

# 1144-1148 ROCKDALE AVENUE

1144-1148 Rockdale Avenue | Eagle Rock, CA

OFFERING MEMORANDUM



keyes  
REAL ESTATE

# 1144-1148 Rockdale Avenue

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01 **Executive Summary**

Investment Summary

Unit Mix Summary

## OFFERING SUMMARY

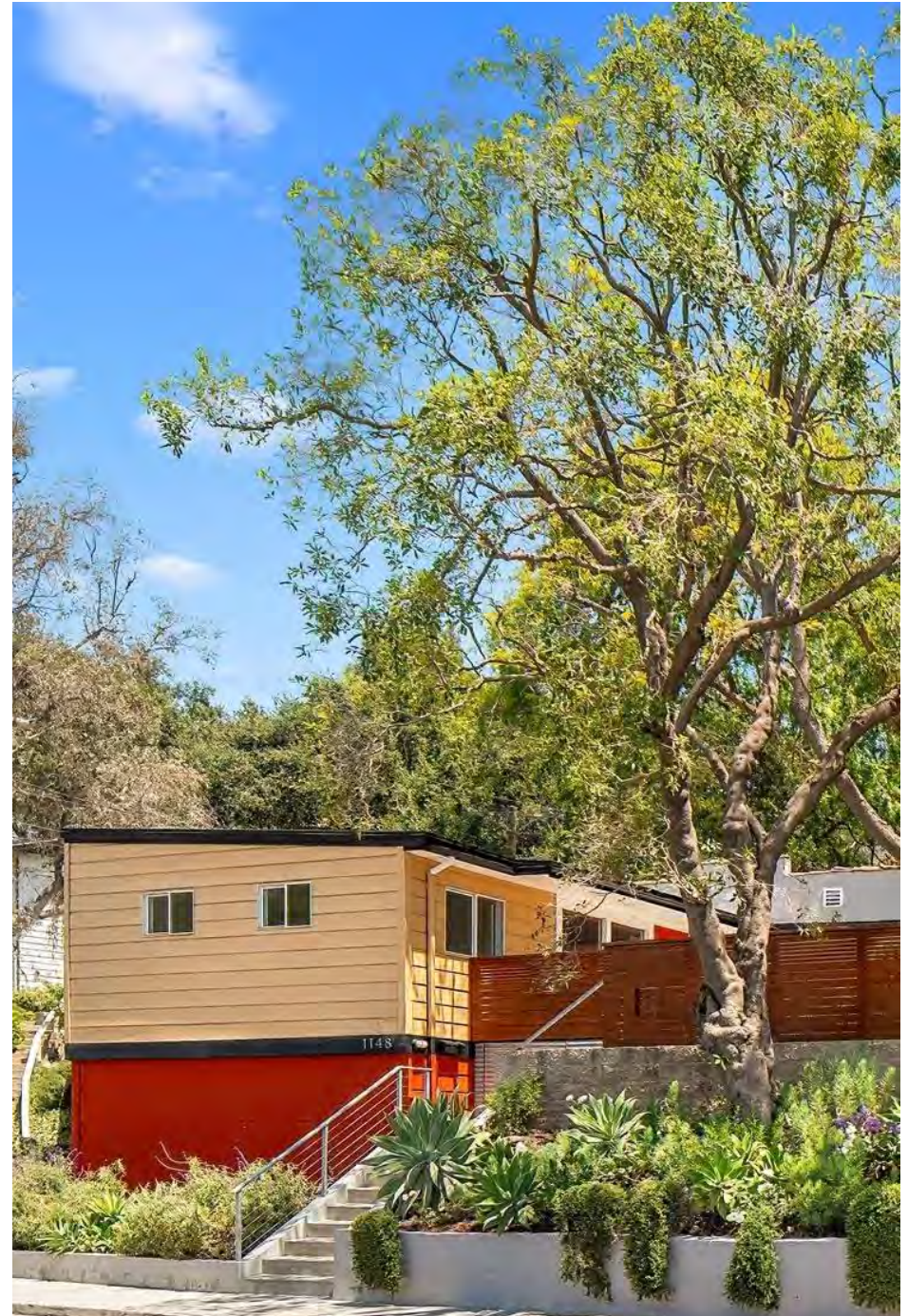
ADDRESS	1144-1148 Rockdale Avenue Eagle Rock CA 90041
COUNTY	Los Angeles
BUILDING SF	2,406 SF
LAND SF	4,185 SF
NUMBER OF UNITS	3
YEAR BUILT	1925
APN	5481014006

## 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

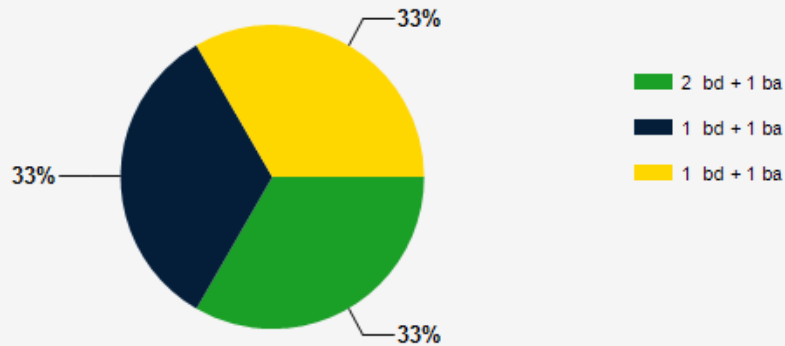


- An eclectic offering in the heart of Eagle Rock, this courtyard compound blends Spanish character, subtle mid-century influence, and warm modern updates with architectural personality, flexible living, and meaningful income potential. Set on a prominent corner beneath a canopy of mature trees, this 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.

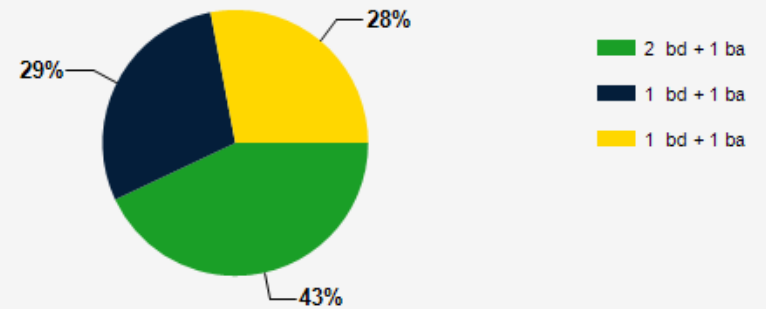


Unit Mix	# Units	Square Feet	Actual		Market		
			Current Rent	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	1	938	\$0	\$0	\$4,000	\$4.26	\$4,000
1 bd + 1 ba	1	633	\$0	\$0	\$2,750	\$4.34	\$2,750
1 bd + 1 ba	1	607	\$0	\$0	\$2,375	\$3.91	\$2,375
<b>Totals/Averages</b>	<b>3</b>	<b>726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

Unit Mix Summary



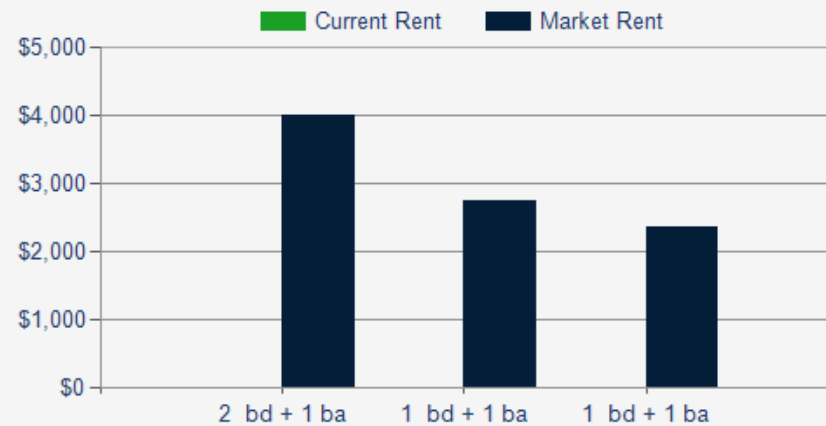
Unit Mix SF



Unit Mix Revenue

Other

Actual vs. Market Revenue





02

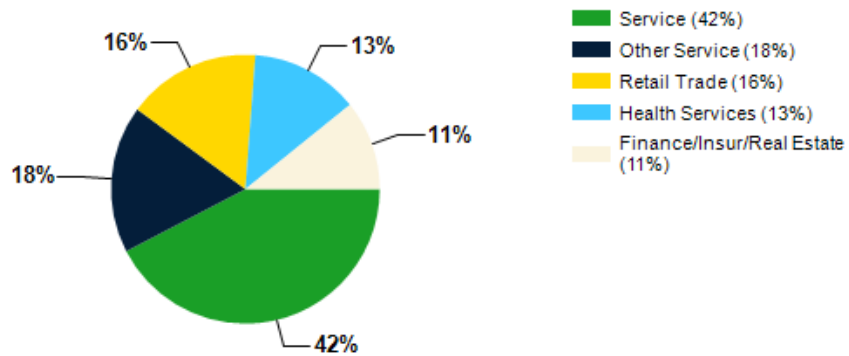
Location

Location Summary

Local Business Map

Aerial View Map

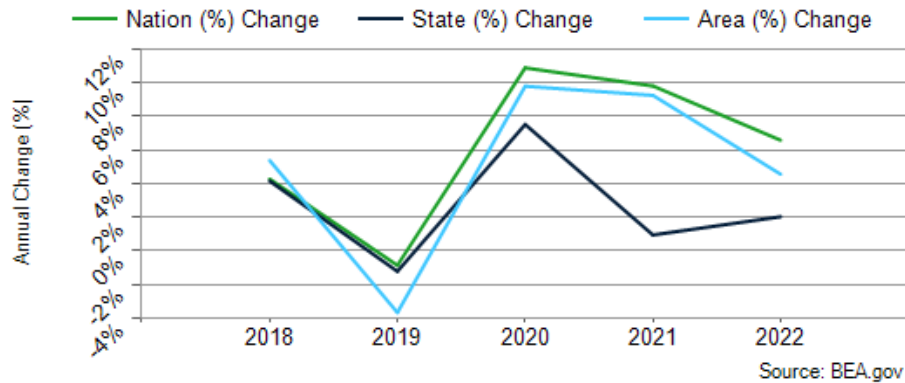
## Major Industries by Employee Count



## Largest Employers

Time Warner Cable	75,000,100,000
Chevron	50
ARCO	20
Eagle Rock Montessori School	17
Eagle Rock Brewery Public Houses, LLC	12
Crown Castle USA Inc	10
Eagledale Division	6
Acorn Eagle Rock	5

## Los Angeles County GDP Trend



GLENDALE  
COMMUNITY COLLEGE

ArtCenter  
College of Design

Rose Bowl  
AMERICA'S STADIUM

ROSE BOWL  
FLAMMABLE  
EXPERIENCE

210

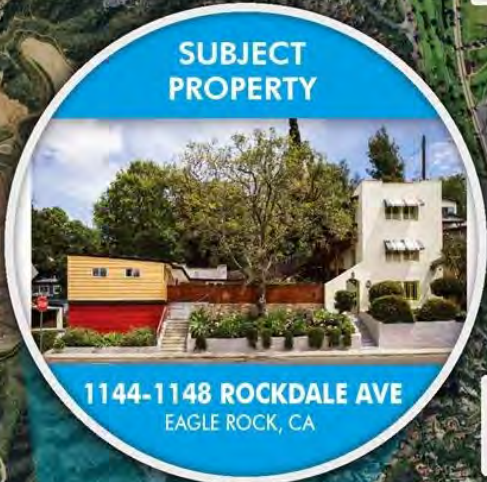
PASADENA

kidSPACE  
children's museum

ONE  
COLORADO

210

710



1144-1148 ROCKDALE AVE  
EAGLE ROCK, CA

GLENDALE

Scholl Canyon  
Golf Course

2

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

COLORED  
COFFEE

TACO /  
SOCIAL  
PETER'S  
BURRITOS

SCHOOL  
of ROCK  
EAGLE ROCK

DAVE'S  
CREAM & ICE  
CREAMERY

Pasadena  
RESTAURANT

134

IN-N-OUT  
BURGER

SPITZ  
Mediterranean Diner Pool

PEEKABOO  
PLAYLAND

ITALIAN  
Cafe & Wine  
Bar

RELENTLESS  
BREWING CO. & SPIRITS

Penny Duen  
RESTAURANT

The BLAIR

TRADER JOE'S

FOUND  
COFFEE

playlab  
EAGLE ROCK

134

Annandale  
Golf Club

fusion  
academy

PASADENA

GLENDALE  
HIGH SCHOOL

2

Yogurtland

SPROUTS  
FARMERS MARKET

DELEVAN DRIVE  
ELEMENTARY SCHOOL

MAX CITY BBQ

SEÑOR  
FISH

FOUR  
CAFE  
WINN-DIXIE STORES  
COFFEE ROASTERS

QUEEN'S  
RAW BAR & GRILL

CHIFA 國偉

TARGET

Capri  
CLUB

OXY  
OCCIDENTAL COLLEGE

BARCADE  
RESTAURANT

DUNSMOOR

YORK BLVD

LOLA Cafe

EAGLE ROCK  
ELEMENTARY SCHOOL

YOSEMITE  
RECREATION CENTER

EAGLE ROCK JUNIOR  
SENIOR HIGH SCHOOL

ROCKDALE  
ELEMENTARY SCHOOL

GAMES AND CARDS  
Sports Cards and Collectibles Specialists

WALLY WOK  
CASA  
BINNCA

Goldburger

喜  
JOY

SUPRA TOODS

MODU

MODU

EAGLE ROCK

CVS  
MCDONALD'S

PUC CALS EARLY  
COLLEGE HIGH SCHOOL

ANNANDALE  
ELEMENTARY SCHOOL

LUTHER BURBANK  
MIDDLE SCHOOL

Starbucks

LITTLE FLOWER

Chevron

SAN RAFAEL  
ELEMENTARY SCHOOL

CARMEL COMMONS

VONS  
Banfield  
PET HOSPITAL  
Starbucks  
Habit  
VONS  
PHARMACY

WRIGLEY MANSION

UNIVERSITY OF  
SOUTHERN CALIFORNIA

Huntington  
Health

MAYFIELD  
SENIOR SCHOOL

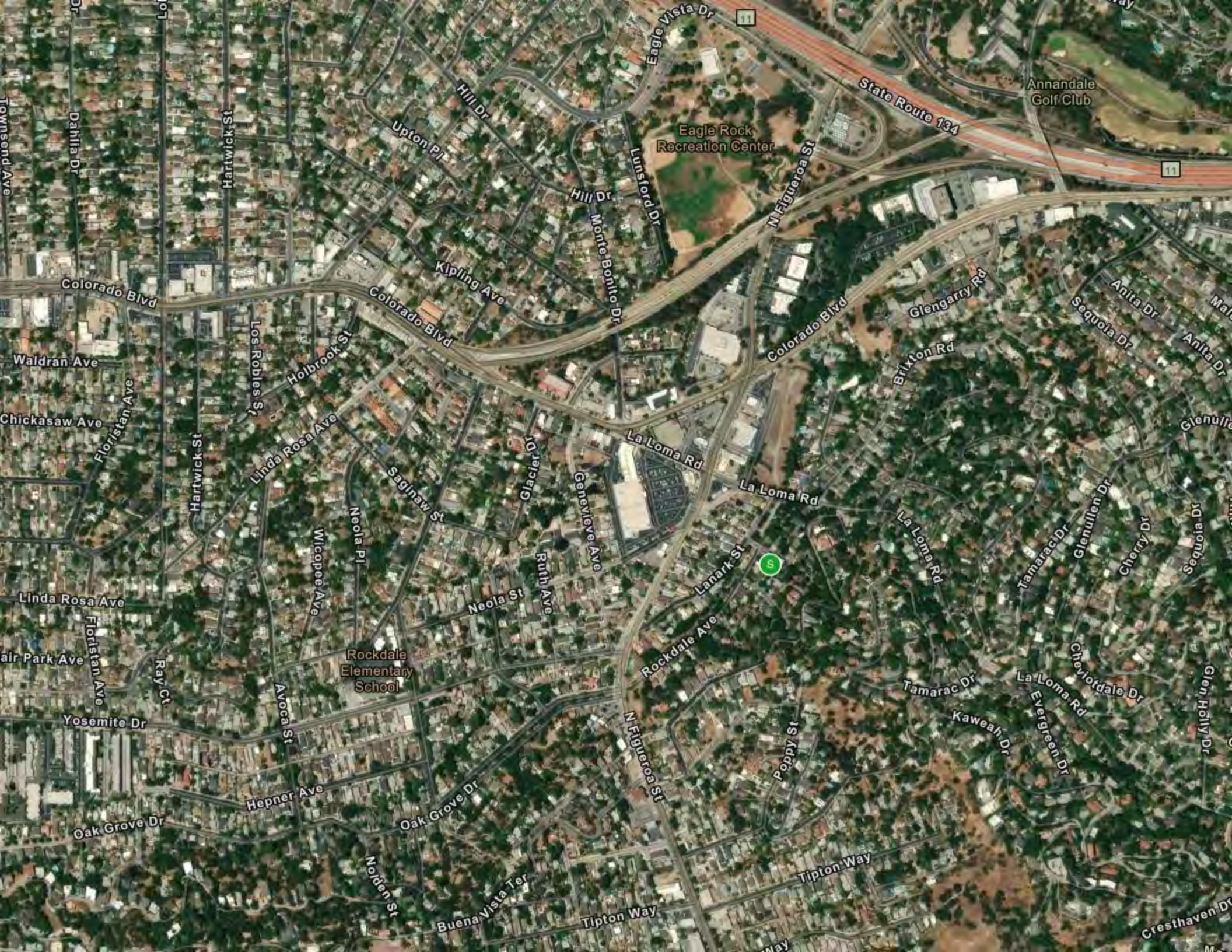
ARLINGTON GARDEN  
IN PASADENA

RUSNAK

VONS

Central  
Park

Arroyo Seco  
Golf Course



Annandale Golf Club

Eagle Rock Recreation Center

Rockdale Elementary School

S

State Route 134

Colorado Blvd  
La Loma Rd  
Hartwick St  
Kipling Ave  
Saginaw St  
Linda Rosa Ave  
Rockdale Ave  
Tipton Way  
Buena Vista Ter  
Oak Grove Dr  
Hepner Ave  
Avoca St  
Norden St  
Waldran Ave  
Chickasaw Ave  
Linda Rosa Ave  
Floristan Ave  
Ray Ct  
Yosemite Dr  
Oak Grove Dr  
Hill Dr  
Updon Pl  
Hill Dr  
Wome Bonto Dr  
Luniford Dr  
Eagle Vista Dr  
N Figueroa St  
Glengarry Rd  
Brixton Rd  
La Loma Rd  
Lamarck St  
Rockdale Ave  
N Figueroa St  
Poppy St  
Tipton Way  
Anita Dr  
Sequoia Dr  
Anita Dr  
Glenullen Dr  
Cherry Dr  
Tamarac Dr  
Glenullen Dr  
Cheviordale Dr  
La Loma Rd  
Evergreen Dr  
Kaweah Dr  
Glen Holly Dr  
Cresthaven Dr



03

Property Description

Property Features

## 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





04

Rent Roll

Rent Roll

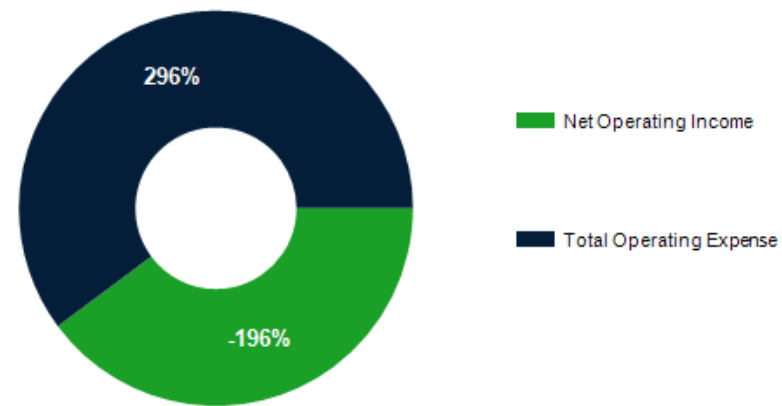
Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Notes
1148	2 bd + 1 ba	938	\$0.00	\$0.00	\$4,000.00		Vacant
1146	1 bd + 1 ba	633	\$0.00	\$0.00	\$2,750.00		Vacant
1144	1 bd + 1 ba	607	\$2.59	\$1,570.00	\$2,375.00	08/01/2013	
<b>Totals / Averages</b>		<b>2,178</b>	<b>\$0.86</b>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





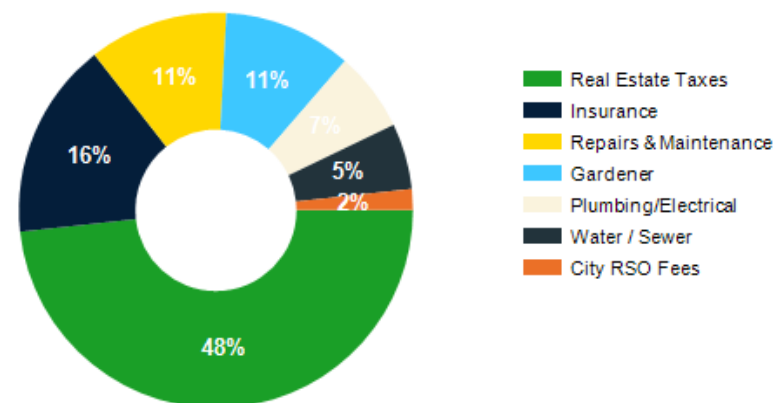
## REVENUE ALLOCATION CURRENT

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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