

EXCLUSIVE LISTING **THE RAYMOND VILLA**

820 N Raymond Ave., Pasadena CA 91103

50-unit True value-add near Rose Bowl+Old Town, 4 units Vacant, 2.9% Assumable Loan w/ $\pm 51\%$ LTV (fixed until 2026, 30yr term)
 $\pm 5\%$ Y1 Cash-on-cash, Excellent Unit Mix (60% are 2Bedroom), Private patio/balcony, Large Lot, Large units, Potential ADUs (buyer to verify)



Property Overview

Subject Property:	820 N Raymond Pasadena, CA 91103
Year Built/Renovated:	1964
Price:	\$17,480,000
Price per Unit:	\$349,600
Building Area:	36,228 SF
Lot Size:	51,227 SF / ± 1.18 acre
APN:	5725-011-023
Unit Mix:	30 x 2B + 1B 20 x 1B + 1B

OFFERING HIGHLIGHTS

- 50-units True Value-add building nearby Rose Bowl Area and Old Town Pasadena (± 1 mile)
- Superb ASSUMABLE FINANCING (Chase) with 2.9% Interest Rates with 50.8% LTV fixed for 3 more years (October 2026) and Due in 28 years (2051)
- $\pm 5\%$ YEAR-1 CASH-ON-CASH Return with $\pm 9.66\%$ PROFORMA CASH-ON-CASH (buyer to verify)
- $\pm 36\%$ Rental upside potential, First time for sale since 2007
- 4 units CAN BE DELIVERED VACANT at Close of Escrow
- Located within a quiet tree-lined residential area; Good

demographics w/ $\pm \$95,755$ AHH income in a-mile radius.

- Large building on a large lot size (± 1.18 ACRE)
- Excellent unit mix with more 60% are 2bedroom units.
- Large lot size of 51,227 SF/ ± 1.18 ACRE, City may allow ADUs (buyer to verify)
- Each unit is large with a private patio/balcony and excellent layout, individual water heater.
- Very well-maintained building with attractive garden areas, gated pool, 2 laundry rooms, and covered parking
- Separately metered for electricity (all electric building), secured entrance, gated parking, 2 laundry rooms
- Parking soft-story costs to be paid by Seller

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CALTECH



THE PASEO



PASADENA CITY HALL



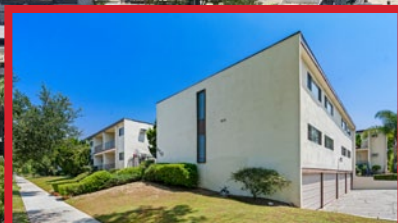
PASADENA CONVENTION CENTER

COLORADO BLVD



OLD TOWN PASADENA

ORANGE GROVE BLVD



820 N RAYMOND AVE

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Walk Score
83

Very Walkable

Most errands can be
accomplished on foot.

Bike Score
93

Biker's Paradise

Daily errands can be
accomplished on a bike.

HAN WIDJAJA CHEN

626.594.4900

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Broker Lic.# 01749321

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COLORADO BLVD



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BROOKSIDE GOLF CLUB



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ROSE BOWL AREA



ROBINSON PARK



820 N RAYMOND AVE



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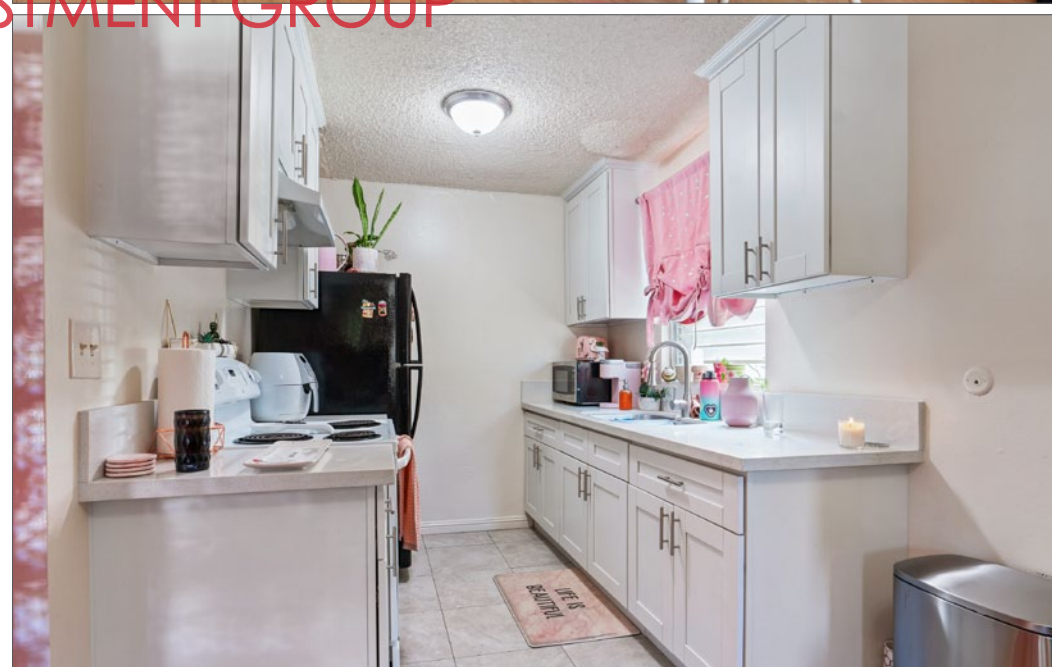
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