EXCLUSIVE LISTING

380 N. Madison Avenue | Pasadena, CA 91101

Prime 11-Unit Value-Add Near Old Town Pasadena | 1st time on Market Since 1975 | Low Price/Unit with ±53% Rental Upside | 9.78% Proforma CAP | Price Includes a High-Density 3,082SF Vacant Lot | Part of the 38-Unit Mayer Pasadena Portfolio

GROWTH INVESTMENT GROUP CALIFORNIA



Subject Property:	380 N. Madison Avenue Pasadena, CA 91101
Price:	$2,157,000
Price Per Unit:	$196,000
CAP RATE **PROFORMA CAP RATE:**	5.20% 9.78% (SELF MANAGED)
Year Built:	1956
Building Area:	7,181
APN:	5731-020-039, 5731-020-073
Zoning/Parking	R4 / RM-48 12 (7 CARPORT + 5 OPEN)
Number of Units	11
Unit Mix	11 X 1B + 1B

Investment Highlights

- ✓ **Flexible Acquisition Options:** Can be purchased individually or as part of the 38-unit Mayer Pasadena Portfolio (4 properties total).
- ✓ **Generational Asset:** First time available for sale since 1975
- ✓ **Attractive Price:** Offered at a Low Price per Unit
- ✓ **Massive Value-Add Potential:** Month-to-month tenancy with an estimated ±53% rental upside and an attractive 9.78% Proforma CAP Rate.
- ✓ **Strong Demographics:** Located in a highly affluent pocket with a ±$122,579 average household income within a 1-mile radius.
- ✓ **Highly Accessible:** Walk Score of 78, Bike Score of 88. Immediate access to the 210, 134, and 110 freeways, providing a seamless commute to Downtown Los Angeles, Burbank, and Glendale.
- ✓ **ADU Upside:** Large 15,948 SF R4 Zone lot and carport configuration provide a strong canvas for future ADU development.

Property Highlights

- ✓ **Premier Pasadena Location:** Mere minutes from Old Town Pasadena.
- ✓ **Bonus High Density Vacant Lot:** Sale includes a 3,082 SF R4 Vacant Lot adjacent to the apartment building
- ✓ **Easy Unit Mix:** All 1bedroom units
- ✓ **Immediate Upside:** 2 units are Vacant and can be delivered vacant
- ✓ **Separately Metered:** Individual meters for gas and electricity to keep operating expenses low.
- ✓ **Tenant Amenities:** On-site shared laundry room, charming central courtyard
- ✓ **Favorable Parking Configuration:** 12 spaces in the rear (7 carport + 5 open); no soft-story retrofit required.

Exclusively Listed By: **HAN WIDJAJA CHEN** 626.594.4900 han.chen@growthinvestmentgroup.com Broker License# 01749321



380 N. MADISON AVE | 11 UNITS



621 N. EL MOLINO AVE | 9 UNITS

MAYER Portfolio (38-units)

Can Be Purchased Individually or
Together as a Portfolio

Contact Listing Broker for more information



885 N. SUMMIT AVENUE | 12 UNITS



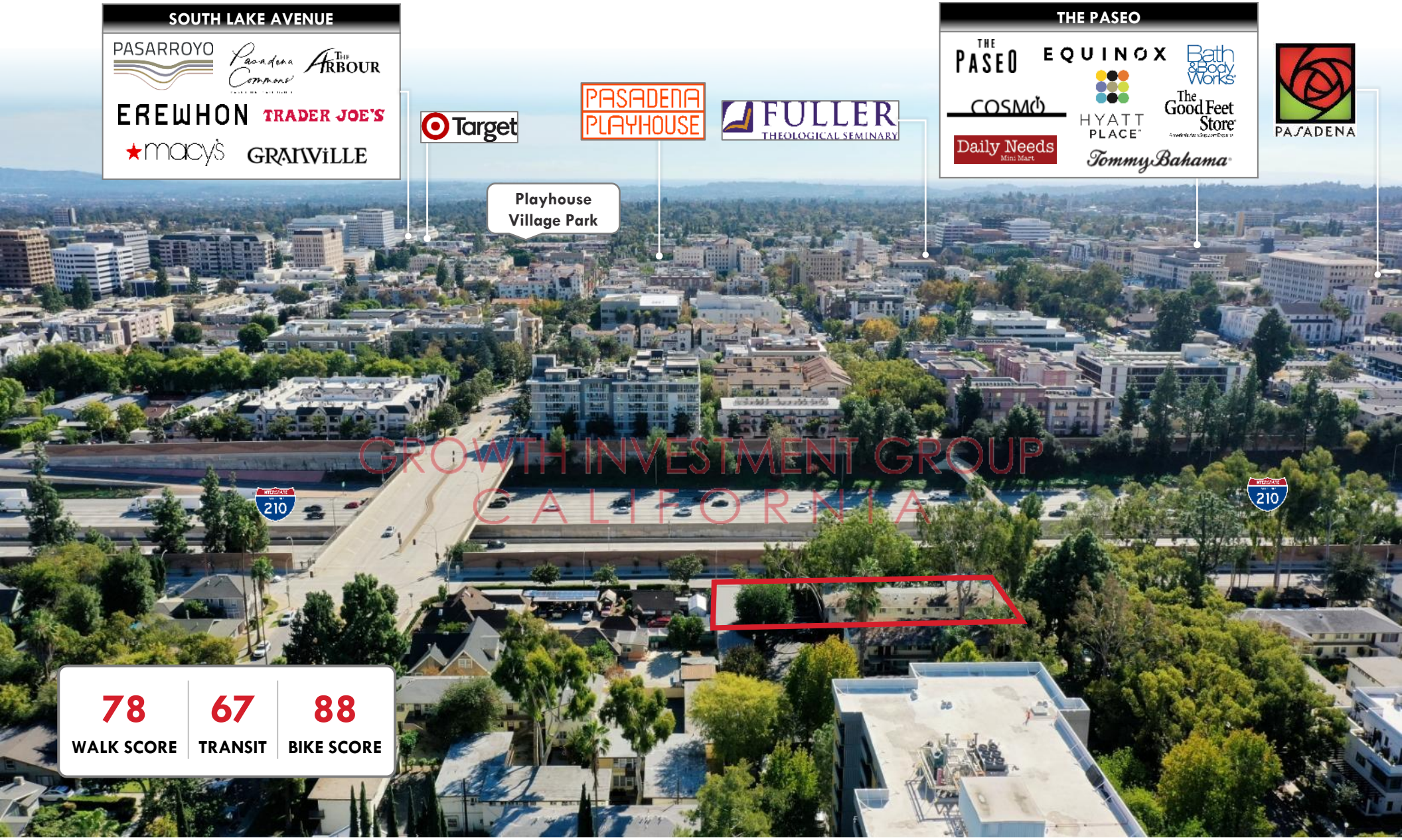
1219 E. WASHINGTON BLVD | 6 UNITS

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78	67	88
WALK SCORE	TRANSIT	BIKE SCORE

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PROPERTY LAYOUT





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INTERIOR LAYOUT





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PROPERTY LAYOUT





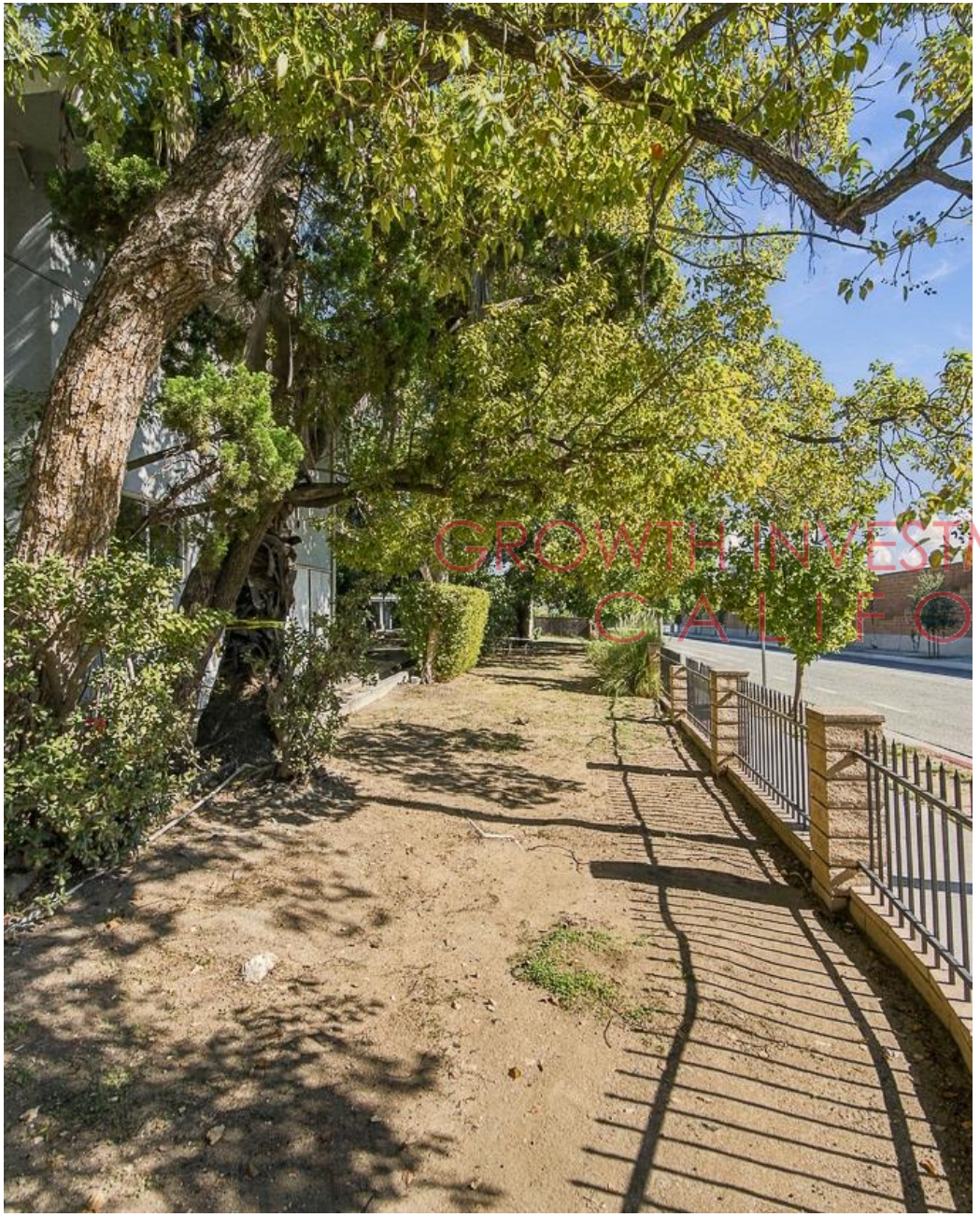
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VACANT LOT THAT COMES WITH THE SALE – R4 ZONE – 3082 SF
APN# 5731-020-073



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