

# EXCLUSIVE LISTING!

31 N Parkwood Ave-1837 E Colorado Blvd, Pasadena, CA 91107

Priced at a LOSS for FAST CLOSE (Seller Retiring) - Rare  $\pm 6.9\%$  CAP 20-Unit Turnkey Portfolio in Prime Central Pasadena

Steps from PCC & Caltech, Fully Upgraded, In-Unit Laundry, Zero Relocation Hassles, Built-In Tenant Demand.



## SUMMARY

Subject Property:	31 N Parkwood Ave 1837 E Colorado Blvd Pasadena, CA 91107
Price:	\$5,100,000
Price/Unit:	\$255,000
Year Built:	1958 & 1923
Building Size:	9,930 SF (5,322 SF+4,608 SF)
Lot Size	19,100 SF (10,100SF+8,994 SF)
APN:	5746-017-092, 5746-017-030
Zoning:	RM32 (Parkwood) EC-MU-C (Colorado)
Parking:	22 Spaces
Unit Mix:	1 x 3B + 2B (31 Parkwood) 7 x 1B + 1B (31 Parkwood) 12 x 1B + 1B (1837 Colorado)

## Investment & Property Highlights

- **Seller Motivated – Priced BELOW Purchase Price ( $\pm 14\%$  discount from Seller's Purchase Price)**
- **SUPERIOR DEMOGRAPHICS:** \$147,906 avg household income (1-mile radius) supports premium rents and ultra-low vacancy.
- **TURNKEY & RENOVATED:** Fully upgraded in Class-A central Pasadena location – minimal capex for years.
- **MARKET-READY RENTS:** All rents at/near market – NO tenant buyouts or relocation costs to realize full value.
- **STRATEGIC LOCATION:** located in the “Caltech/PCC Corridor”—guaranteeing a perpetual stream of high-quality student and faculty tenants.
- **Ideal Unit Mix for Its Location:** Ideal mix of 1-Bedroom and 3-Bedroom layouts perfectly suited for young professionals and the academic demographic (avg. household income of  $\pm \$147k$  in 1-mile radius).
- **LUXURY INTERIORS:** All units feature in-unit washers/dryers, stainless

steel appliances, quartz countertops, and new flooring.

- **Low Expense Ratio:** Individual metering for gas and electricity. 12 units feature individual water heaters, minimizing landlord utility responsibility.
- **Parking & Landscaping:** 22 total parking spaces (Secured/Gated).
- **Ideal Unit Mix for Its Location:** Ideal mix of 1-Bedroom and 3-Bedroom layouts perfectly suited for young professionals and the academic demographic (avg. household income of  $\pm \$147k$  in 1-mile radius).
- **LUXURY INTERIORS:** All units feature in-unit washers/dryers, stainless steel appliances, quartz countertops, and new flooring.
- **Modern Systems:** some units equipped with Mini-Split HVAC systems; copper plumbing and new double-pane windows throughout.
- **Low Expense Ratio:** Individual metering for gas and electricity. 12 units feature individual water heaters, minimizing landlord utility responsibility.

# EXCLUSIVE LISTING!

31 N Parkwood Ave-1837 E Colorado Blvd, Pasadena, CA 91107

Priced at a LOSS for FAST CLOSE (Seller Retiring) - Rare  $\pm 6.9\%$  CAP 20-Unit Turnkey Portfolio in Prime Central Pasadena Steps from PCC & Caltech, Fully Upgraded, In-Unit Laundry, Zero Relocation Hassles, Built-In Tenant Demand.



PASADENA CITY COLLEGE



CALIFORNIA INSTITUTE OF TECHNOLOGY



SHOPS ON LAKE



OLD TOWN PASADENA



1837 E COLORADO BLVD



31 N PARKWOOD AVE

NEW TOWNHOMES

NEW TOWNHOMES

GROWTH INVESTMENT GROUP

Walk Score  
**89**

Very Walkable  
Most errands can be accomplished on foot.

# EXCLUSIVE LISTING!

31 N Parkwood Ave-1837 E Colorado Blvd, Pasadena, CA 91107

Priced at a LOSS for FAST CLOSE (Seller Retiring) - Rare  $\pm 6.9\%$  CAP 20-Unit Turnkey Portfolio in Prime Central Pasadena Steps from PCC & Caltech, Fully Upgraded, In-Unit Laundry, Zero Relocation Hassles, Built-In Tenant Demand.



SHOPS ON LAKE



OLD TOWN PASADENA



THE ROSE BOWL



CALIFORNIA INSTITUTE OF TECHNOLOGY



PASADENA CITY COLLEGE



1837 E COLORADO BLVD

NEW TOWNHOMES

NEW TOWNHOMES



31 N PARKWOOD AVE

Walk Score **89** Very Walkable  
Most errands can be accomplished on foot.

# EXCLUSIVE LISTING!

31 N Parkwood Ave-1837 E Colorado Blvd, Pasadena, CA 91107

Priced at a LOSS for FAST CLOSE (Seller Retiring) - Rare  $\pm 6.9\%$  CAP 20-Unit Turnkey Portfolio in Prime Central Pasadena Steps from PCC & Caltech, Fully Upgraded, In-Unit Laundry, Zero Relocation Hassles, Built-In Tenant Demand.



NEW TOWNHOMES

210 FWY

60-U NEW APARTMENT

GROWTH INVESTMENT GROUP

NEW TOWNHOMES

NEW TOWNHOMES

ALLEN AVE



1837 E COLORADO BLVD



31 N PARKWOOD AVE

COLORADO BLVD

Walk Score **89** Very Walkable  
Most errands can be accomplished on foot.

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

# EXCLUSIVE LISTING!

31 N Parkwood Ave-1837 E Colorado Blvd, Pasadena, CA 91107

Priced at a LOSS for FAST CLOSE (Seller Retiring) - Rare  $\pm 6.9\%$  CAP 20-Unit Turnkey Portfolio in Prime Central Pasadena  
Steps from PCC & Caltech, Fully Upgraded, In-Unit Laundry, Zero Relocation Hassles, Built-In Tenant Demand.



Walk Score  
**89**

**Very Walkable**  
Most errands can be accomplished on foot.

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

# EXCLUSIVE LISTING!

31 N Parkwood Ave-1837 E Colorado Blvd, Pasadena, CA 91107

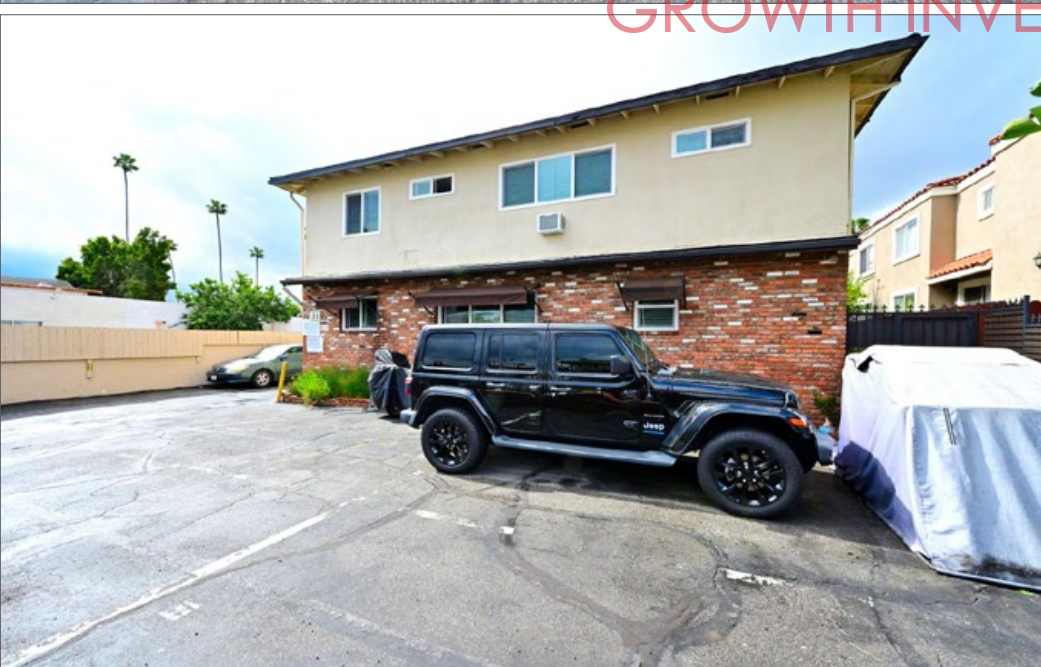
Priced at a LOSS for FAST CLOSE (Seller Retiring) - Rare  $\pm 6.9\%$  CAP 20-Unit Turnkey Portfolio in Prime Central Pasadena Steps from PCC & Caltech, Fully Upgraded, In-Unit Laundry, Zero Relocation Hassles, Built-In Tenant Demand.



31 N PARKWOOD AVE



GROWTH INVESTMENT GROUP



# EXCLUSIVE LISTING!

31 N Parkwood Ave-1837 E Colorado Blvd, Pasadena, CA 91107

Priced at a LOSS for FAST CLOSE (Seller Retiring) - Rare  $\pm 6.9\%$  CAP 20-Unit Turnkey Portfolio in Prime Central Pasadena  
Steps from PCC & Caltech, Fully Upgraded, In-Unit Laundry, Zero Relocation Hassles, Built-In Tenant Demand.



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

# EXCLUSIVE LISTING!

31 N Parkwood Ave-1837 E Colorado Blvd, Pasadena, CA 91107

Priced at a LOSS for FAST CLOSE (Seller Retiring) - Rare  $\pm 6.9\%$  CAP 20-Unit Turnkey Portfolio in Prime Central Pasadena  
Steps from PCC & Caltech, Fully Upgraded, In-Unit Laundry, Zero Relocation Hassles, Built-In Tenant Demand.



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

# EXCLUSIVE LISTING!

31 N Parkwood Ave-1837 E Colorado Blvd, Pasadena, CA 91107

Priced at a LOSS for FAST CLOSE (Seller Retiring) - Rare  $\pm 6.9\%$  CAP 20-Unit Turnkey Portfolio in Prime Central Pasadena  
Steps from PCC & Caltech, Fully Upgraded, In-Unit Laundry, Zero Relocation Hassles, Built-In Tenant Demand.



GROWTH INVESTMENT GROUP

