



Property Overview	
Subject Property:	517 E Washington Blvd, Pasadena, CA 91104
Price:	\$3,880,000
Number of Units:	10
Price Per Unit:	\$388,000
Year Built:	1949
Building Area:	8,340 SF
Lot Size:	20,911sf - R3 zoned
APN#:	5838-040-015
Unit Mix:	4 x House 2B+1B 2 x 2B+1B LARGE 2 x 2B+1B 2 x 1B+1B

INVESTMENT & PROPERTY HIGHLIGHTS

- Excellent high-quality asset with superb unit-mix only minutes away from Old Town Pasadena, Rose Bowl, and FWY 210
- Significant rental upside with proforma CAP Rate of 6.73%
- Diverse Unit Mix: This impressive property encompasses four individual houses and an additional six apartment units
- Expansive Lot: ample outdoor space for residents to enjoy. The well-maintained grounds provide opportunities for recreational activities, communal gatherings, and potential future development, allowing for further enhancement of the property's value.
- Good demographics with ±\$94,047 average household income in a-mile radius
- Extremely attractive garden style apartment with bungalow units and excellent curb appeal, beautifully landscaped
- 4 detached houses and 6 apartment buildings on a large R3 zoned lot
- Excellent unit mix with mostly 2bed units, 4 units are single story bungalows/houses.
- Recently replaced roofs, central A/C and heating, and many more capital improvements completed in 2008-2009
- Bungalows have laundry hookups, each unit has newer Central A/C & heating system (2009), semi-private porch and backyard.
- Double pane windows throughout, solid wood entry doors, original hardwood flooring, controlled entrance (gated), separately metered for electricity and gas, two shared laundry rooms, large storage

EXCLUSIVE LISTING | MONTANO VILLAS

517 E Washington Blvd, Pasadena, CA 91104

10-unit (4 houses + 2 triplexes) Value-add apartment on ±20,911 R3 zoned Lot, Excellent Location, Value add with 6.73% Proforma CAP



Exclusively Listed By: **HAN WIDJAJA CHEN**

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JET PROPULSION LABORATORY



517 E WASHINGTON



ALTADENA

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