

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

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|-----------------------|---|
| 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 \pm \$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

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