

EXCLUSIVE LISTING!

261 & 263 N Oak Ave, Pasadena, CA 91107

2 TURNKEY MID-CENTURY-MODERN HOUSES (VACANT) on Large Lot –Brand New Back House completed in 2025, Front Houses Beautifully Upgraded - Allows Additional 3 ADUs. Perfect Blank Canvas for Owner User or Investors. Includes an approved drawing for a 4-car garage



SUMMARY

Subject Property:	261 & 263 N Oak Ave Pasadena, CA 91107
Price:	\$1,425,000
Price per Unit:	\$713,000
Proforma CAP & Proforma GRM:	7.35% / 10.81x
Year Built:	Re-built in 2025 (back - buyer to verify) & 1913 (front - rehabbed in 2023)
APN:	5746-011-035
Building Area/Lot Size:	2,057 SF / 8,737 SF
Zoning/Parking:	RM-16
Unit Mix:	1 x 2B + 2B (back house #263) 1 x 2B + 1B (back house #261)

Investment & Property Highlights

- Unbeatable Proforma CAP Rate – 2 TURNKEY HOUSES (VACANT) Investment on a Large Lot (RM-16)
- Prime value-add duplex near Caltech, Pasadena City College, and Hastings Ranch
- Located in the quiet Lamanda Park area with close proximity to many amenities in the Pasadena Area
- SUPERB demographics with ±\$114,030 average household income within a 1-mile radius
- Walk Score of 81
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110
- Excellent curb-appeal with drought-tolerant landscaping, high-end finishes in a quiet residential area
- Back House is a newly re-built house completed in March 2025
- Front house was completely upgraded in 2023
- Large lot of 8747 SF (RM-16) which allows additional 3 ADUs (buyer to verify)
- Highly desirable 2 separate single-story units on a large lot- easy to manage
- Each house is separately metered for all utilities except water
- Beautifully designed back house with high-end finishes,
- Tastefully upgraded front house with designer finishes
- Large lot size at ±8,737 SF zoned RM-16; Large driveway can fit up to 4 cars
- Each unit is separately metered for electricity and gas, and has indoor laundry
- Sale includes an approved drawing for a 4-car garage (±800SF – permit expired – buyer to pay for permit renewal)

EXCLUSIVE LISTING!

261 & 263 N Oak Ave, Pasadena, CA 91107

2 TURNKEY MID-CENTURY-MODERN HOUSES (VACANT) on Large Lot -Brand New Back House completed in 2025, Front Houses Beautifully Upgraded - Allows Additional 3 ADUs. Perfect Blank Canvas for Owner User or Investors. Includes an approved drawing for a 4-car garage



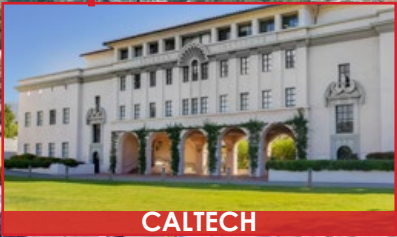
SHOPS ON LAKE



HUNTINGTON LIBRARY



PASADENA CITY COLLEGE



CALTECH



OLD PASADENA



261 & 263 N OAK AVE

Walk Score **81** Very Walkable
Most errands can be accomplished on foot.

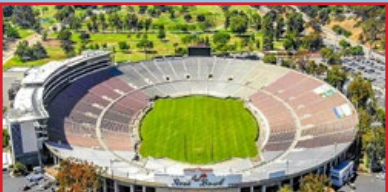
EXCLUSIVE LISTING!

261 & 263 N Oak Ave, Pasadena, CA 91107

2 TURNKEY MID-CENTURY-MODERN HOUSES (VACANT) on Large Lot -Brand New Back House completed in 2025, Front Houses Beautifully Upgraded - Allows Additional 3 ADUs. Perfect Blank Canvas for Owner User or Investors. Includes an approved drawing for a 4-car garage



CALTECH



ROSE BOWL STADIUM



OLD PASADENA



PASADENA CITY COLLEGE



261 & 263 N OAK AVE

210 FWY

GROWTH INVESTMENT GROUP

Walk Score **81** Very Walkable
Most errands can be accomplished on foot.

EXCLUSIVE LISTING!

261 & 263 N Oak Ave, Pasadena, CA 91107

2 TURNKEY MID-CENTURY-MODERN HOUSES (VACANT) on Large Lot -Brand New Back House completed in 2025, Front Houses Beautifully Upgraded - Allows Additional 3 ADUs. Perfect Blank Canvas for Owner User or Investors. Includes an approved drawing for a 4-car garage



Front House #261



Back House #263

GROWTH INVESTMENT GROUP



EXCLUSIVE LISTING!

261 & 263 N Oak Ave, Pasadena, CA 91107

2 TURNKEY MID-CENTURY-MODERN HOUSES (VACANT) on Large Lot -Brand New Back House completed in 2025, Front Houses Beautifully Upgraded - Allows Additional 3 ADUs. Perfect Blank Canvas for Owner User or Investors. Includes an approved drawing for a 4-car garage



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

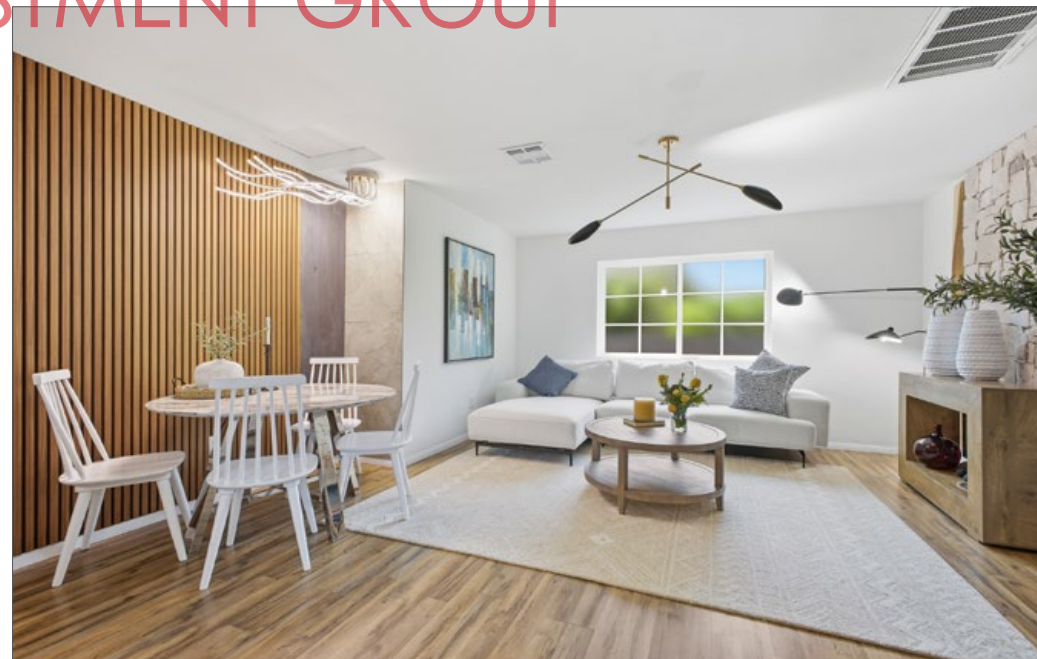
EXCLUSIVE LISTING!

261 & 263 N Oak Ave, Pasadena, CA 91107

2 TURNKEY MID-CENTURY-MODERN HOUSES (VACANT) on Large Lot -Brand New Back House completed in 2025, Front Houses Beautifully Upgraded - Allows Additional 3 ADUs. Perfect Blank Canvas for Owner User or Investors. Includes an approved drawing for a 4-car garage



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING!

261 & 263 N Oak Ave, Pasadena, CA 91107

2 TURNKEY MID-CENTURY-MODERN HOUSES (VACANT) on Large Lot -Brand New Back House completed in 2025, Front Houses Beautifully Upgraded - Allows Additional 3 ADUs. Perfect Blank Canvas for Owner User or Investors. Includes an approved drawing for a 4-car garage



GROWTH INVESTMENT GROUP

EXCLUSIVE LISTING!

261 & 263 N Oak Ave, Pasadena, CA 91107

2 TURNKEY MID-CENTURY-MODERN HOUSES (VACANT) on Large Lot -Brand New Back House completed in 2025, Front Houses Beautifully Upgraded - Allows Additional 3 ADUs. Perfect Blank Canvas for Owner User or Investors. Includes an approved drawing for a 4-car garage



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING!

261 & 263 N Oak Ave, Pasadena, CA 91107

2 TURNKEY MID-CENTURY-MODERN HOUSES (VACANT) on Large Lot -Brand New Back House completed in 2025, Front Houses Beautifully Upgraded - Allows Additional 3 ADUs. Perfect Blank Canvas for Owner User or Investors. Includes an approved drawing for a 4-car garage



GROWTH INVESTMENT GROUP



EXCLUSIVE LISTING!

261 & 263 N Oak Ave, Pasadena, CA 91107

2 TURNKEY MID-CENTURY-MODERN HOUSES (VACANT) on Large Lot -Brand New Back House completed in 2025, Front Houses Beautifully Upgraded - Allows Additional 3 ADUs. Perfect Blank Canvas for Owner User or Investors. Includes an approved drawing for a 4-car garage

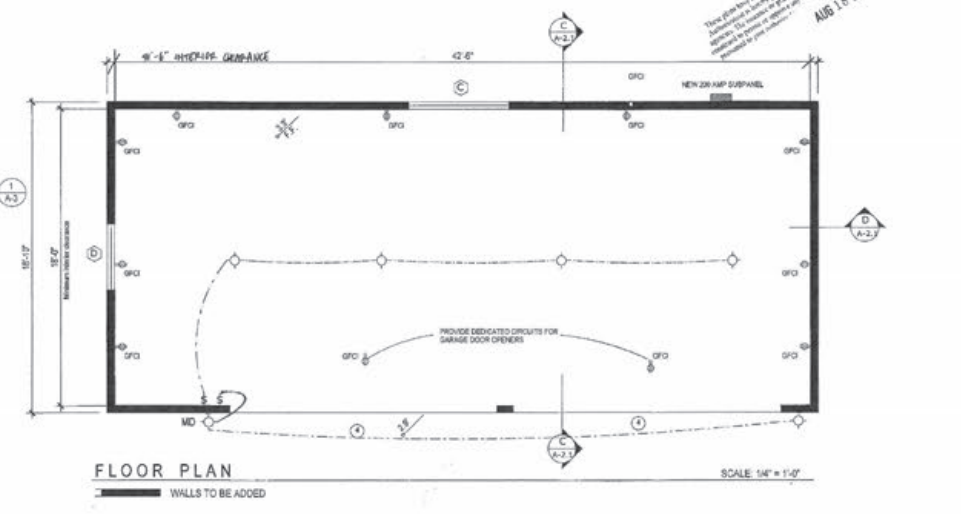
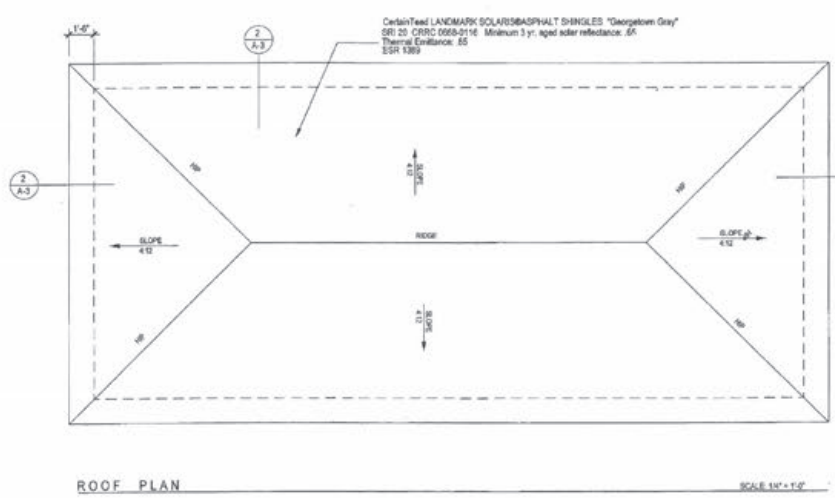
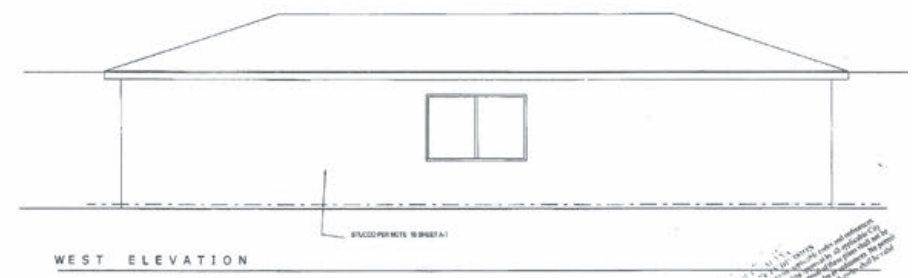
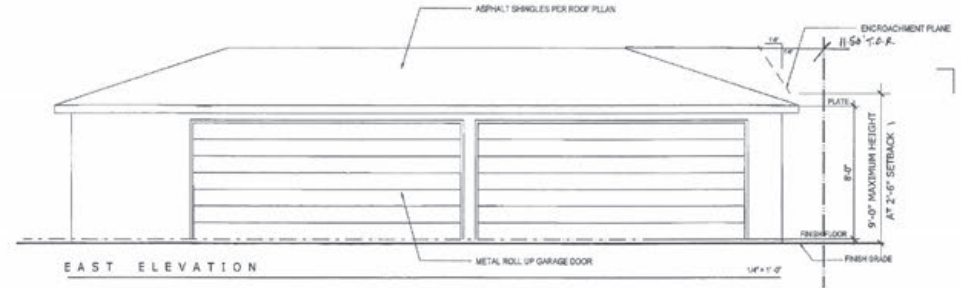
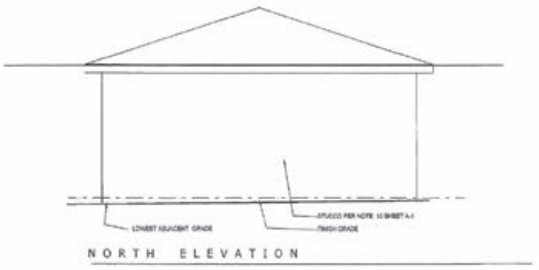
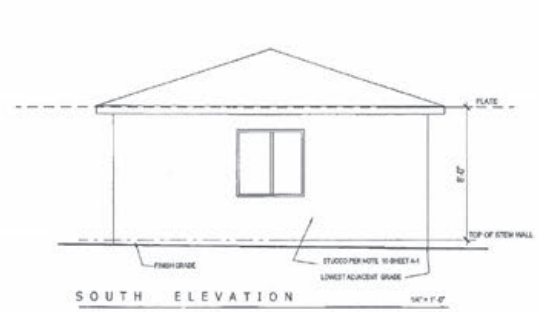


Approved Drawing for a 4-car garage (±800sf - permit expired - buyer to pay permit renewal)

ELECTRICAL LEGEND (SEE ELECTRIC)

- 8" EXHAUST CEILING FAN (MIN 5 AIR CHANGES PER HOUR)
- FLUSH CEILING LIGHT FIXTURE TO HAVE ZERO CLEARANCE INSULATION CONTACT (CICBY 4.0 OR OTHER NATIONALLY RECOGNIZED INSPECTION LABORATORY)
- V ADJACENT TO FIXTURE DENOTES FIXTURE TO BE CONTROLLED BY VACUANCY SENSOR
- D ADJACENT TO FIXTURE DENOTES FIXTURE TO BE CONTROLLED BY DIMMER
- CEILING MOUNTED LIGHT FIXTURE
- HANGING CEILING FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EXTERIOR RATED WALL MOUNTED LIGHT FIXTURE WITH MOTION DETECTOR/ PHOTO SENSOR
- WALL SCOOP
- TV OUTLET
- CABLE OUTLET
- HEAT/FAN LIGHT 10000 CFM VENT
- THERMOSTAT
- GAS SUPPLY

- #### SPECIAL NOTES, SHEET A-1
- HOOD W/ 150 CFM MINIMUM VENTILATOR
 - PHONE LINE & CAT-5 COMPUTER LINE
 - 1/2 OF OUTLET OPERATED BY SWITCH
 - DUPLEX CONV. OUTLET ARC-FAULT CIRCUIT INTERRUPTER PROTECTED PER NOTE 16
 - DUPLEX CONV. OUTLET W/ GROUND FAULT INTERRUPT
 - WATERPROOF GFCI EXTERIOR RATED OUTLET
 - FLOOR OUTLET
 - 2 POLE SWITCH
 - 3 POLE SWITCH
 - SMOKE DETECTOR, HARD WIRING TO ELECTRICAL SYSTEM TO RECEIVE PRIMARY POWER FROM THE BUILDING WIRING & SHALL BE EQUIPPED WITH A BATTERY BACK-UP.
 - CARBON MONOXIDE DETECTOR
 - 2' X 4' FLOURESCENT LIGHT FIXTURE



These drawings are the property of the architect and shall not be used for any other project without the written consent of the architect. The architect shall not be responsible for any errors or omissions in these drawings. AUG 18 2023