

EXCLUSIVE LISTING:

343 W Howard Street, Pasadena, CA 91103

Upgraded 4-unit in a Single story building nearby Rose Bowl, All 2bedroom units with excellent rental upside



## Property Overview

Subject Property:	343 W Howard Street Pasadena, CA 91103
Price:	\$1,760,000
Year Built/Renovated:	1964
Building / Lot Area:	3,408 SF / 8,802 SF
APN#:	5825-021-029
Unit Mix:	4 x 2B + 1B
Zoning:	R1
Parking:	5

## INVESTMENT/PROPERTY HIGHLIGHTS

- Excellent location near Rose Bowl Stadium, Brookside Golf Course, and Kidspace Children's Museum; Only minutes away from Old Town Pasadena, and FWY 210
- NO LOCAL rent control; AB1482 rent increases (5% + CPI)
- Upgraded units for easier maintenance and easy to rent, Excellent rental upside
- Excellent demographics with ±\$102,604 average household income in a 1-mile radius
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110
- Highly desirable Single story apartment building
- Excellent unit mix with ALL are 2bedroom units
- Quiet community with an excellent curb appeal and a well-manicured landscaping
- Many capital improvements have been completed: Dual pane windows, 4 units upgraded with in-unit laundry machines, new exterior paint, copper plumbing in units, lined sewer pipe (from building to city)
- All 4 units have been upgraded: new flooring, new kitchen (shaker style cabinets) with quartz countertops and stainless-steel range, in-unit laundry machines, new tiled bathroom, new mirrored closet doors, and updated ceiling lights
- Carport parking – no soft-story retrofit required
- Each unit has Individual water heater, is separately metered for electricity and gas



EXCLUSIVE LISTING:

343 W Howard Street, Pasadena, CA 91103

Upgraded 4-unit in a Single story building nearby Rose Bowl, All 2bedroom units with excellent rental upside



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com



EXCLUSIVE LISTING:

343 W Howard Street, Pasadena, CA 91103

Upgraded 4-unit in a Single story building nearby Rose Bowl, All 2bedroom units with excellent rental upside



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com