

# 1144-1148 ROCKDALE AVENUE

1144-1148 Rockdale Avenue | Eagle Rock, CA

OFFERING MEMORANDUM



keyes  
REAL ESTATE

# 1144-1148 Rockdale Avenue

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*Exclusively Marketed by:*



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01 **Executive Summary**

- Investment Summary
- Unit Mix Summary

## OFFERING SUMMARY

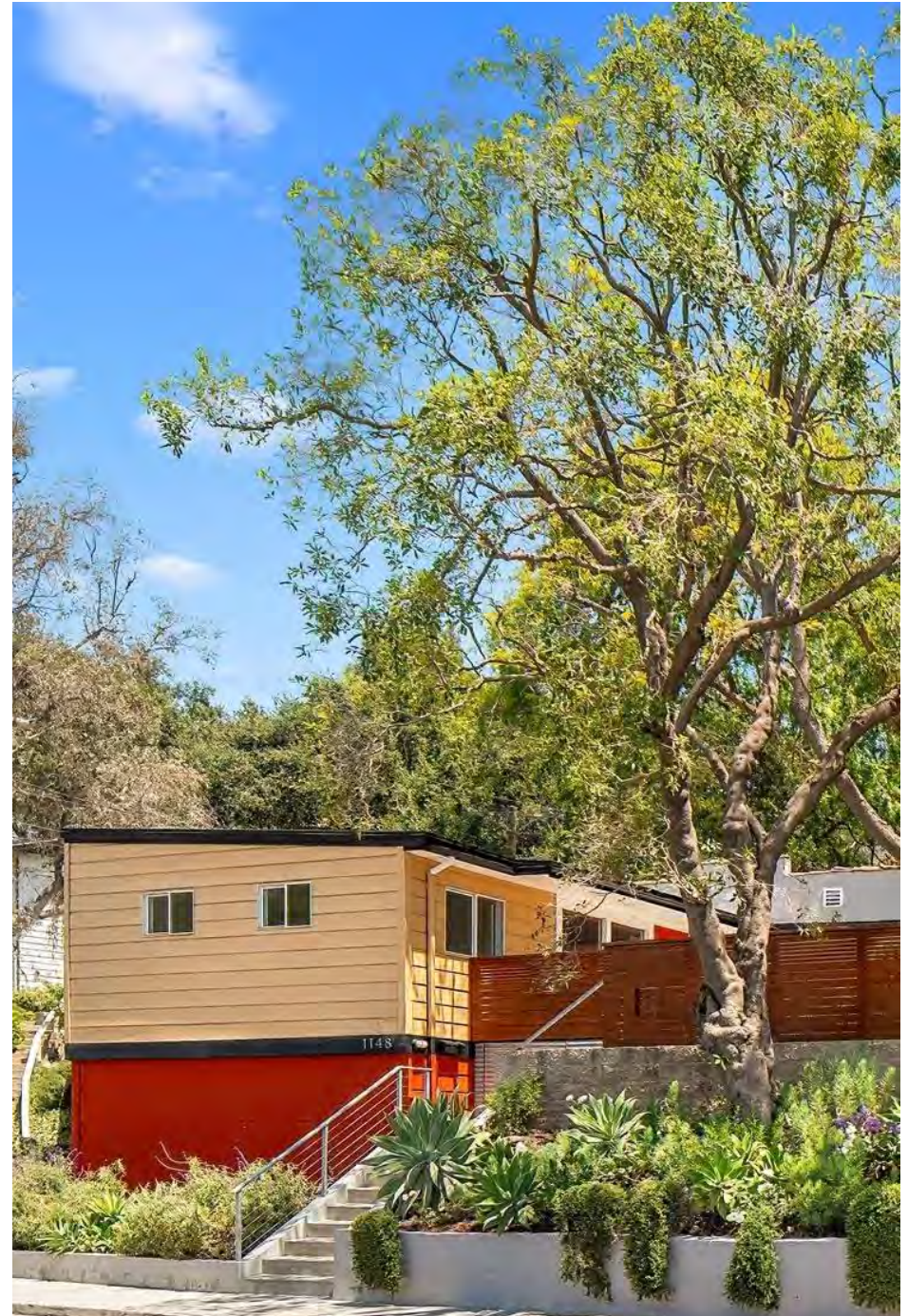
ADDRESS	1144-1148 Rockdale Avenue Eagle Rock CA 90041
COUNTY	Los Angeles
BUILDING SF	2,406 SF
LAND SF	4,185 SF
NUMBER OF UNITS	3
YEAR BUILT	1925
APN	5481014006

## FINANCIAL SUMMARY

PRICE	\$1,299,995
PRICE PSF	\$540.31
PRICE PER UNIT	\$433,332
OCCUPANCY	33.30%
NOI (Pro Forma)	\$83,653
CAP RATE (CURRENT)	-0.94%
CAP RATE (Pro Forma)	6.43%

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	19,190	192,233	592,889
2026 Median HH Income	\$144,515	\$113,516	\$98,836
2026 Average HH Income	\$191,109	\$159,234	\$141,682

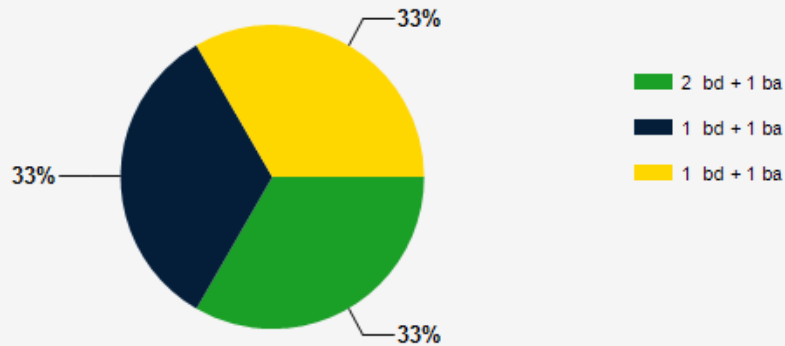


- An eclectic offering in the heart of Eagle Rock, this courtyard compound blends Spanish character, subtle mid-century influence, and warm modern updates with architectural personality, flexible living, and meaningful income potential. Set on a prominent corner beneath a canopy of mature trees, this thoughtfully curated three-unit property is centered around a welcoming courtyard and lush outdoor spaces, creating a private, residential setting rarely found in multifamily offerings.
- The vacant detached 2-bedroom, 1-bath residence has been beautifully reimagined with new flooring, fresh paint, a remodeled kitchen and bath, and warm, design-forward finishes throughout. Expansive windows and seamless indoor-outdoor flow create a bright, airy feel, making it live more like a private home than a rental unit.
- Complementing the detached residence is a character-rich two-story Spanish duplex featuring two spacious 1-bedroom, 1-bath units, each with its own distinct appeal. The upper residence enjoys an expansive covered deck with leafy outlooks and hillside views, while the lower unit offers comfortable living spaces filled with natural light and timeless charm.
- Adding to the versatility are a highly desirable three-car garage, on-site laundry, and two separate bonus workshop / flex rooms - ideal for a studio, office, creative workspace, gym, or additional storage.
- Directly across the street, a community park with ample parking serves as a natural extension of the property - perfect for morning dog walks, quiet reflection, outdoor play, or overflow guest parking. Just moments away, the cafés, shops, and neighborhood favorites along Colorado Boulevard complete the lifestyle offering.
- With two units delivered vacant and one occupied unit providing immediate income, the property presents a compelling opportunity for an owner-user seeking supplemental rental income, a multi-generational living arrangement, or an investor looking for a distinctive asset in one of Northeast LA's most beloved neighborhoods. Part investment opportunity, part private retreat - and entirely special.

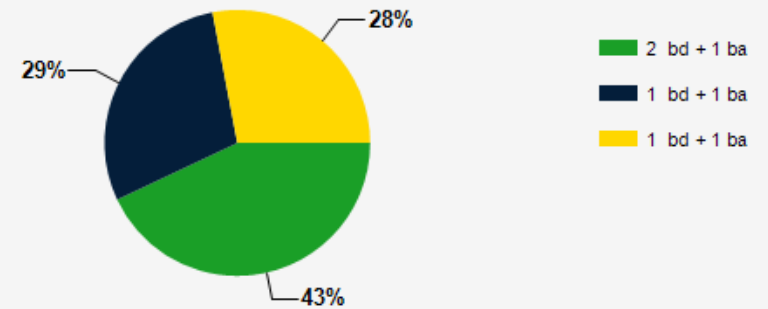


Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	1	938	\$0		\$0	\$4,000	\$4.26	\$4,000
1 bd + 1 ba	1	633	\$0		\$0	\$2,750	\$4.34	\$2,750
1 bd + 1 ba	1	607	\$1,570	\$2.59	\$1,570	\$2,375	\$3.91	\$2,375
<b>Totals/Averages</b>	<b>3</b>	<b>726</b>	<b>\$523</b>	<b>\$0.86</b>	<b>\$1,570</b>	<b>\$3,042</b>	<b>\$4.17</b>	<b>\$9,125</b>

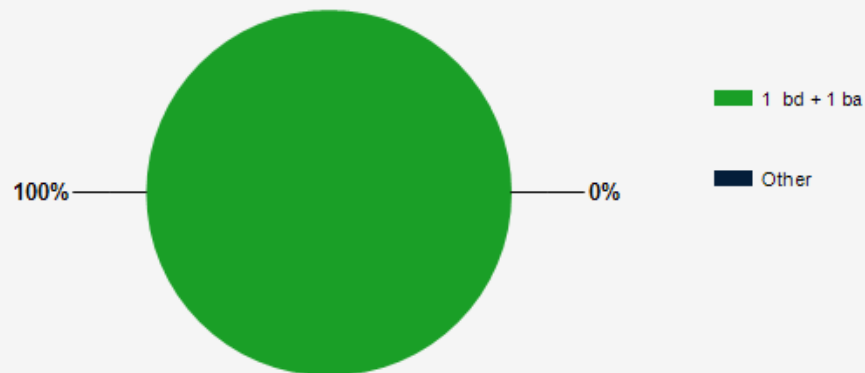
Unit Mix Summary



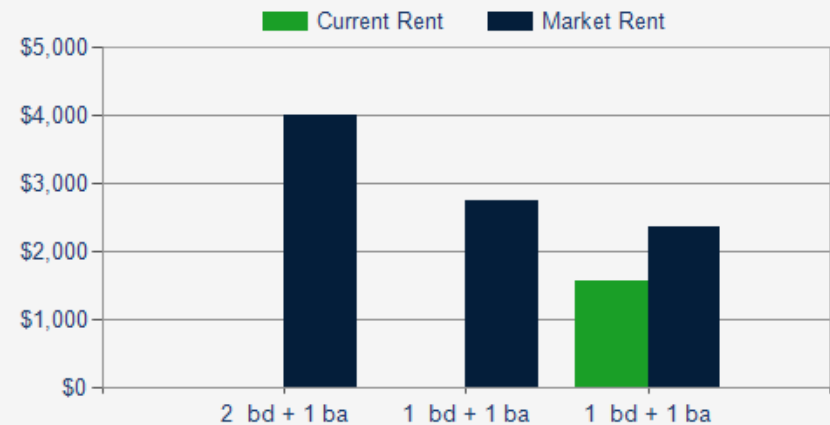
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





02

Location

Local Business Map

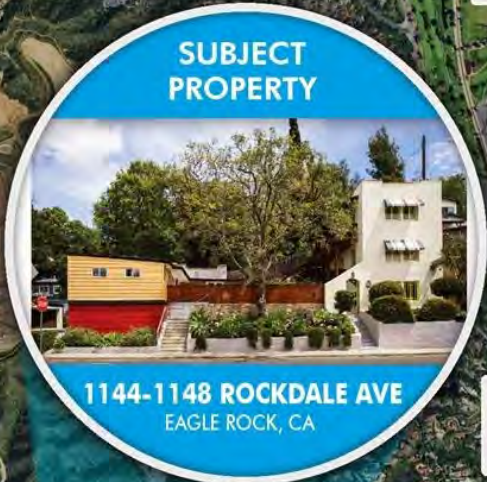
1144-1148 ROCKDALE AVENUE

GLENDALE  
COMMUNITY COLLEGE

ArtCenter  
College of Design

Rose Bowl  
AMERICA'S STADIUM

ROSE BOWL  
FLAMINGO  
RESTAURANT



1144-1148 ROCKDALE AVE  
EAGLE ROCK, CA

# GLENDALE

# PASADENA

EAGLE ROCK PLAZA  
**TARGET**  
SEAFOOD CITY  
Western Dental & Orthodontics  
Starbucks  
kids

Eye.Q.  
Foster's  
FRESH

**SMC**  
BIFFRA MADRE COLLECTION

loop  
espresso bar  
MALBEC MARKET  
True Value  
HARDWARE

kidspace  
children's museum

ONE  
COLORADO

**SPITZ**  
Mediterranean Diner Pool  
PEEKABOO  
PLAYLAND

COLORED  
TACO /  
SOCIAL

PETE'S  
BURRITOS  
SCHOOL  
of ROCK  
EAGLE ROCK

DAVE'S  
DRINK & EAT  
BAR

Passalunghi  
RESTAURANT

210

134

IN-N-OUT  
BURGER

RELENTLESS  
BREWING CO. & SPIRITS  
PENNY DUEN  
RESTAURANT

The BLAIR

TRADER JOE'S

FOUND  
COFFEE

playlab  
EAGLE ROCK

134

fusion  
academy

PASADENA

710

GLENDALE  
HIGH SCHOOL

Yogurtland

SPROUTS  
FARMERS MARKET

DELEVAN DRIVE  
ELEMENTARY SCHOOL

MAX CITY  
BBQ

SEÑOR  
FISH

CHIFA 國偉

**TARGET**

DUNSMOOR

Capri  
CLUB

OXY  
OCCIDENTAL COLLEGE

BARCADE

FOUR  
CAFE  
WINN-DIXIE STORES  
COFFEE ROASTERS

QUEEN'S  
RAW BAR & GRILL

ONE  
DOWN  
DOG  
YOGA & FITNESS

YOSEMITE  
RECREATION CENTER

EAGLE ROCK JUNIOR  
SENIOR HIGH SCHOOL

Goldburger

喜  
JOY

SUPRA  
FOODS

MODU

The FIG HOUSE

LOLA Cafe  
EAGLE ROCK  
ELEMENTARY SCHOOL  
WALLWORK  
GAMES AND CARDS  
Sports Cards and Collectibles Specialists  
CASA  
BINNCA  
EST. 1982

Eagle Rock  
Recreation Center

CVS  
McDonald's

PUC CALS EARLY  
COLLEGE HIGH SCHOOL

# EAGLE ROCK

ANNANDALE  
ELEMENTARY SCHOOL

LUTHER BURBANK  
MIDDLE SCHOOL

Starbucks

LITTLE FLOWER

Chevron

SAN RAFAEL  
ELEMENTARY SCHOOL

CARMEL COMMONS

**VONS**  
Banfield  
PET HOSPITAL  
Starbucks

Habit  
BREWERY  
VONS  
PHARMACY

WRIGLEY MANSION

SAN RAFAEL  
ELEMENTARY SCHOOL

Huntington  
Health

MAYFIELD  
SENIOR SCHOOL

ARLINGTON GARDEN  
IN PASADENA

fusion  
academy

RUSNAK

VONS

WRIGLEY MANSION

SAN RAFAEL  
ELEMENTARY SCHOOL

Huntington  
Health

MAYFIELD  
SENIOR SCHOOL

ARLINGTON GARDEN  
IN PASADENA

PASADENA

WRIGLEY MANSION

SAN RAFAEL  
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Huntington  
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ARLINGTON GARDEN  
IN PASADENA

PASADENA

RUSNAK

WRIG



03 Property Description

Property Features

Parcel Map

## PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	2,406
LAND SF	4,185
YEAR BUILT	1925
ZONING TYPE	LAR1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	3
WASHER/DRYER	Common Area



EXHIBIT "A"

LOT 58 OF GLEN ARBOR TERRACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA

APN: 5481-014-006





04

Rent Roll

Rent Roll

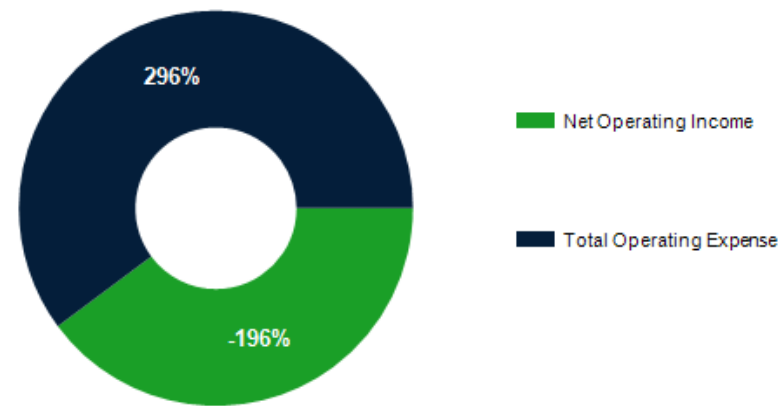
Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Notes
1148	2 bd + 1 ba	938	\$0.00	\$0.00	\$4,000.00		Vacant
1146	1 bd + 1 ba	633	\$0.00	\$0.00	\$2,750.00		Vacant
1144	1 bd + 1 ba	607	\$2.59	\$1,570.00	\$2,375.00	08/01/2013	
<b>Totals / Averages</b>		<b>2,178</b>	<b>\$0.86</b>	<b>\$1,570.00</b>	<b>\$9,125.00</b>		





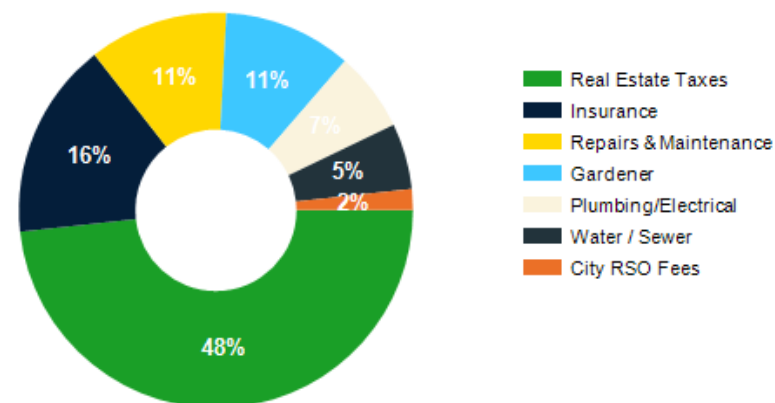
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$18,840	\$109,500
<b>Gross Potential Income</b>	<b>\$18,840</b>	<b>\$109,500</b>
General Vacancy	-66.70%	
<b>Effective Gross Income</b>	<b>\$6,274</b>	<b>\$109,500</b>
Less Expenses	\$18,552 295.70%	\$25,847 23.60%
<b>Net Operating Income</b>	<b>(\$12,278)</b>	<b>\$83,653</b>



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$8,955	\$2,985	\$16,250	\$5,417
Insurance	\$2,997	\$999	\$2,997	\$999
Repairs & Maintenance	\$2,120	\$707	\$2,120	\$707
Water / Sewer	\$1,000	\$333	\$1,000	\$333
City RSO Fees	\$320	\$107	\$320	\$107
Plumbing/Electrical	\$1,210	\$403	\$1,210	\$403
Gardener	\$1,950	\$650	\$1,950	\$650
<b>Total Operating Expense</b>	<b>\$18,552</b>	<b>\$6,184</b>	<b>\$25,847</b>	<b>\$8,616</b>
Expense / SF	\$7.71		\$10.74	
% of EGI	295.70%		23.60%	

## DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

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