EXCLUSIVE LISTING

621 N. El Molino Avenue | Pasadena, CA 91101

Prime 9-Unit Value-Add Near the Rose Bowl | First Time on Market Since 1976
Low Price per Unit with ±65% Rental Upside | 8.97% Proforma CAP | Part of the 38-Unit Mayer Pasadena Portfolio

GROWTH INVESTMENT GROUP CALIFORNIA



Subject Property:	621 N. El Molino Avenue Pasadena, CA 91101
Price:	$1,710,000
Price Per Unit:	$190,000
CAP RATE/ PROFORMA CAP RATE:	4.09% / 8.97% (SELF MANAGED)
Year Built:	1958
Building Area:	5,812
APN / Zoning	5731-007-017 / R1/RM-16
Number of Units	9
Unit Mix	1 X 2B + 1B 4 X 1B + 1B 4 X STUDIO

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 1976
- ✓ **Attractive Price:** Offered at a Low Price per Unit
- ✓ **Massive Value-Add Potential:** Month-to-month tenancy with an estimated ±65% rental upside and an attractive 8.97% Proforma CAP Rate.
- ✓ **Premier Pasadena Location:** Mere minutes from the Rose Bowl Stadium, Brookside Golf Club, Kidspace Children's Museum, and Old Town Pasadena.
- ✓ **Strong Demographics:** Located in a highly affluent pocket with a ±$123,069 average household income within a 1-mile radius.
- ✓ **Highly Accessible:** Walk Score of 82, Bike Score of 89. Immediate access to the 210, 134, and 110 freeways, providing a seamless commute to Downtown Los Angeles, Burbank, and Glendale.
- ✓ **ADU Upside:** Large 11,611 SF lot and carport configuration provide a strong canvas for future ADU development.

Property Highlights

- ✓ **Attractive Curb Appeal:** Well maintained garden style apartment with superb curb appeal
- ✓ **Diverse Unit Mix:** Good combination of 2bedroom, 1bedroom, and Studio units
- ✓ **Unique Layout:** Each unit has private patio or balcony with last unit have roof-top deck
- ✓ **Separately Metered:** Individual meters for gas and electricity to keep operating expenses low.
- ✓ **Tenant Amenities:** On-site shared laundry room, charming central courtyard with common seating, and cathedral ceilings in all second-floor units.

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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85	62	89
WALK SCORE	TRANSIT	BIKE SCORE

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PROPERTY LAYOUT





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INTERIOR LAYOUT





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