

EXCLUSIVE LISTING | MONTANO VILLAS

517 E Washington Blvd, Pasadena, CA 91104

Pride-of-Ownership 10-unit (4 Houses & 2 Triplexes) on a large R3 Lot, 2 ADU Drawing included, Excellent Unit Mix, Gated, Garage Parking, 1 House can be delivered vacant, Central HVAC, Double Pane Windows throughout, SELLER MAY CARRY



Property Overview

Subject Property:	517 E Washington Blvd Pasadena, CA 91104
Price:	\$3,800,000
Number of Units:	10
Price Per Unit:	\$380,000
Year Built:	1949
Building Area:	8,340 SF
Lot Size / Zoning:	20,911sf / RM-36
APN#:	5838-040-015
Unit Mix:	4 x House 2B+1B 2 x 2B+1B LARGE 2 x 2B+1B 2 x 1B+1B

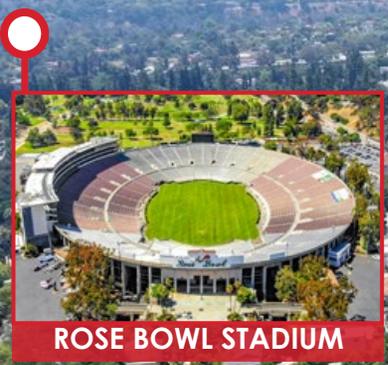
INVESTMENT & PROPERTY HIGHLIGHTS

- Pride-of-ownership 10-unit with 4 houses + 2 triplexes near Rose Bowl Area; Good rental upside
- Great layout with home ownership atmosphere making it easy to rent and manage
- Initial Drawing for 2 ADU units will be included
- SELLER MAY CARRY
- Superb unit-mix only minutes away from Old Town Pasadena, Rose Bowl, and FWY 210
- Good demographics with ±\$116,712 average household income in a-mile radius
- Many Significant improvements have been completed and no known deferred maintenance (buyer to verify)
- Extremely attractive garden style apartment with bungalow units and excellent curb appeal, beautifully landscaped
- 4 detached houses and 6 apartment buildings on a large R3 zone lot
- 1 house is vacant and may be delivered vacant
- Excellent unit mix with mostly 2bed units, 4 units are single story bungalows/houses.
- Recently replaced roofs, central A/C and heating, and many more capital improvements completed in 2008-2009
- Bungalows have laundry hookups, each unit has a newer Central A/C & heating system (2009), semi-private porch and backyard.
- Double pane windows throughout, solid wood entry doors, original hardwood flooring, controlled entrance (gated), separately metered for electricity and gas, two shared laundry rooms, large storage room.
- Large lot size with ample parking (garage + open + tandem), storage cabinets in garage

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ROSE BOWL STADIUM



ROSE BOWL AREA

BROOKSIDE GOLF COURSE



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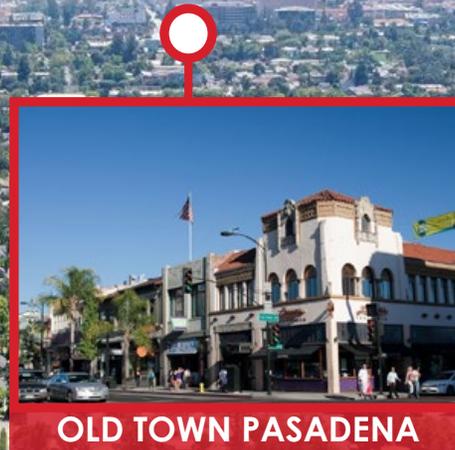
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DOWNTOWN LOS ANGELES



OLD TOWN PASADENA



ROSE BOWL STADIUM



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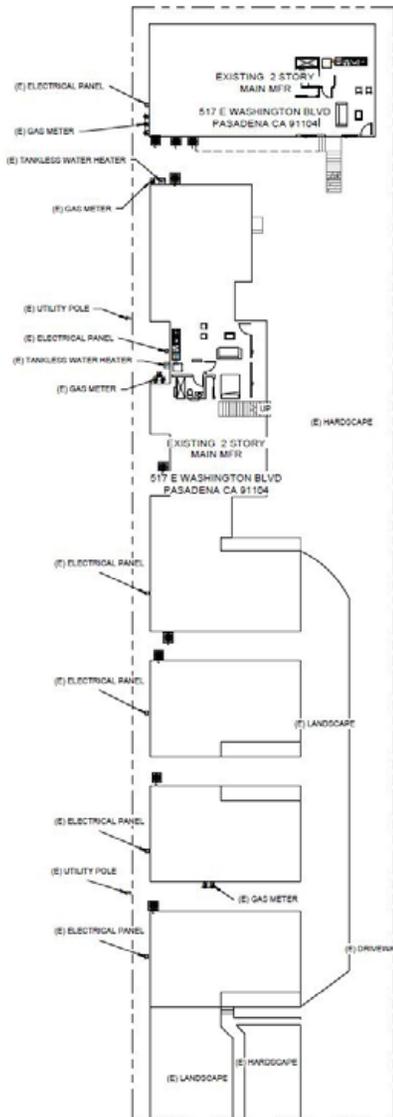
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Initial Drawing for 2 ADUs (carport conversion)

517 E WASHINGTON BLVD PASADENA CA 91104



SITE LEGEND

	(E) DWELLING
	(N) ADU
	(N) ADDITION
	(N) 2ND STORY UNIT
	CONCRETE
	GRASS/TURF
	PLANTER AREA
	(E) PROPERTY LINE
	(E) ELECTRICAL PANEL
	(E) GAS METER
	(E) WATER HEATER
	(E) CONDENSER UNIT
	(E) WATER METER
	(E) UTILITY POLE
	(E) CLEANOUT

PROJECT DESCRIPTION

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PROJECT ADDRESS	517 E WASHINGTON BLVD PASADENA CA 91104
LEGAL DESCRIPTION	APN/PARCEL ID: 8838 045 015 SUB OF LANDS BELONGING TO J H PAINTER AND B F BALL AL SO KNOWN AS PAINTER AND BALL TRACT LOT COM N 060' E 12.5 FT AND S 8965' E 458 FT FROM SW COR OF BLK M. SEE MAPBOOK FOR MISSING PORTION. LOT BLK M
ZONING INFORMATION	RA-1
OCCUPANCY TYPE	MULTI-FAMILY RESIDENTIAL
LOT AREA	35,911.45(SQ FT)
PROPOSED BLDG HEIGHT	
PROPOSED ADU SIZE	
CONSTRUCTION TYPE	TYPE VB
CODES	<ul style="list-style-type: none"> • 2022 CALIFORNIA MECHANICAL CODE (CMC) • 2022 CALIFORNIA PLUMBING CODE (CPC) • 2022 CALIFORNIA ELECTRICAL CODE (CEC) • 2022 CALIFORNIA BUILDING CODE (CBC) AND FIRE CODES • 2022 CALIFORNIA TITLE 24 ENERGY REQUIREMENTS (T24) • 2022 CALIFORNIA GREEN BUILDING
EXISTING HOUSE SIZE	
FIRE SPRINKLERED (HOUSE)	NA - MAIN HOUSE NOT SPRINKLERED

CONTRACTOR'S RESPONSIBILITY NOTE

BEFORE BEGINNING CONSTRUCTION, VERIFY ALL ASPECTS OF THE CONSTRUCTION DOCUMENTS, INCLUDING DIMENSIONS, SITE CONDITIONS, SETBACKS, SITE SLOPES AROUND THE PROPOSED BUILDING, MATERIALS, SPECIFICATIONS, COORDINATION WITH SUBCONTRACTORS, NECESSARY PERMITS AND APPROVALS, PROJECT SCHEDULE, AND SAFETY REQUIREMENTS. REPORT ANY DISCREPANCIES, COMPLETS, OR ISSUES TO THE PROJECT MANAGER IMMEDIATELY FOR RESOLUTION.

PROJECT DIRECTORY

OWNER	ARCHITECTURAL DESIGNER
ADDRESS:	
CONTACT:	
STRUCTURAL	TITLE 24 ENGINEER
SPD ENGINEERING 15467 VENTURA BLVD. #63 SHERMAN OAKS, CA 91103 PHONE: (818) 747-7289 CONTACT: SHANT SHAHRAZ M. SO. P. E. EMAIL: SHANT.SPD@GMAIL.COM	NALSERP ENGINEERING INC SEROP NALBANCIAN PHONE: (916) 912-7525 CONTACT: SEROP NALBANCIAN, CEA EMAIL: NALSERPENGINEERING@GMAIL.COM

PROJECT INFORMATION

ARCHITECTURAL

Sheet Number	Sheet Name
A000	PROJECT INFORMATION
A100	PROTCTING FLOOR PLAN
A110	PROPOSED 1ST FLOOR PLAN
A120	PROPOSED 2ND FLOOR PLAN
A130	ROOF PLAN
A200	PL PLANTATIONS
A210	SECTIONS

GENERAL

Sheet Number	Sheet Name
G001	GENERAL NOTES
G002	CAL GREEN 1 - LESS ANGLES
G003	CAL GREEN 2
G004	CAL GREEN 2

STRUCTURA

Sheet Number	Sheet Name
S01	GENERAL NOTES
S02	GENERAL DETAILS
S03	STRUCTURAL PLAN
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
S3	STRUCTURAL DETAILS
S4	STRUCTURAL DETAILS
S5	STRUCTURAL DETAILS
S6	STRUCTURAL DETAILS
S7	HARDY FRAMF DETAILS
S8	HARDY FRAMF DETAILS
S9	HARDY FRAMF DETAILS

T-2
4

Sheet Number	Sheet Name
T24.01	TITLE 24
T24.02	TITLE 24



4'X5" STAMP AREA

SIGNATURE:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK AS INSTRUMENT OF SERVICE. ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MJUSTUDIO. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MJ STUDIO. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

460 SF 2 ADUS
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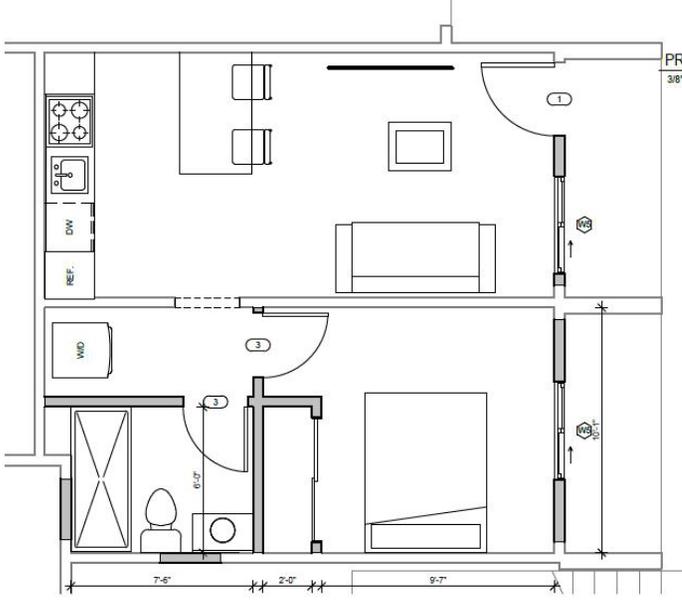
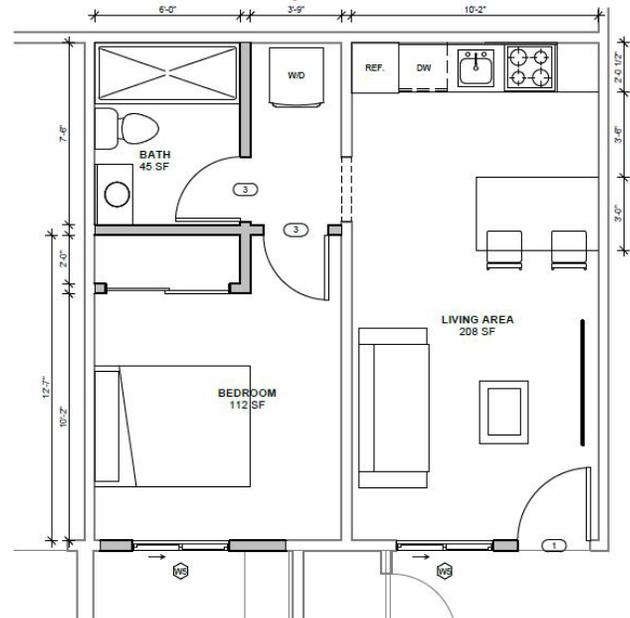
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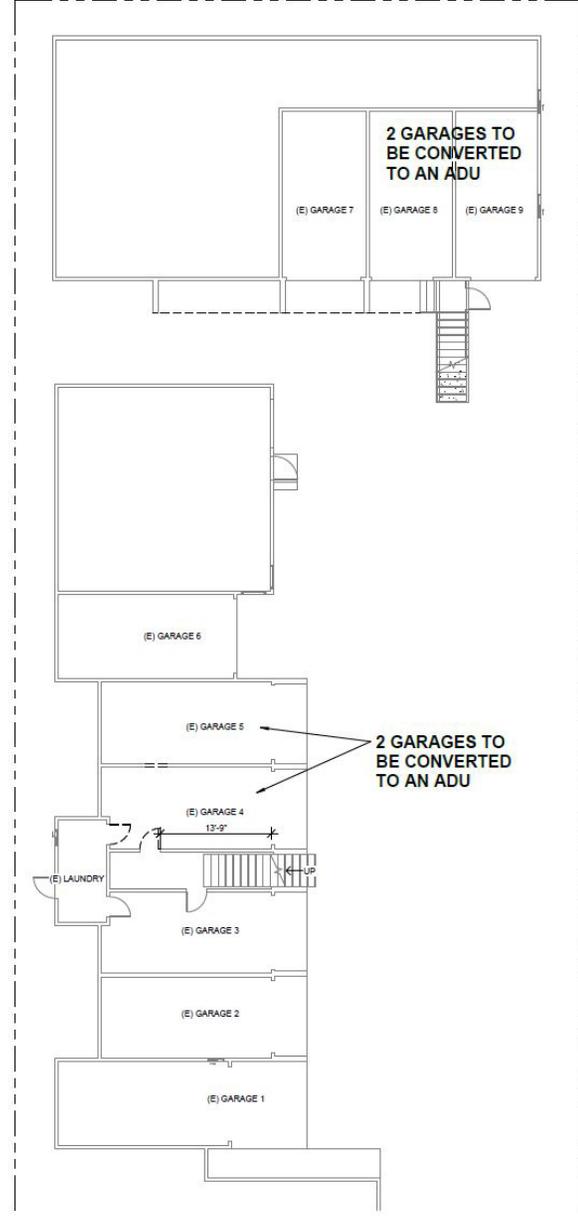


Initial Drawing for 2 ADUs (carport conversion)



PROPOSED 1ST ADU FLOOR PLAN
3/8" = 1'-0"

PROPOSED 2ND ADU FLOOR PLAN
3/8" = 1'-0"



EXISTING FLOOR PLAN & DEMO
1/8" = 1'-0"



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