



Property Overview

Subject Property:	508 Chestnut Ave Los Angeles, CA 90042
Price:	\$1,450,000
Year Built/Renovated:	1940 & 1961
Building Area:	3,615 SF
Lot Size:	7,508 SF
Assessor's parcel number:	5493-033-011
Zoning:	RD1.5-1
Parking:	6 Spaces
Unit Mix:	5 x 1B + 1B 1 x 2B + 1B House



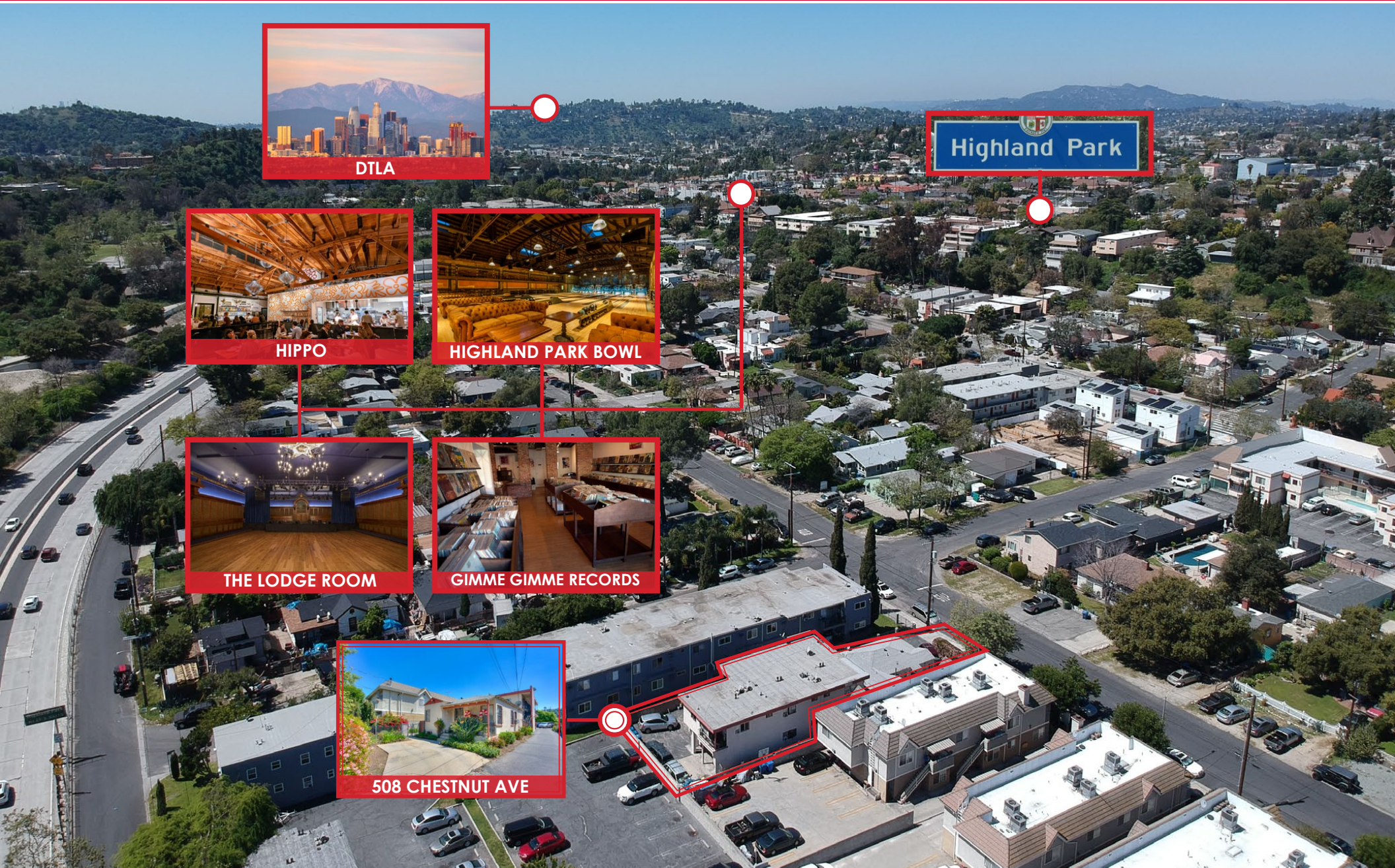
Investment/Property Highlights

- Attractive seller financing! 60% LTV at 6% I/O for 3 years!
- Freestanding SFR in the front with Private yard. 5-1 bed units / 1 bath in the back. 3 units have private patios
- Parking for all units
- Highland Park location, very close to South Pasadena
- Individually metered for Gas/ Electricity
- Soft-Story retrofit complete
- Great Value-Add Opportunity with +/-40% Rental Upside
- On-site laundry facilities

EXCLUSIVE LISTING

508 Chestnut Ave, Los Angeles, CA 90042

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JUSTIN MCCARDLE

📞 909.486.2069

✉️ JUSTIN@GROWTHINVESTMENTGROUP.COM

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PASADENA



SOUTH PASADENA

MISSION ST - SOUTH PASADENA



ARROYO SECO GOLF COURSE

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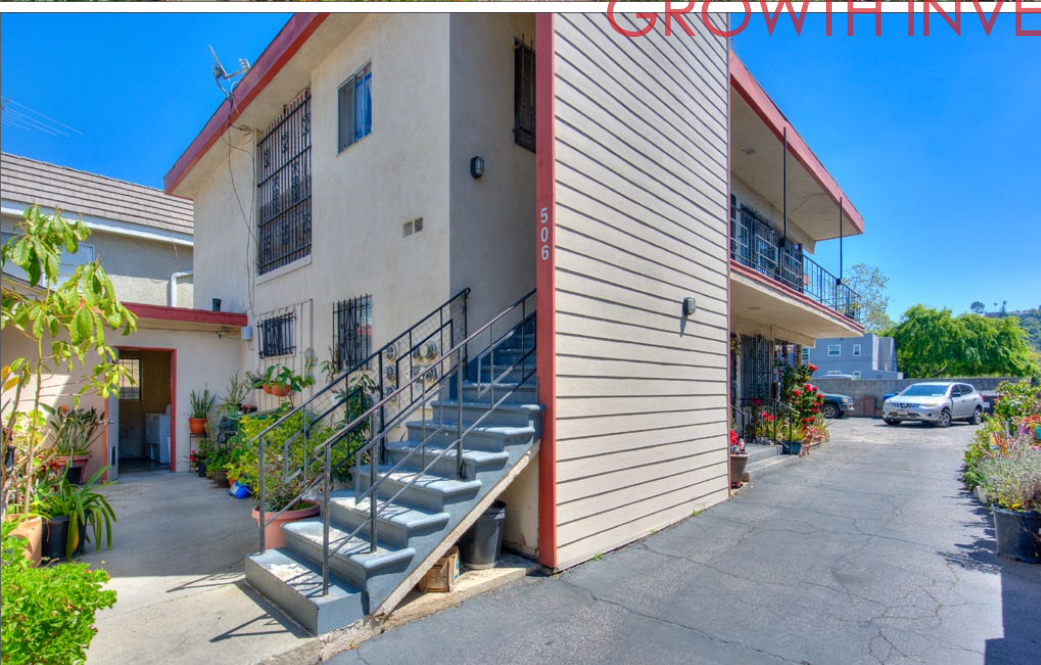


508 CHESTNUT AVE

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