

EXCLUSIVE LISTING

425 N Raymond Ave, Pasadena, CA 91103

Prime 7-unit near Old Town Pasadena, High CAP Rate and Low GRM, POSITIVE LEVERAGE DEAL! Brand new MEP and Roof, All units have been fully upgraded, Penthouse Unit may be delivered vacant! Adjacent to a future Large Redevelopment Project on Fair Oaks Ave.



SUMMARY

Subject Property:	425 N Raymond Ave Pasadena, CA 91103
ASKING Price:	\$2,850,000
Year Built/Renovated :	1947 / 2024-2025
Building & LOT SF (buyer to verify):	±5,001 SF / ±9,902 SF
Parking:	9 spaces
Zoning:	RM-12
APN#:	5725-003-031
Unit Mix:	4 x 2Bed + 1Bath 1 x PH 1Bed + 1Bath 2 x 1Bed + 1Bath

Investment Highlights

- HIGH Cash-Flow and High-Income Turnkey apartments only 2 blocks away from Old Town Pasadena
- Walk Score 87, Bike Score 98
- Offered at an attractive CAP Rate and low GRM – Lower down payment, excellent Cash-on-cash return
- Penthouse unit can be delivered vacant
- Prime location two blocks from Old Town Pasadena, and minutes from Rose Bowl area
- High growth area – adjacent to a future redevelopment project on Fair Oaks Ave (up to 243 units)
- MEP (Mechanical, Electrical, and Plumbing) updated + New Roof, Foundation has been strengthened
- Excellent cashflow without doing any renovation work
- Excellent demographics with ±\$140,786 average household income in a two-mile radius
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110

Property Highlights

- Very attractive TURNKEY Garden style apartment with excellent curb appeal and no known deferred maintenance
- Excellent location in a mature and quiet residential area, surrounded by SFR homes and duplexes/triplexes.
- Top to Bottom Renovations of the building and each unit have been completed; All Units have been fully upgraded!
- Attractive unit mix with four x 2bed, 1 x Penthouse, and two x 1bed units
- Unit upgrades: ALL brand new -> kitchen, bathroom, flooring, appliances, lighting, in-unit laundry, 3 units have private balcony.
- Attractive Lot size with ample parking; Open space parking, No Soft-Story Parking Retrofit is required
- Separately metered for electricity

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Walk Score
87

Very Walkable

Most errands can be accomplished on foot.

Bike Score
98

Biker's Paradise

Daily errands can be accomplished on a bike.

NORTON SIMON MUSEUM

FAIR OAKS AVE

OLD TOWN PASADENA

444 N FAIR OAKS PROJECT

425 N RAYMOND AVE

Exclusively Listed By:

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

Broker License# 01749321

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THE PASEO



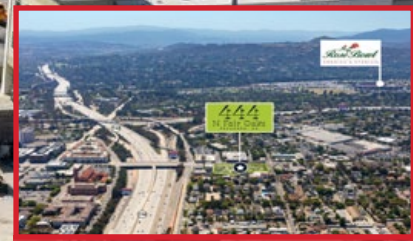
PASADENA CONVENTION CENTER



OLD TOWN PASADENA

210 FREEWAY

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444 N FAIR OAKS PROJECT



425 N RAYMOND AVE

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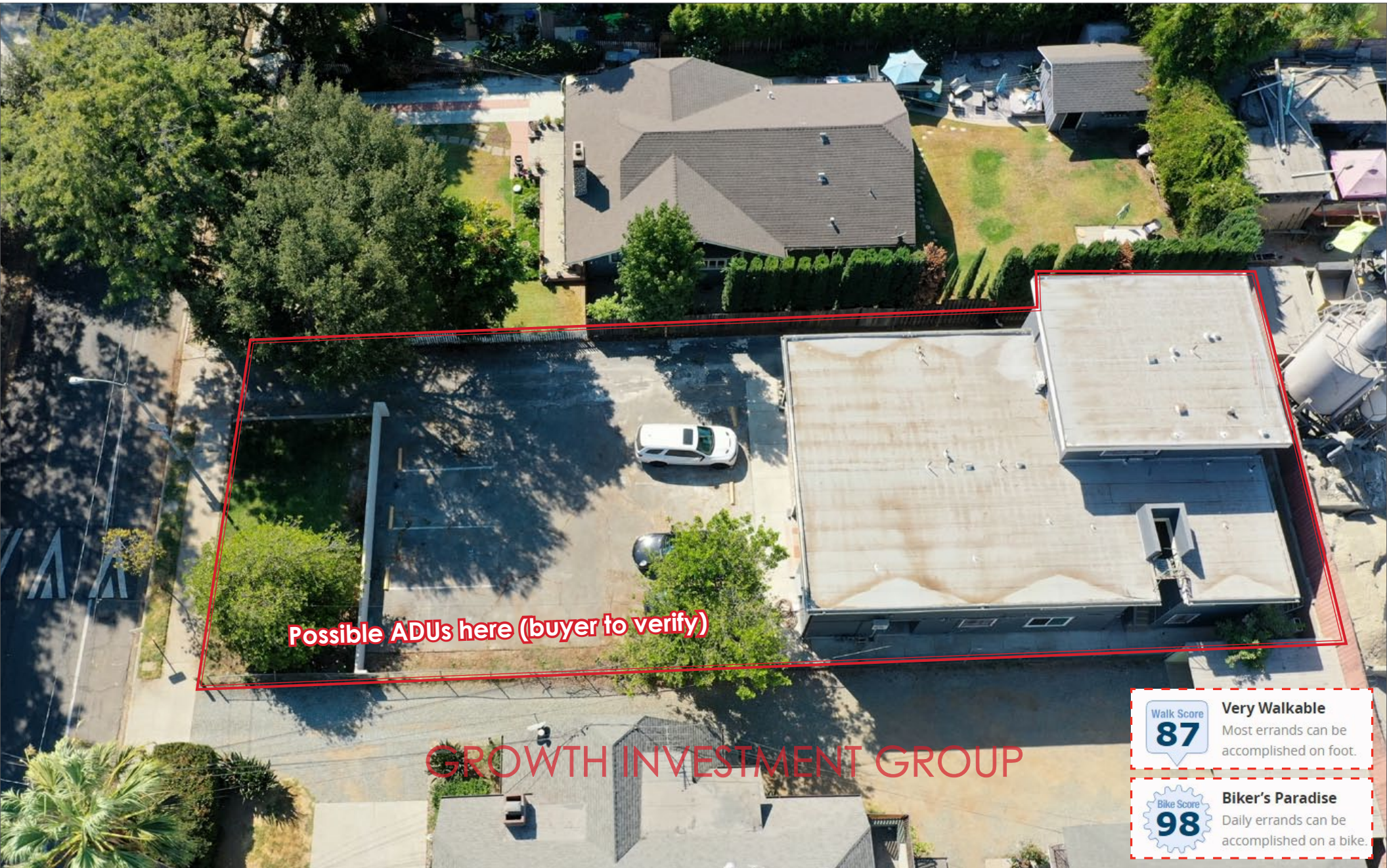
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Possible ADUs here (buyer to verify)

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Location in Pasadena Districts



Future Yourself Here

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Property Photos - Penthouse Unit



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