

Property Overview

Subject Property:	1115 Hope Street. South Pasadena, CA 91030
Price:	\$2,400,000
Year Built:	1921
Building Area:	3,596 SF
Lot Size:	7,504 SF
Assessor's parcel number:	5314-009-033
Number of Units:	4
Zoning:	SPPYYY
Unit Mix:	1 x 2Bed + 1Bath house 1 x 2Bed + 1Bath 2 x 1Bed + Den + 1Bath

INVESTMENT HIGHLIGHTS

- SUPERB LOCATION NEXT to South Pasadena Mission St Downtown district, walk to dining, shopping, coffee shops, City Hall, library, Farmer's Market, Metro Gold Line station
- Average household income of \pm \$139,907 within a mile radius
- Walk score of 93!
- Rental income is significantly below market
- South Pasadena School District
- Minutes away to FWY 110, Old Town Pasadena, Huntington Hospital, and FWY 210
- High barriers to entry submarket with extremely limited inventory and high demand for apartments for sale; High rent growth and low vacancy rate area
- Significant rental upside potential: under AB1482 only which allows maximum rent increase per year
- Beautiful and large 4-unit with an excellent curb appeal in the heart of South Pasadena!
- Back unit is a house with private yard and attached garage
- Ample parking with total of 6 spaces (2 are tandem)
- Many recent capital improvements completed

Exclusively Listed by:

Han Widjaja Chen, CCIM - President
President | Dir 626.594.4900
Han.Chen@GrowthInvestmentGroup.com



EXCLUSIVE LISTING!

1115

Hope St,
South Pasadena, CA 91030

SUPERB LOCATION NEXT to South Pasadena Mission St Downtown district

Walk score 93! Demographics \$139k within a-mile radius

South Pasadena School District

Back unit is a house with private yard and attached garage

1115

Hope St,
South Pasadena, CA 91030



MISSION ST

Walk Score
93
Walker's Paradise
Daily errands do not require a car.

EXCLUSIVELY LISTED BY: HAN WIDJAJA CHEN, CCIM

626.594.4900

han.chen@growthinvestmentgroup.com

