



1380 1382 Glen Ave, Pasadena 91103

STATUS: **Active**

LIST PRICE: **\$1,199,997**

210 West, Exit on Fair Oaks Ave, R on Fair oaks, L on W Washington Bl, R on Glen Ave



OF UNITS TOTAL: 2
 SQFT(src): **1,928**
 PRICE PER SQFT: **\$622.41**
 LOT(src): **7,483/0.1718 (A)**
 LEVELS: **Multi/Split**
 YEAR BLT(src): **1951 (ASR)**
 DAM / CDAM: **0/161**
 SLC: **Standard**
 TOTAL OP. EXP: **\$16,500.00**
 NET OP. INCOME: **\$59,700**
 PARCEL #: **5728012058**
 LISTING ID: **DW25267641**

Recent: **11/29/2025 : NEW**

Next OH: Public : Sun Nov 30, 1:00PM-2:30PM

[Listing has Supplements](#)

Submit Offer

DESCRIPTION

Home for the Holidays & High Returns: Pasadena Duplex Gem! Prime Pasadena location just minutes from the Rose Bowl. Front unit offers 3BR/2BA; rear unit features 2BR/1BA. Excellent value-add opportunity—ideal for investors looking to modernize and maximize rental income. Ample parking with two 2-car garages plus four tandem spaces. A rare, high-potential property in a highly desirable area, just in time for the holidays.

EXCLUSIONS:

INCLUSIONS:

AREA: **645 - Pasadena (NW)**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 55+: **No**
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LIST \$ ORIG: **\$1,199,997**
 SUB TYPE: **DPLX/D**
 CMN WALLS: **No Common Walls**
 PARKING: **Garage, Garage Faces Side**
 # OF BUILDINGS TOTAL: **2**
 RENT CONTROL?: **No**
 PROPERTY ATTACHED?: **No**

SELLER WILL CONSIDER CONCESSIONS IN OFFER:
 ROOM TYPE: **Primary Suite**
 UTILITIES: **Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected**
 ELECTRIC: **Electricity - On Property, Standard**
 WATER: **Public**

COOLING: **Wall/Window Unit(s)**
 HEATING: **Central**
 VIEW:
Mountain(s)
 WATERFRONT:
 LAUNDRY: **Gas & Electric Dryer Hookup**
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: **\$76,200**
 VACANCY ALLOWANCE \$/:% /
 GROSS OPERATING INCOME:
 NET OPERATING INCOME: **\$59,700**
 OPERATING EXPENSE \$/:%: **\$16,500/**
 LAND DOLLAR VALUE \$/:% /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE:
 IMPROVEMENTS TOTAL \$/:% /
 PERSONAL PROPERTY \$/:% /

INCOME

OF RENTED GARAGES:
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME:
 LAUNDRY INCOME:
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: **\$16,500**
 ELECTRIC:
 GAS: **\$0**
 LICENSES:
 NEW TAXES: **\$12,000**

FURNITURE REPLACEMENT:
 TRASH: **\$900**
 CABLE TV:
 GARDENER:
 INSURANCE: **\$2,000**

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER: **\$1,600**

OTHER EXPENSE:
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE: TAX YEAR: TAX ANNUAL AMT: TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC:
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,500	2
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,850	2

GAS METERS: 2
 WATER METERS: 1

INTERIOR

INTERIOR: **Unfurnished**
 ACCESSIBILITY:

APPLIANCES: **Dishwasher**
 FLOORING: **Laminate, Vinyl**

ENTRY/LEVEL: **1/1**
 FIREPLACE: **Living Room**

SQFT STUDIO AVG:
 SQFT 1 BED AVG:
 SQFT 2 BED AVG: **910**
 SQFT 3 BED AVG: **1,020**

EXTERIOR

EXTERIOR: **Lighting, Rain Gutters**
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **2-5 Units/Acre, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Near Public Transit**
 POOL: **None**

FENCING: **Chain Link**
 SPA: **None**

BUILDING

BUILDER NAME: ARCH STYLE: **Ranch** ROOF: **Shingle** CONSTR MTRLS: **Stucco**
BUILDER MODEL: DOORS: FOUNDATION DTLs: OTHER STRUCTURES: **Guest House Detached,**
WINDOWS: PROP CONDITION: **Second Garage, Second Garage Detached**
NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

UNCOVERED SPACES: **4** PARKING TOTAL: **8** GARAGE SPACES: **4** CARPORT SPACES:

GREEN

GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV:
WALKSCORE:

POWER PRODUCTION

POWER PRODUCTION: **No** GREEN VERIFICATION: **No**

COMMUNITY

HOA DUES 1: HOA 1 NAME: HOA PHONE 1: HOA AMENITIES:
HOA DUES 2: HOA 2 NAME: HOA PHONE 2: STORIES TOTAL: **2**
HOA DUES 3: HOA 3 NAME: HOA PHONE 3:
COMMUNITY: **Biking , Foothills, Sidewalks, Storm Drains, Street Lights, Suburban**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No** ELEVATION: TAX LOT: **1** TAX BLOCK:
COMMON INTEREST: **None** ASSESSMENTS: **Unknown** LOT SIZE DIM: TAX TRACT #: **13520**
LAND LEASE AMOUNT: PARCEL #: **5728012058** ZONING: **PSR1**
LAND LEASE AMT FREQ: ADDITIONAL PARCEL(s): **No**

LISTING

DATES

BAC: LIST TERMS: **Cash, Conventional, FHA, Submit, VA Loan** LIST CONTRACT DATE: **11/29/25**
BAC REMARKS: LIST AGRMT: **Exclusive Right To Sell** START SHOWING DATE:
DUAL/VARI. RATE?: **Yes** LIST SERVICE: **Full Service** ON MARKET DATE: **11/29/25**
CURRENT FINANCING: **None** AD NUMBER: PRICE CHG TIMESTAMP:
POSSESSION: **Close Of Escrow** DISCLOSURES: STATUS CHG TIMESTAMP: **11/29/25**
FINANCIAL INFO AS OF: INTERNET, AVM?/COMM?: **Yes/Yes** MOD TIMESTAMP: **11/29/25**
CONTINGENCY LIST: INTERNET?/ADDRESS?: **Yes/Yes** EXPIRED DATE: **12/31/25**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:
PRIVATE REMARKS: Property will be delivered vacant at COE. Front house is owner occupied and rear house is vacant.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent** LOCK BOX LOCATION: OWNER'S NAME: **Javier**
SHOW CONTACT NAME: LOCK BOX DESCRIPTION: **Schedule a Showing**
SHOW CONTACT PHONE:
SHOWING INSTRUCTIONS: **Front house is owner occupied, 2 hour notice is required to show. Rear house is vacant and on SUPRA, show anytime.**
DRIVING DIRECTIONS: **210 West, Exit on Fair Oaks Ave, R on Fair oaks, L on W Washington Bl, R on Glen Ave**

AGENT / OFFICE

CONTACT PRIORIT

LA: **(DWRMCMCOR) Coral Romero** LA State License: **01914785** 1.LA CELL: **323-395-6485**
CoLA: CoLA State License: 2.LA DIRECT: **562-602-8550**
LO: **(DWGDO) Good Opportunity Company Inc.** LO State License: **02219338** 3.LA PAGER:
LO PHONE: **562-602-8550** LO FAX: **562-602-8508** 4.LA FAX: **562-602-8508**
CoLO: CoLO State License: 5.LA VOICEMAIL:
CoLO PHONE: Offers Email: **coralromero30@gmail.com** 6.LA EMAIL: **coralromero30@gmail.com**