

EXCLUSIVE LISTING | MONTANO VILLAS

517 E Washington Blvd, Pasadena, CA 91104

Pride-of-Ownership 10-unit (4 Houses & 2 Triplexes) on a large 21k SF R3 Zoned Lot, Excellent Unit Mix, Gated, Garage Parking, 1 House can be delivered vacant, Central HVAC, Double Pane Windows throughout, Value-add



Property Overview

Subject Property:	517 E Washington Blvd Pasadena, CA 91104
Price:	\$3,800,000
Number of Units:	10
Price Per Unit:	\$380,000
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

- Pride-of-ownership 10-unit with 4 houses + 2 triplexes near Rose Bowl Area; Good rental upside
- Great layout with home ownership atmosphere making it easy to rent and manage
- Superb unit-mix only minutes away from Old Town Pasadena, Rose Bowl, and FWY 210
- Good demographics with \pm \$116,712 average household income in a-mile radius
- Many Significant improvements have been completed and no known deferred maintenance (buyer to verify)
- Excellent access to 210, 134, and 110 freeways
- 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 zone lot
- 1 house is vacant and may be delivered vacant
- 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 a 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 room.
- Large lot size with ample parking (garage + open + tandem), storage cabinets in garage

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DOWNTOWN LOS ANGELES



OLD TOWN PASADENA



NORTON SIMON MUSEUM



ROSE BOWL STADIUM



517 E WASHINGTON

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