



RAMIROANDERICA.COM/300WASHINGTON

PASADENA

300 W. WASHINGTON BLVD

5 UNITS | 4,600 SQ FT | 11,119 SQ FT LOT | BUILT 1961

This 5-unit, single-story apartment complex in Pasadena features two-bedroom, one-bathroom units, offering a total interior space of 4,600 square feet on an 11,116 square foot lot.

Fully occupied on month-to-month leases, the property has special PSR1 zoning, allowing for institutional use. Current rents yield a 4% cap rate, with potential for a 6.7% market cap rate. The front unit includes a two-car garage, while the remaining units have attached covered carports. Each unit is equipped with separate electricity and gas meters.

The property also benefits from its prime location near the Rose Bowl, Old Town Pasadena, freeways, public transportation, and schools. Drive-by only—please do not disturb tenants or enter the property.

UMRO Realty Corp., dpa The Agency. No representation is made as to the accuracy of the information contained herein. All prospective buyers should investigate any information deemed important and/or consult with appropriate professionals. If your property is already listed with a real estate broker, kindly disregard. Cal DRE#01788685 & #01406511



RAMIRO & ERICA RIVAS

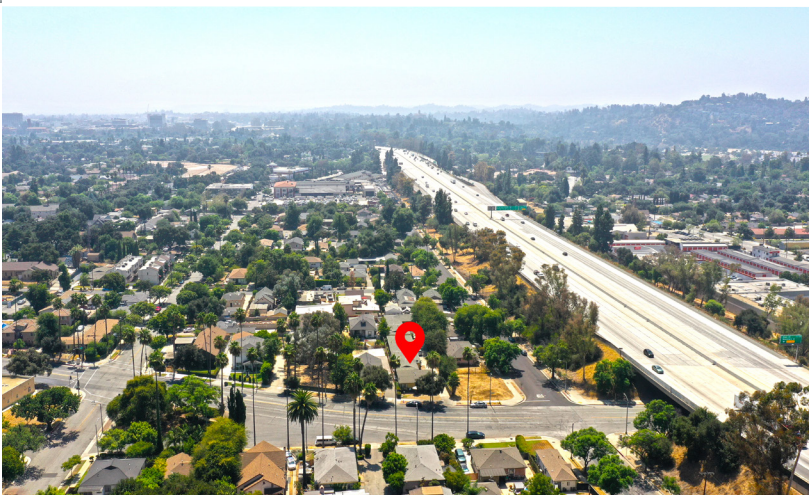
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SUITE 100
PASADENA





RAMIROANDERICA.COM/300WASHINGTON PHOTOS | VIDEO | FLOOR PLAN



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Unit Number	Bed/Bath	Term	Current Rent	Proforma Rent
300	2 Bed/1 Bath	MTM	\$2,281	\$2,600
302-1	2 Bed/1 Bath	MTM	\$1,525	\$2,600
302-2	2 Bed/1 Bath	MTM	\$1,743	\$2,600
304-1	2 Bed/1 Bath	MTM	\$1,525	\$2,600
304-2	2 Bed/1 Bath	MTM	\$1,900	\$2,600
Total Monthly Rent			\$8,974	\$13,000

INCOME

Property Value	\$1,769,000
Price Per Unit	\$353,800
Capitalization Rate	4.0%
Market Cap Rate	6.70%
Expense % of GSI	34.86%
Estimated Upside	44.87%
Gross Rent Multiplier	16.43

Rent Income	\$107,688
Other Income	\$0
Gross Scheduled Income (GSI)	\$107,688
Market Income	\$156,000

EXPENSES

Property Taxes	\$20,110
Property Insurance	\$3,540
Maintenance & Repairs	\$1,744
Water/Sewer	\$5,028
Trash	\$5,317
Gardening	\$1,200
Pest Control	\$300
Total Expenses	\$37,239

Tax Rate	1.19%
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Net Operating Income (NOI)	Current	Market
	\$70,449	\$118,461