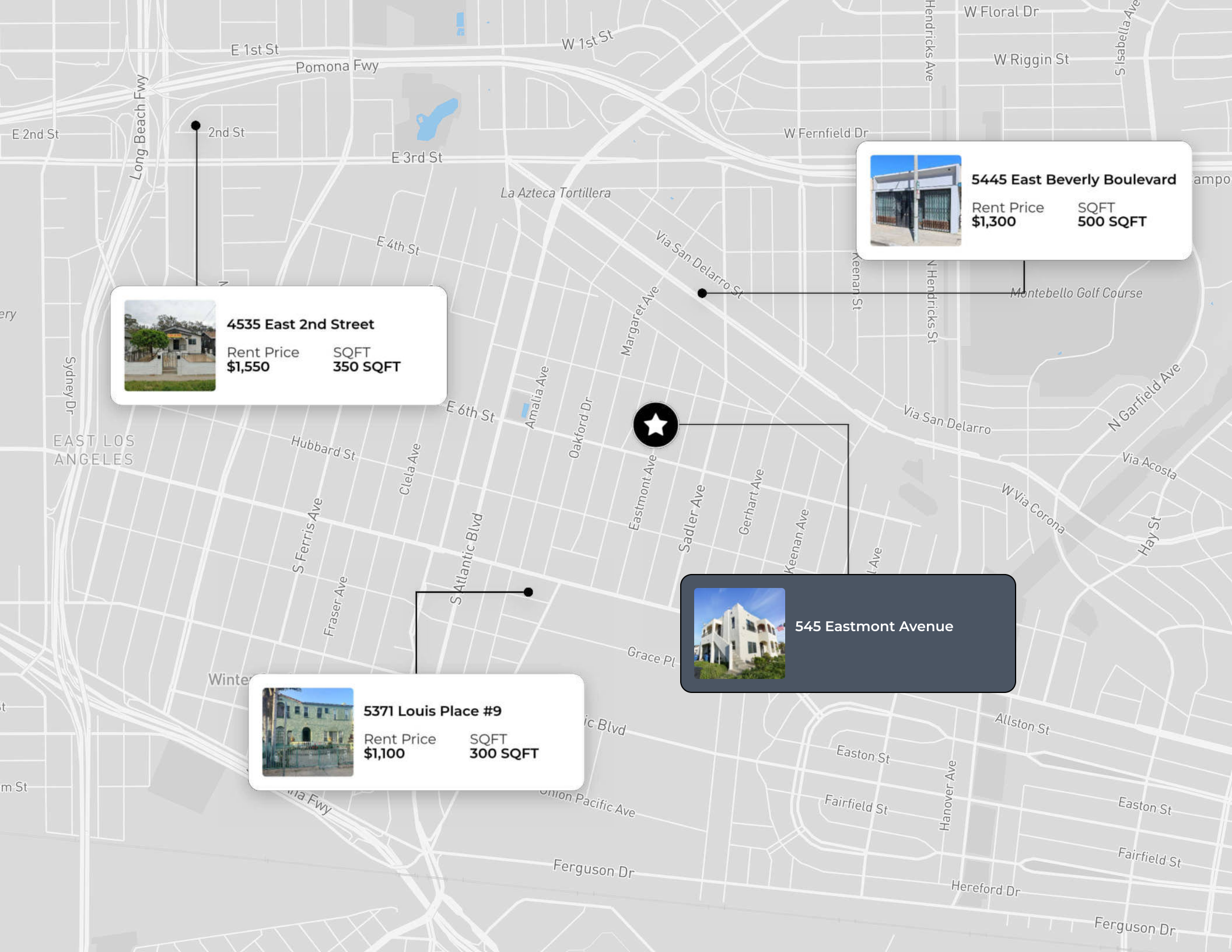
**545 Eastmont Avenue**



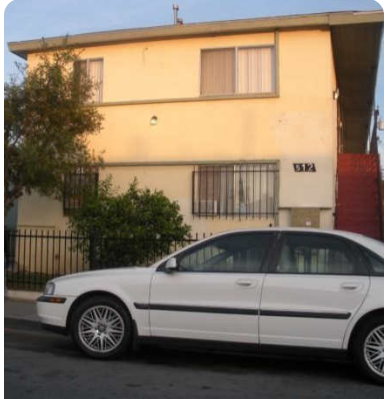
**5371 Louis Place #9**



Rent Price **\$1,100**    SQFT **300 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**

**326 South Gerhart Avenue**  
Rent Price **\$1,750**    SQFT **600 SQFT**

**512 Eastmont Avenue**  
Rent Price **\$1,456**    SQFT -

**5407 East Hubbard Street**  
Rent Price **\$1,795**    SQFT -

**5847 Via Corona Street**  
Rent Price **\$1,795**    SQFT -

**1128 1/4 Clela Avenue**  
Rent Price **\$1,750**    SQFT **550 SQFT**

**545 Eastmont Avenue**

545

Eastmont Avenue

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SALES COMPARABLES

# SALES COMPARABLES



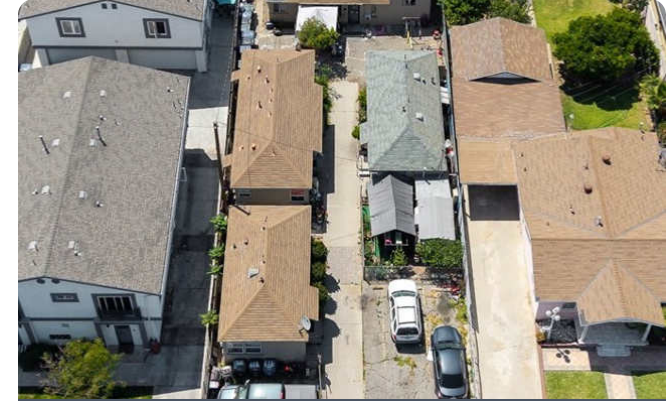
1119 South Woods Avenue

Asking Price	<b>\$1,375,000</b>
Age	<b>1941</b>
Lot Size	<b>7206 sq ft</b>
Total Units	<b>7</b>
Building SF	<b>4858 sq ft</b>
GRM	<b>16.37</b>
CAP	<b>2.8</b>
\$/SQ FOOT	<b>\$283.04</b>
\$/UNIT	<b>\$196,429</b>
Closing Date	<b>12/4/2025</b>



960 Simmons Avenue

Asking Price	<b>\$700,000</b>
Age	<b>1930</b>
Lot Size	<b>5035 sq ft</b>
Total Units	<b>5</b>
Building SF	<b>3712 sq ft</b>
GRM	<b>11.49</b>
CAP	<b>3.98</b>
\$/SQ FOOT	<b>\$188.58</b>
\$/UNIT	<b>\$140,000</b>
Closing Date	<b>2/5/2026</b>



723 South Kern Avenue

Asking Price	<b>\$1,000,000</b>
Age	<b>1947</b>
Lot Size	<b>7797 sq ft</b>
Total Units	<b>7</b>
Building SF	<b>2991 sq ft</b>
GRM	<b>14.54</b>
CAP	<b>2.53</b>
\$/SQ FOOT	<b>\$334.34</b>
\$/UNIT	<b>\$142,857</b>
Closing Date	<b>9/18/2025</b>



### 723 South Kern Avenue

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



### 725 South Ferris Avenue

Age	Building SF
<b>1928</b>	<b>3788 sq ft</b>
Asking Price	\$/UNIT
<b>\$1,325,000</b>	<b>\$165,625</b>



### 545 Eastmont Avenue

Age	Building SF
<b>1929</b>	<b>3,922 sq ft</b>
Asking Price	\$/UNIT
<b>\$1,099,999</b>	<b>\$183,333</b>



### 1119 South Woods Avenue

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



### 5130 Carolina Place

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



### 960 Simmons Avenue

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



## MEET YOUR AGENT



Investment Adviser

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CaIDRE 02166687

# SPENCER ALLEN

Spencer is a young professional who was born and raised in the City of Long Beach. He attended Wilson High School and graduated in 2016. After high school, Spencer went on to attend the University of Redlands, where he earned a Bachelor's degree in Sustainable Business with a minor in Geographic Information Systems (GIS) in 2020.

Given Spencer's prior experience in property management in both commercial and residential real estate, he decided to specialize in multi-family real estate which he believes to be a natural fit for him. He focuses on creating a win-win management style for both owners and tenants which means he ensures that both parties benefit from his services. Spencer's clients benefit from his expertise in supplying them with up-to-date hyper-localized information and market trends. This makes him an invaluable partner to his clients since he is always up-to-date on the latest developments in the real estate market.

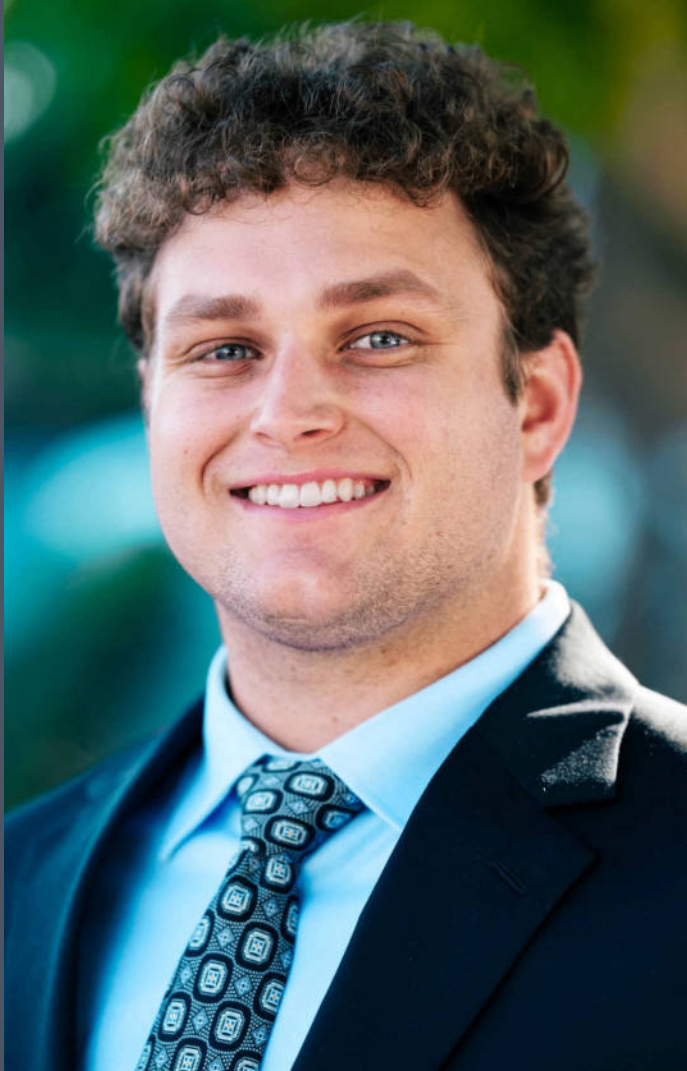
Overall, Spencer's combination of local knowledge, expertise in sustainable business and GIS, and experience in property management make him a well-rounded and valuable asset to anyone looking to buy, sell, or manage properties in Long Beach. In addition to his work in real estate, Spencer is an avid waterman; involved in lifeguarding, paddle events, swim races, and water polo his whole life.

Since 2016, he has been a lifeguard on the shores of Long Beach, helping to keep beachgoers safe and saving lives when necessary. During his high school years, Spencer played water polo for Long Beach Wilson High School where he was highly successful. He received numerous awards and honors including Moors League Player of the Year, Long Beach Century Club Athlete of the Year, All-CIF, and All-American Honors. Spencer continued his water polo career at the University of Redlands where he played for all four years, receiving All-Conference and All-American honors. His passion for the sport led him to become a water polo coach at Wilson High School and assist with other swim programs in the community.

Spencer is also one of the key organizers of the "Crossing for KJ" organization. This annual event is held in honor of his high school teammate and fellow lifeguard who tragically passed away. Participants in the event, including Spencer, paddle board from Catalina Island to Long Beach, raising money and awareness for important causes. Although the organization has only been around for a short period of time, Spencer has crossed the channel from Catalina to Long Beach 3 times by paddle board and anticipates to do it every year until he can physically no longer do it.

Spencer's involvement in lifeguarding and the aquatic community highlights his dedication to his

## MEET YOUR AGENT



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# TYLER ROAH

Tyler Roah serves as an Investment Adviser, specializing in multifamily investment properties across South Los Angeles County, including Lomita, Wilmington, and San Pedro. Tyler works closely with investors to help them identify opportunities, analyze returns, and build long-term portfolios that align with their financial goals.

Born and raised in Orange County, California, Tyler grew up in Garden Grove and Los Alamitos, where he developed a strong sense of community and ambition. He attended Los Alamitos High School, where he was a dedicated student-athlete competing in both basketball and football. Tyler went on to earn his Bachelor's degree in History with a minor in Business from the University of Washington, where he strengthened his analytical thinking, communication, and leadership skills.

Before joining Centennial, Tyler gained valuable experience as a sales assistant at an aviation company in Long Beach and in the food service industry, where he learned the importance of precision, service, and relationship-building. Growing up in a business-oriented family instilled in him a strong work ethic, competitive drive, and a commitment to fostering lasting professional relationships. Outside of work, Tyler enjoys sports, traveling, working out, and spending time with his grandparents. His balanced approach to life and business reflects his dedication to continuous growth, both personally and professionally.



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