EXCLUSIVE LISTING

1219 E. Washington Boulevard | Pasadena, CA 91104

Beautiful 6-Unit Value-Add, Superb Demographic Location | First Time on Market Since 1976 | Low Price/Unit & Low Price/SF with ±111% Upside | 10.81% Proforma CAP | Bonus 1 Old Junior "Train" unit | Part of the 38-Unit Mayer Pasadena Portfolio

GROWTH INVESTMENT GROUP CALIFORNIA



Subject Property:	1219 E. Washington Boulevard Pasadena, CA 91104
Price:	$1,528,000
Price Per Unit:	$255,000
Year Built:	1949
Building Area:	7,197
APN:	5849-008-010
Zoning/Parking	R3/7 Garage Spaces
Number of Units	6
Unit Mix	2 X 2B + 2B 4 X 1B + 1B + bonus CLOSED "OLD TRAIN" unit

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/Unit and Low Price/SF
- ✓ **Massive Value-Add Potential:** Month-to-month tenancy with an estimated ±111% rental upside and an attractive 10.81% Proforma CAP Rate.
- ✓ **Premier Pasadena Location:** Mere minutes from the Rose Bowl Stadium, Brookside Golf Club, Kidspace Children's Museum, and Old Town Pasadena.
- ✓ **SUPERB Demographics:** Located in a highly affluent pocket with a ±$168,396 average household income within a 1-mile radius.
- ✓ **Highly Accessible:** Walk Score of 76, Bike Score of 74. Immediate access to the 210, 134, and 110 freeways, providing a seamless commute to Downtown Los Angeles, Burbank, and Glendale.
- ✓ **ADU Upside:** Large 14,998 SF R3 zone lot and garage parking provide a strong canvas for future ADU development.

Property Highlights

- ✓ **Attractive Curb Appeal:** VERY Well-maintained and beautiful garden style apartment with superb curb appeal
- ✓ **EXCELLENT Unit Mix with Oversized Units:** Excellent unit mix of large 2-bedroom and large 1-bedroom units
- ✓ **Charming Units with Unique Layout:** Each unit is charming with excellent floor plans and features: hardwood floors, crown molding, smooth ceiling, large windows, private balcony, etc.
- ✓ **Separately Metered:** Individual meters for gas and electricity to keep operating expenses low.
- ✓ **Favorable Parking Configuration:** 7 garage parking spaces on the rear; no soft-story retrofit required.
- ✓ **Bonus OLD "Train" unit:** 7th bonus unit that was closed more than 20-years ago and ready to be converted into a real and permitted unit

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





MAYER ASSETS

Can Be Purchased Individually or
Together as a Portfolio

Contact Listing Broker for more information





Exclusively Listed By:

Han Widjaja Chen, CCIM – President
Dir 626.594.4900
Han.Chen@GrowthInvestmentGroup.com
Broker License No. 01749321

GROWTH INVESTMENT GROUP
CALIFORNIA

GROWTH INVESTMENT GROUP
CALIFORNIA

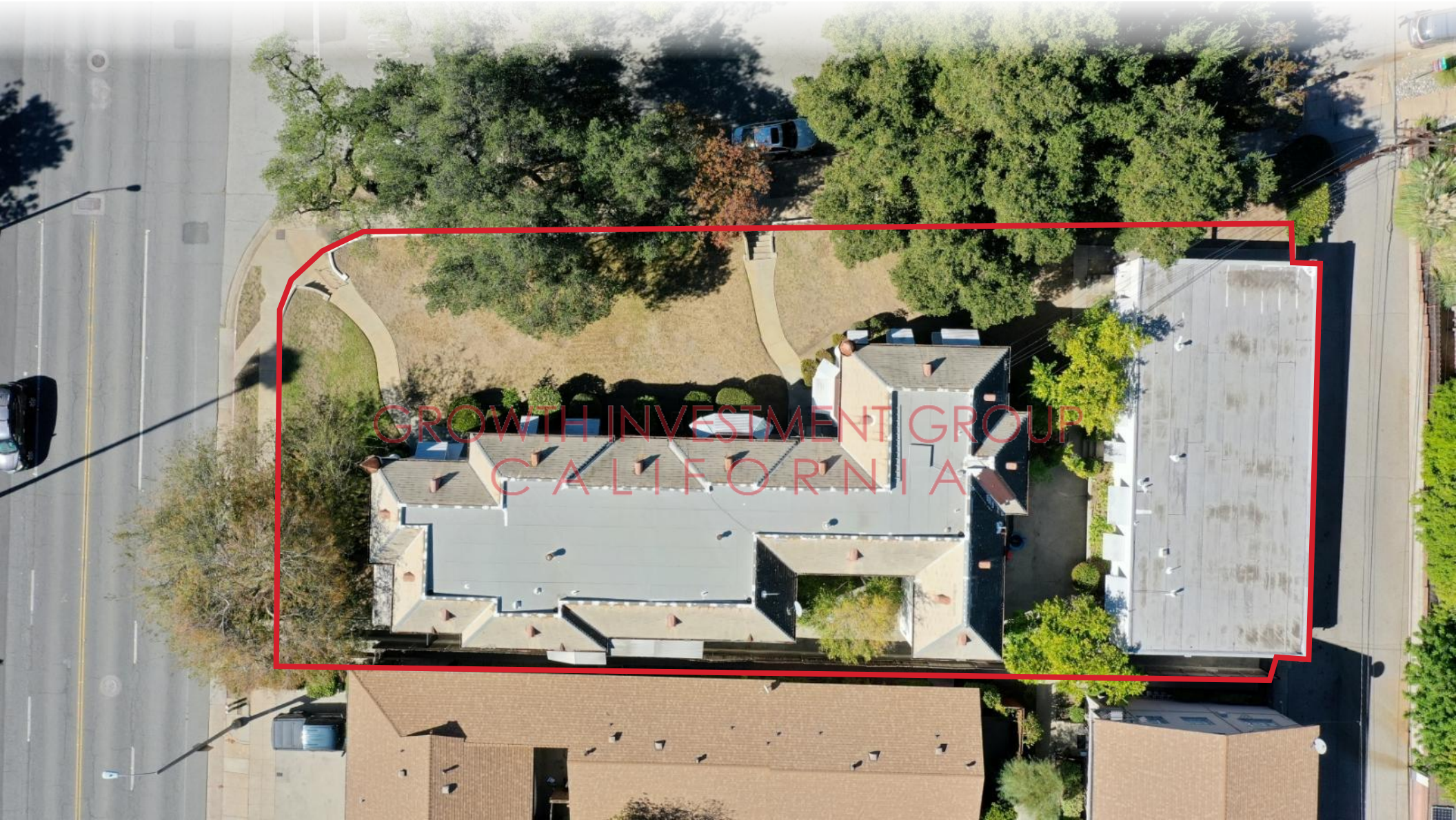


GROWTH INVESTMENT GROUP
CALIFORNIA



76	40	74
WALK SCORE	TRANSIT	BIKE SCORE

GROWTH INVESTMENT GROUP
CALIFORNIA



GROWTH INVESTMENT GROUP
CALIFORNIA



GROWTH INVESTMENT GROUP
CALIFORNIA

PROPERTY LAYOUT





GROWTH INVESTMENT GROUP
CALIFORNIA





GROWTH INVESTMENT GROUP
CALIFORNIA

PROPERTY LAYOUT





GROWTH INVESTMENT GROUP
CALIFORNIA





GROWTH INVESTMENT GROUP
CALIFORNIA

INTERIOR LAYOUT





GROWTH INVESTMENT GROUP
CALIFORNIA





GROWTH INVESTMENT GROUP
CALIFORNIA

INTERIOR LAYOUT





GROWTH INVESTMENT GROUP
CALIFORNIA





GROWTH INVESTMENT GROUP
CALIFORNIA

INTERIOR LAYOUT





GROWTH INVESTMENT GROUP
CALIFORNIA





GROWTH INVESTMENT GROUP
CALIFORNIA

INTERIOR LAYOUT





GROWTH INVESTMENT GROUP
CALIFORNIA





GROWTH INVESTMENT GROUP
CALIFORNIA

INTERIOR LAYOUT





GROWTH INVESTMENT GROUP
CALIFORNIA





GROWTH INVESTMENT GROUP
CALIFORNIA

PROPERTY LAYOUT





GROWTH INVESTMENT GROUP
CALIFORNIA

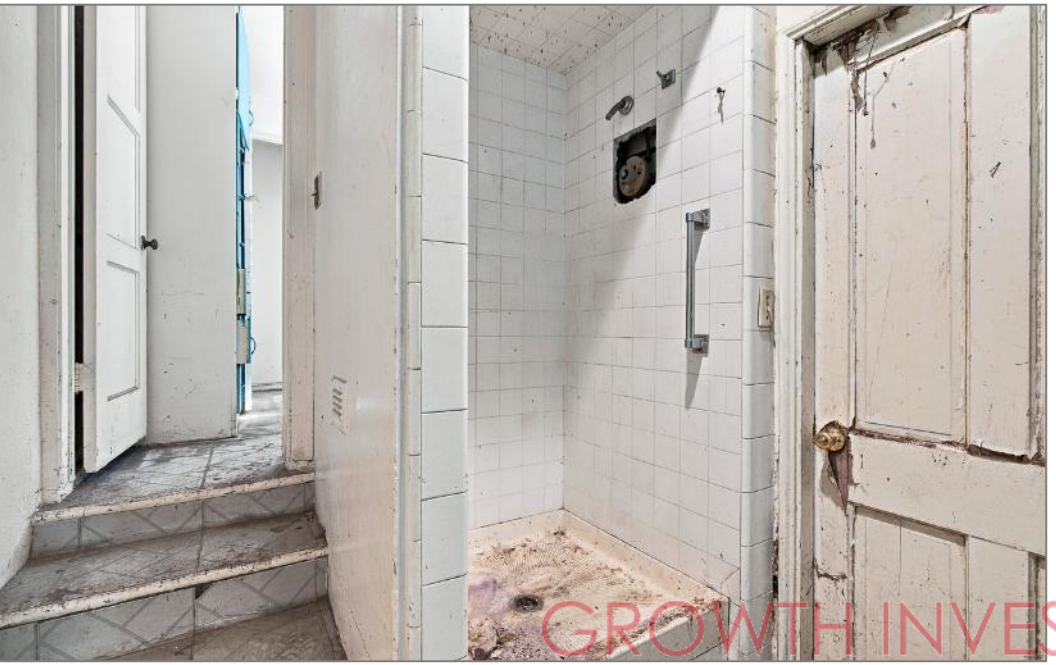


OLD CLOSED OFF "TRAIN" UNIT



GROWTH INVESTMENT GROUP
CALIFORNIA

OLD CLOSED OFF "TRAIN" UNIT





GROWTH INVESTMENT GROUP
CALIFORNIA

