



Commercial For Sale | Multifamily | Apartment building / Low Rise / Garden Style / 1-3 stories high

827 East Washington Boulevard . North Central , CA 91104

For sale 8 Units locate in Pasadena California. Listing Info
For more information please contact the
listing agent, Michael McNultyinfo@laaa.com
(818) 212-2808

Listing ID: 2372
Sold

For Sale

Posted: 08/03/2020 1:03 pm | On HOMEiZ: 1355 days | Updated: 3 years ago | Views: 651

\$2,400,000

Location Map

Listing Presented by



Property Type

Property status	Sold
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Property Price

Asking Price	\$2400000
Last Sold Price	\$2400000
Last Sold Date	08/03/2020
Total Lot Size	0.38 Acres
Asking Price per Sq. Ft.	\$544

Total Building Size Sq. Ft.	4410
Commission Split %	Contact Listing Agent%
Cap Rate %	5.84%
Gross Annual Income	\$191297
Net Operating Income	\$139045
Gross Rent Multiplier	13.00
Operating Expenses	\$52252
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$30000

Property Location & Description

Listing Headline	For sale 8 Units locate in Pasadena California. For more information please contact the listing agent, Michael McNultyinfo@laaa.com (818) 212-2808
Rent control	Rent Control

Property Description	8-units (plus 1-non-conforming studio) located at 827 E Washington Boulevard in Pasadena, California. The property is comprised of four separate bungalow-style buildings with an excellent unit mix of 7- 1 bedroom/1 bathroom, 1- 2 bedroom/1 bathroom and 1-non-conforming studio units. The offering is situated on a large 16,469 square foot lot with 4,410 square feet of gross rent-able area and has been extensively remodeled throughout in 2018. 2018 renovations include: new landscaping, new sprinkler system, new asphalt driveway, new fencing, dual pane windows throughout, high-end stainless steel appliances, new flooring, new cabinets, new doors, fresh paint, new roof, new garage doors, new LED lighting, etc. Each unit gets plenty of sunlight and features a private front-yard complete with a new white fence. A newly remodeled building yielding high returns, this investment provides a savvy investor the opportunity for top of the market cash flow and a headache free, turn-key investment.
Location Description	Pasadena California.
No. of Units	8+1
Price per Unit	\$300000

Units Mix
No.
Description
No. Units
Sq. Ft.
Avg. Mo. Rent

1.
1+1
7

2.
2+1
1

3.

4.

5.

Occupancy %	100%
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Construction Type	Wood & Stucco
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No. Stories	1
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Year Built	1941/ Renovated 2018
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Overall Property Condition	Very good
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Highlights	On-Site Garage Parking
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	Private Fenced Patios
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	Highest CAP Rate Deal in Pasadena
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	Extensively Remodeled in 2018
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Property Information

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Off-street On-street Assigned Parking
# of Covered Parkings	8

Investment Overview

Type of use	Investor
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Energy Efficiency

Energy Star Certified	No
How old is you cooling and heating system?	No Data
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	No
Natural daylight	No
Appliances energy efficient	No
Roof	No

Neighborhood lifestyle

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Lifestyle	Urban Core
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More information

MLS URL of this listing to link to your own site or brokerage site	Not in MLS
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