

EXCLUSIVE LISTING

LIVE OAK ARCADIA | 521- 523 E Live Oak Ave, Arcadia, CA 91006

13-unit Pride-of-Ownership + plan for 2 ADUs, NO LOCAL Rent Control, Arcadia School, HIGH CAP Rate w/ over 5.3% Proforma CAP
NO Local rent control, Arcadia School, ADUs construction starts in Q4-2023 or Q1-2024



Property Overview

Subject Property: 521-523 E Live Oak Ave,
Arcadia, CA 91006

Price: \$6,300,000

Yr Built/Renovated: 1960 / 2021-2023

Building Area: 8,640 SF +
2 ADUs ($\pm 1,425$ SF upon completion)

Lot Size: 17,977 SF

APN# & Zoning: 5790-030-016 / R3

Number of Units: 13 + Approved plan for 2
ADU units

Unit Mix: 4 x 2B + 1B
9 x 1B + 1B

INVESTMENT & PROPERTY HIGHLIGHTS

- Excellent location in Arcadia nearby Arcadia Golf Course and minutes to Santa Anita Mall; Located within the Arcadia School District
- HIGH CAP Rate with over 5.60% Proforma CAP Rate
- Turnkey investment with attractive CAP Rate and Proforma CAP Rate; Perfect 1031 exchange property
- Approved Plan for 2 ADU units comes with the sale (each ADU sized approximately ± 725 sf)
- Nearby many new PUD developments (LENNAR, KB HOME, etc.) and newer custom homes development
- Extremely attractive garden style apartment with excellent curb appeal, beautifully landscaped
- Additional $\pm 1,450$ sf of living space once the ADUs have been completed by buyer
- Large lot size of $\pm 17,977$ SF with ample covered parking plus storage space for most of the parking space
- Attractive unit mix with combination of 2bedroom and 1bedroom units
- Each unit is separately metered for electricity and gas, and individual water heater
- Additional 15 storage spaces that can be rented out to bring additional income



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ROSE BOWL STADIUM



LA COUNTY
ARBORETUM



SANTA ANITA PARK



OLD TOWN PASADENA



WESTFIELD SANTA ANITA

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ARCADIA GOLF COURSE

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13-unit Pride-of-Ownership apartment + approved plan for 2 ADU units, Excellent location, Arcadia School, Upgraded units

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Pasadena



Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

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