Elite REPRESENTATION
REAL ESTATE



4448 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041

OFFERED AT $2,595,000

10 COMMERCIAL SUITES | 7,595 SF BUILDING | 26 PARKING SPACES

CURRENT CAP 6.04% | PRO FORMA CAP 7.47%

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CONFIDENTIAL OFFERING MEMORANDUM | NOVEMBER 2026

Executive Summary

Elite Representation Real Estate presents 4448 Eagle Rock Boulevard, a ten-suite, two-story commercial retail and office investment in Eagle Rock, Los Angeles. The property comprises an approximately 7,595 square foot building. The property has 26 parking spaces and was built in 1990. Total lot size is 13,000sf which includes the 6,500sf building lot and the 6,500sf adjacent parking lot (APN 5474-008-007).

Eight suites are currently income producing. Suite H is vacant and Suite J is owner occupied. The current scheduled income presentation includes pro-forma market rent figures for suite H and J. Immediate opportunity to normalize rents of units A and F for an additional $3,000.00+ in monthly income. This opportunity is reflected in the Pro Forma overview.

Investment Highlights

• Asking price: $2,595,000 | Two parcels | Combined lot area: 13,002 SF

• Current scheduled income: $217,860 annually ($18,155 monthly)

• Current scheduled NOI: $156,820 annually; cap rate 6.04%

• Pro Forma income (normalized Suite A & F rents) $255,060 annually ($21,255 monthly)

• Pro Forma NOI (normalized Suite A & F rents) $194,020; cap rate 7.47%

• Five ground-floor and five upper-floor commercial suites

Property Overview

Item	Description
Address	4448 Eagle Rock Boulevard, Los Angeles, CA 90041
Year Built	1990
Price	$2,595,000
Building APN / Building SF / Lot SF	5474-008-008 / 7,595 SF / 6,500
Parking Lot APN / SF	5474-008-007 / 6,500 SF
Combined lot area	13,002 SF (both parcels)
Parking Spaces	26 spaces
Suite configuration	10 commercial suites; five per floor
Land use / zoning	Public listing indicates LAC2; city verification required

Tenant Mix & Current Scheduled Rent Roll

All units are commercial. The requested current scheduled rent column includes the $1,750 monthly imputed pro forma rent for vacant Suite H and the $1,750 monthly imputed pro forma rent for owner-occupied Suite J. Neither is currently collected.

Suite	Use / Floor	SF	Current	Pro Forma	Occupancy	Lease
A	Dry cleaner / Ground	1,280	$2,205	+$1,600	Tenant	M-T-M
B	Nail salon / Ground	581–640	$1,750		Tenant	08/2027
C	Nail salon / Ground	581–640	$1,700		Tenant	08/2027
D	Dental / Ground	581–640	$1,750		Tenant	M-T-M
E	Office / Ground	640	$2,250		Tenant	M-T-M
F	Office / Upper	1,241	$1,950	+$1,500	Tenant	M-T-M
G	Office / Upper	585	$1,550		Tenant	M-T-M
H	Office / Upper	585	$1,750*		Vacant*	
I	Office / Upper	581	$1,500		Tenant	M-T-M
J	Office / Upper	580	$1,750*		Owner occupied*	Negotiable

M-T-M stands for Month-to-Month.

Income Reconciliation

Income category	Monthly	Annual
Current scheduled income	$18,155	$217,860
Pro Forma income (normalized Suite A & F rents)	$21,255	$255,060

Income & Expense Analysis

The first column presents current scheduled income including the imputed rents for vacant Suite H and owner-occupied Suite J. The second column shows the pro forma income and related calculations which include the normalized (increased) rents for Suites A and F.

Metric	Current scheduled incl. imputed	Pro Forma (Normalized)
Annual rental income	$217,860	$255,060
Property tax	($32,700)	($32,700)
Insurance	($11,000)	($11,000)
Trash	($4,140)	($4,140)
Water / sewer / electric	($6,000)	($6,000)
Maintenance	($7,200)	($7,200)
Total annual expenses	**($61,040)**	**($61,040)**
Net operating income	**$156,820**	**$194,020**
Cap rate at $2,595,000	**6.04%**	**7.47%**

Important: The 6.04% rate includes imputed rents for Suites H and J. The 7.47% rate also assumes normalized rents for Suites A and F. Neither figure is a verified trailing-12-month capitalization rate.

Expenses are seller supplied and exclude unspecified management, reserves, leasing costs, vacancy/credit loss and financing.

Investment Pricing & Operating Metrics

Metric	Current Scheduled	Pro Forma (Normalized)
Asking price	$2,595,000	$2,595,000
Price per building SF	$341.67	$341.67
Monthly rental income	$18,155	$21,255
Annual rental income	$217,860	$255,060
Annual operating expenses	$61,040	$61,040
Net operating income	**$156,820**	**$194,020**
Capitalization rate	**6.04%**	**7.47%**
Gross rent multiplier	11.91x	10.17x

Current scheduled income includes market rents for vacant Suite H and owner-occupied Suite J. Pro forma income additionally assumes normalized rents for Suites A and F, increasing monthly income by $3,100. Both scenarios include projected rents and are not based solely on rent currently collected.

Location & Business Environment

Eagle Rock is an established Northeast Los Angeles neighborhood. Eagle Rock Boulevard connects neighborhood-serving retail and commercial businesses with nearby restaurants, creative businesses, and residential communities. Potential demand for office, health and personal-care services depends on market conditions and approved uses.

- Occidental College — nearby liberal arts college and community institution.
- Vidiots / Eagle Theatre — film and cultural destination on Eagle Rock Boulevard.
- Eagle Rock Plaza — shopping destination on Colorado Boulevard.
- Colorado and York Boulevards — established retail, dining and neighborhood commercial corridors.
- Regional access — connections to the 2 and 134 freeways.

Marketing Positioning

The offering combines eight existing rent-paying suites with potential rental income from vacant Suite H and owner-occupied Suite J. Prospective purchasers should independently evaluate market rents, physical condition, legal occupancy, expenses, and achievable cash flow.

Exclusive Offering & Contact

ELITE REPRESENTATION REAL ESTATE

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Property: 4448 Eagle Rock Boulevard, Los Angeles, CA 90041

Offering price: $2,595,000

Confidentiality & Disclaimer

This offering memorandum is furnished for preliminary informational and discussion purposes only. Information regarding property characteristics, building and land areas, parking, tenancy, rents, operating expenses, zoning, permits, legal uses, occupancy and financial performance has been obtained from the seller and third-party sources believed relevant but has not been independently verified by Elite Representation Real Estate. No representation or warranty, express or implied, is made as to accuracy, completeness or future performance.

Prospective purchasers must conduct their own investigations, inspections, financial analyses and legal, tax, environmental, zoning and engineering due diligence, and consult their own professional advisers. All rents, lease-up assumptions, pro forma figures and capitalization rates are illustrative, not guarantees. Expenses may change, including property taxes following transfer. The property may be withdrawn, modified or sold without notice, subject to applicable agreements. Nothing herein constitutes an offer to sell securities or a promise of investment returns.

All measurements and property descriptions are approximate. Any legal and permitted use, number of units, environmental conditions and parking arrangements should be independently verified. No brokerage agency relationship is created solely by receipt of this memorandum.

Location & Property Verification References

LA County Assessor: portal.assessor.lacounty.gov

Los Angeles zoning: planning.lacity.gov/zoning/zoning-search

LADBS permit / occupancy search: prism.dbs.lacity.gov

Property listing: loopnet.com/property/4448-eagle-rock-blvd-los-angeles-ca-90041/06037-5474008008/

Occidental College: oxy.edu/about-oxy/los-angeles/eagle-rock-highland-park

Eagle Rock Plaza: eaglerockplaza.com | Vidiots: vidiotsfoundation.org/faq/

Sources are provided for general context. Prospective purchasers should independently verify material facts and financial assumptions.