

EXCLUSIVE LISTING

60 EL NIDO AVE, Pasadena, CA 91107

Beautiful asset in an Excellent Location South of 210Fwy and Colorado Blvd, ARCADIA adjacent location, 4 single-story duplexes + 1 fourplex + 2 ADUs (in process), Excellent 5% CAP & 6.48% Proforma CAP, Six of 12 units (50%) have been completely upgraded



SUMMARY

Price:	\$5,150,000
Number of Units:	14 units (12 + 2 ADUs)
Price Per Unit:	\$387,000
CAP Rate/Proforma CAP:	5.00% / 6.48%
Year Built/ Renovated:	1946 / 2023-2024
Lot Area / Zoning:	±20,570 SF / RM-32
APN:	5754-006-018
Unit Mix:	8 x 1B+1B 4 x STUDIO 2 x ADU (1Bed - to be built)

Investment Highlights

- Excellent location South of 210 FWY and South of Colorado Blvd in core Pasadena; ARCADIA adjacent location
- Excellent demographics with ±\$159,000 AHH Income (1-mile radius)
- Nearby desirable Hastings Ranch neighborhood in Pasadena, Arcadia adjacent location
- Located in a quiet and mature residential area with excellent access to Pasadena and Arcadia amenities
- Extremely easy to rent apartment due to its excellent location and highly desirable layouts
- Asking price includes to be built 2 ADUs which will be non rent controlled, AS-IS
- Purchase will get a discount on price
- Attractive CAP Rate (with to-be-built ADUs included) for the location quality and asset quality
- Several minutes east from Pasadena City College and CALTECH

Property Highlights

- Highly desirable garden style layout! 6 of 12 units (50%) have been completely upgraded
- Beautiful asset with an excellent curb appeal, beautifully landscaped
- Combination of Four single-story Duplexes, and a two-story fourplex
- Large lot size with medium-high density zoning R3
- All CAPEX and Upgrades were completed with permits
- New drought tolerant landscaping, new entry gate and parking gate, new exterior paint, new facade, and 6 units have been fully upgraded
- Asset have good bones with future potential of higher rents or future development potential
- Several units have large private patios
- Attractive unit mix of 1bed and Studio units to discourage from a "life tenant" in a Pasadena Rent Control market
- Large common area backyard w/ a large fruit producing Avocado tree

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GROWTH INVESTMENT GROUP



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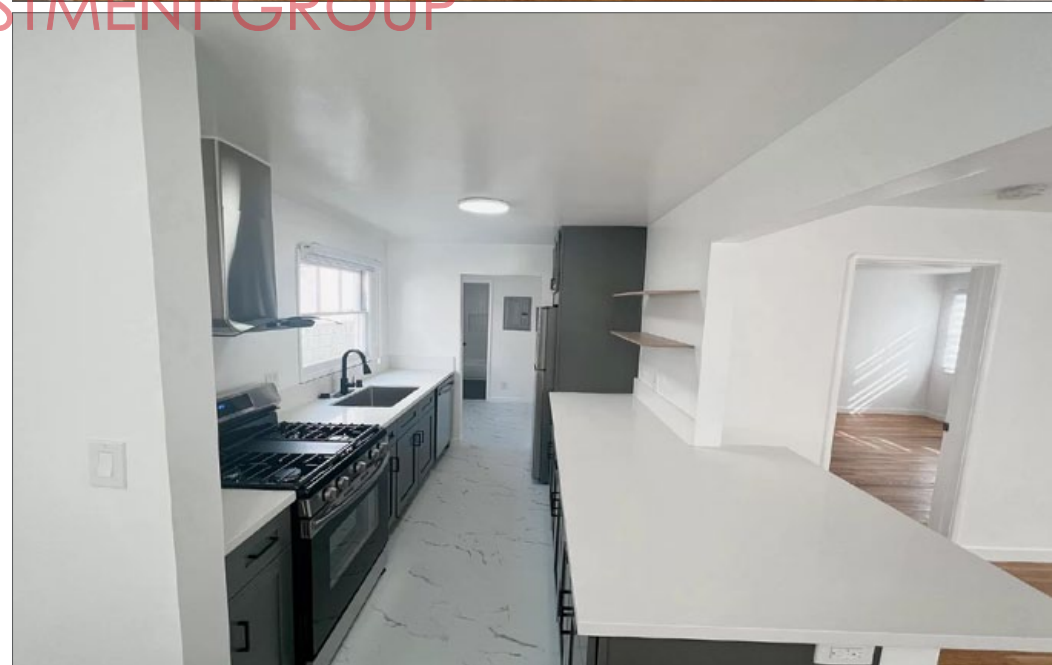
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GIG
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CALIFORNIA



Walk Score
80

Very Walkable
Most errands can be
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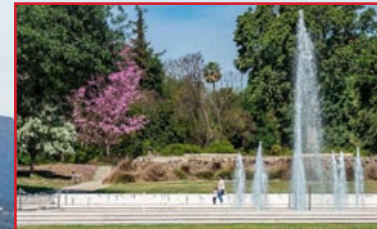
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HASTINGS RANCH



WHOLE FOODS MARKET



THE ARBORETUM



SHOPS AT SANTA ANITA



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