

5345

La Mirada Ave
Los Angeles, CA 90029

COMPASS
COMMERCIAL



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An aerial photograph of a city at dusk. The sky is a mix of orange, pink, and blue. In the background, there are dark mountains with some lights visible on the peaks. The city below is densely packed with buildings, mostly residential, with some larger commercial buildings. The streets are visible, and some cars are on the roads. The overall scene is a high-angle, wide-area shot of a city at twilight.

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 spacious residences average approximately 600 SF for the one-bedrooms and 800 SF for the two-bedrooms, 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 5.96% CAP Rate and 10.86 GRM on current rents, \$205,000/unit and \$237/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 _____

\$2,050,000

PROPERTY HIGHLIGHTS

NUMBER OF UNITS	10
YEAR BUILT	1965
LOT SIZE	7,500 SF
BLDG SIZE	8,648 SF
\$/SF	\$237/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

5345 LA MIRADA



Front of Property - AI Enhanced



Front of Property



Street View of Property



Front of Property

EXTERIOR

5345 LA MIRADA



Front of Property with Carports



Carports Facing Rear



Carports



Back of Property

EXTERIOR

5345 LA MIRADA



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

EXTERIOR

5345 LA MIRADA



2nd Story View



2nd Story View of Griffith Observatory



Separate Meters



Laundry Area

Hollywood Sign

VIEW FACING NORTH

Griffith Observatory

Hollywood

Los Feliz

Sunset Blvd

Hobart Blvd

5345 La Mirada

N Serrano Ave

La Mirada Ave

East Hollywood



VIEW FACING NORTH-WEST

Runyon Canyon

Hollywood Hills

Hollywood Sign

Hollywood

5345 La Mirada

La Mirada Ave



VIEW FACING NORTH-EAST

Griffith Observatory

Franklin Hills

Los Feliz

Hollywood

East Hollywood

5345 La Mirada



5345 LA MIRADA AVE

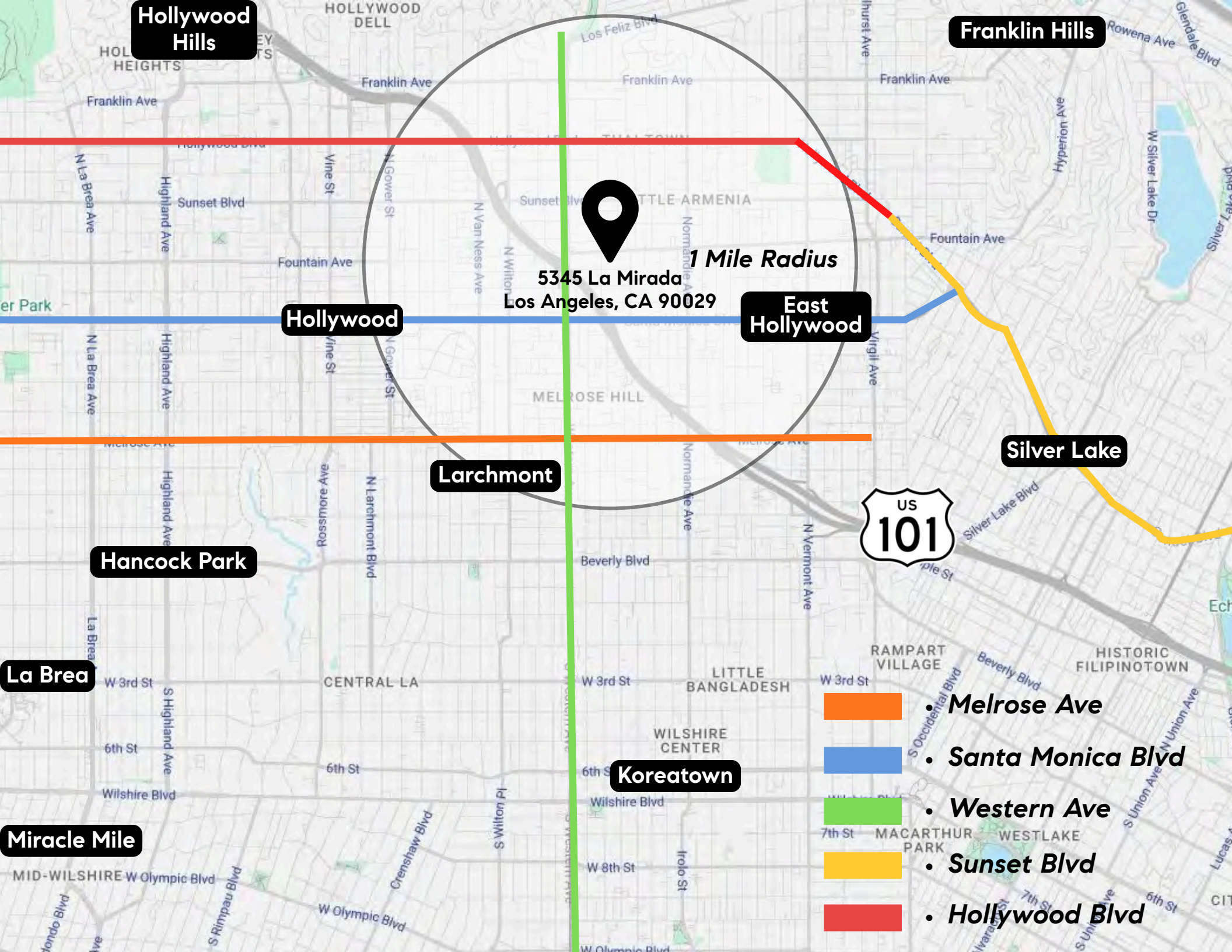
8,648 BLDG SF

10 UNITS
8 (1Br+1Ba)
2 (2Br+2Ba)

7,500 LOT SF

16 PARKING SPACES
/CARPORTS





Hollywood Hills

Franklin Hills



**5345 La Mirada
Los Angeles, CA 90029**

1 Mile Radius

Hollywood

East Hollywood

Silver Lake

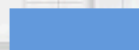
Larchmont

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 5.96% CAP Rate and 10.86 GRM on current rents, \$205,000/unit and \$237/SF!**
- Rents last increased 2/1/2026
- 5 Units feature updated kitchens, bathrooms, and dual-pane windows
- Spacious floor plans averaging approximately 600 SF for 1+1 units and 800 SF for 2+2 units
- 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	\$2,050,000
Number of Units	10
Year Built	1965
Bldg SF	8,648 SF
Lot Size SF	7,500 SF
Price per SF	\$237/SF
CAP Rate	5.96%
Market CAP Rate	8.44%
GRM	10.86 GRM
Market GRM	8.50 GRM
\$/Unit	\$205,000

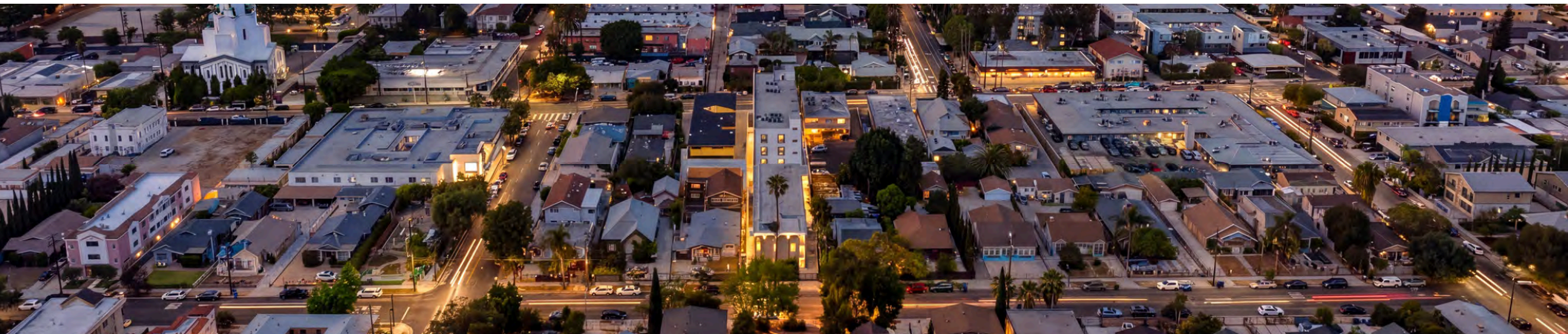
INVESTMENT SUMMARY

ESTIMATED ANNUALIZED OPERATING DATA

	Current	Market
Scheduled Gross Income	\$188,741	\$241,200
Additional Income	\$0	\$0
TOTAL SCHEDULED GROSS INCOME	\$188,741	\$241,200
Vacancy/Collection	(\$5,662) 3%	(\$7,236)
Effective Gross Income	\$183,079	\$233,964
Operating Expenses	(\$60,986)	(\$60,986)
NET OPERATING INCOME	\$122,093	\$172,978
Debt Service	(\$77,744)	(\$77,744)
Pre-Tax Cash Flow	\$44,349	\$95,234

ESTIMATED ANNUALIZED OPERATING EXPENSES

	Annually	Notes
Taxes	\$25,625	1.25% of Sale Price
Insurance	\$12,972	Actual
Maint & Repairs	\$9,437	5% of Sched Gross Income
Manager (off-site)	\$0	
Manager (on-site)	\$0	
Misc. & Reserves	\$1,000	Estimate
Rubbish	\$3,863	Actual
Utilities	\$6,889	Actual
Landscaping	\$1,200	Estimate
TOTAL EXPENSES	\$60,986	





RENT ROLL

Unit	Unit Mix	Actual Rent	Appx Market Rent	Move In Date	Notes
1	1Br+1Ba	\$1,800.00	\$1,900	5/12/2025	
2	1Br+1Ba	\$1,448.61	\$1,900	5/21/2013	Last Increased 2/1/2026
3	1Br+1Ba	\$1,263.07	\$1,900	12/30/2009	Last Increased 2/1/2026
4	1Br+1Ba	\$1,721.20	\$1,900	3/1/2020	Last Increased 2/1/2026
5	2Br+2Ba	\$2,195.00	\$2,450	4/24/2024	Last Increased 2/1/2026
6	1Br+1Ba	\$1,223.61	\$1,900	4/26/2011	Last Increased 2/1/2026
7	1Br+1Ba	\$1,275.34	\$1,900	8/1/2011	Last Increased 2/1/2026
8	1Br+1Ba	\$1,776.90	\$1,900	10/15/2020	Last Increased 2/1/2026
9	1Br+1Ba	\$1,759.76	\$1,900	7/15/2023	Last Increased 2/1/2026
10	2Br+2Ba	\$1,264.91	\$2,450	9/15/1986	Last Increased 2/1/2026
Total Monthly		\$15,728.40/Month	\$20,100/Month		
Total Annual		\$188,740.80/Year	\$241,200/Year		

An aerial photograph of a densely populated urban neighborhood, likely in Los Angeles. The foreground and middle ground are filled with a variety of residential and commercial buildings, including single-story houses, multi-story apartment complexes, and industrial-style structures. The architecture is diverse, with some buildings featuring flat roofs and others with more traditional pitched roofs. The streets are visible, showing a grid-like pattern. In the background, a range of mountains is visible under a clear blue sky. The Hollywood sign is visible on a distant mountain peak. The overall scene is a high-angle, wide-area shot that provides a comprehensive overview of the neighborhood's layout and surrounding landscape.

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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