

EXCLUSIVE LISTING THE RAYMOND VILLA



GROWTH INVESTMENT GROUP
CALIFORNIA

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/ ±51% LTV (fixed until 2026, 30yr term)
±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 / ±1.18acre
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 (±1mile)
- 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)
- ±5% YEAR-1 CASH-ON-CASH Return with ±9.66% PROFORMA CASH-ON-CASH (buyer to verify)
- ±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/ ±\$95,755 AHH income in a-mile radius.
- Large building on a large lot size (±1.18ACRE)
- Excellent unit mix with more 60% are 2bedroom units.
- Large lot size of 51,227 SF/±1.18ACRE, 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

HAN WIDJAJA CHEN

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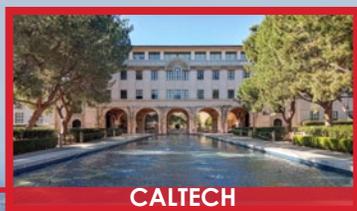
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CALTECH



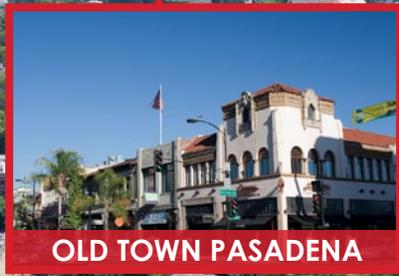
THE PASEO



PASADENA CITY HALL



PASADENA CONVENTION CENTER



OLD TOWN PASADENA

COLORADO BLVD

ORANGE GROVE BLVD



820 N RAYMOND AVE

GROWTH INVESTMENT GROUP

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.

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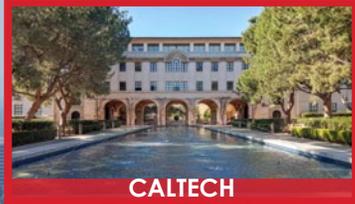
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CALTECH



PASADENA CITY COLLEGE



THE PASEO

COLORADO BLVD



OLD TOWN PASADENA

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820 N RAYMOND AVE

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.

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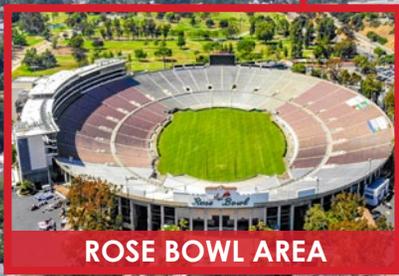


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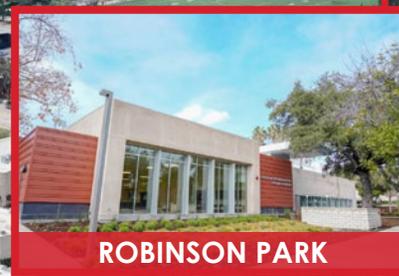
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BROOKSIDE GOLF CLUB



ROSE BOWL AREA



ROBINSON PARK



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Walk Score
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Very Walkable
Most errands can be accomplished on foot.

Bike Score
93
Biker's Paradise
Daily errands can be accomplished on a bike.

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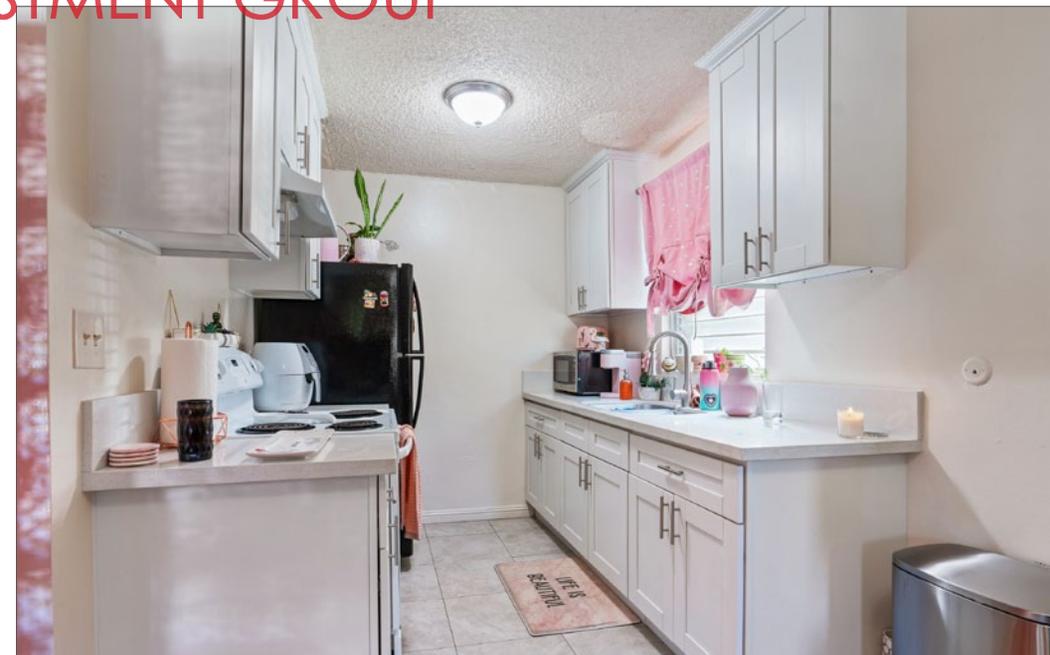
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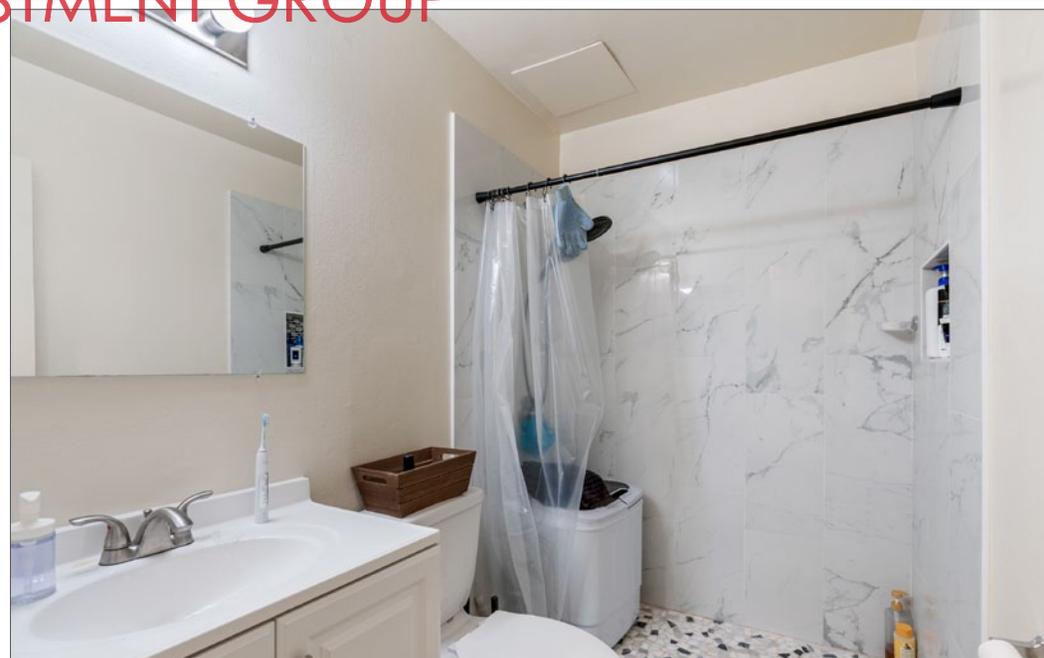
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