

# EXCLUSIVE LISTING!

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

Priced at a LOSS for FAST CLOSE (Seller Retiring) - Rare  $\pm 6.30\%$  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<br>1837 E Colorado Blvd<br>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)<br>EC-MU-C (Colorado)  |
| Parking:          | 22 Spaces  |
| Unit Mix:         | 1 x 3B + 2B (31 Parkwood)<br>7 x 1B + 1B (31 Parkwood)<br>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

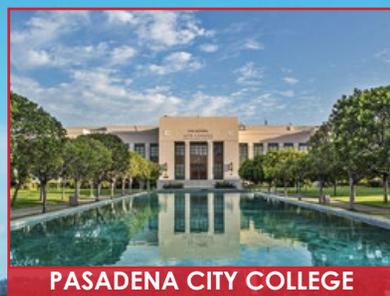
steel appliances, quartz countertops, and new flooring.

- **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.
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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.

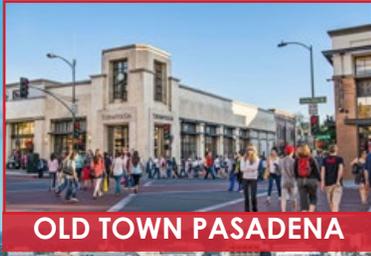
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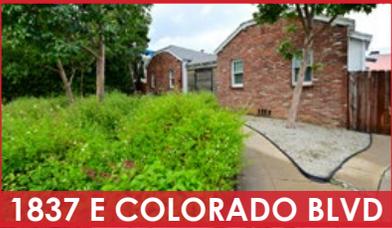
THE ROSE BOWL



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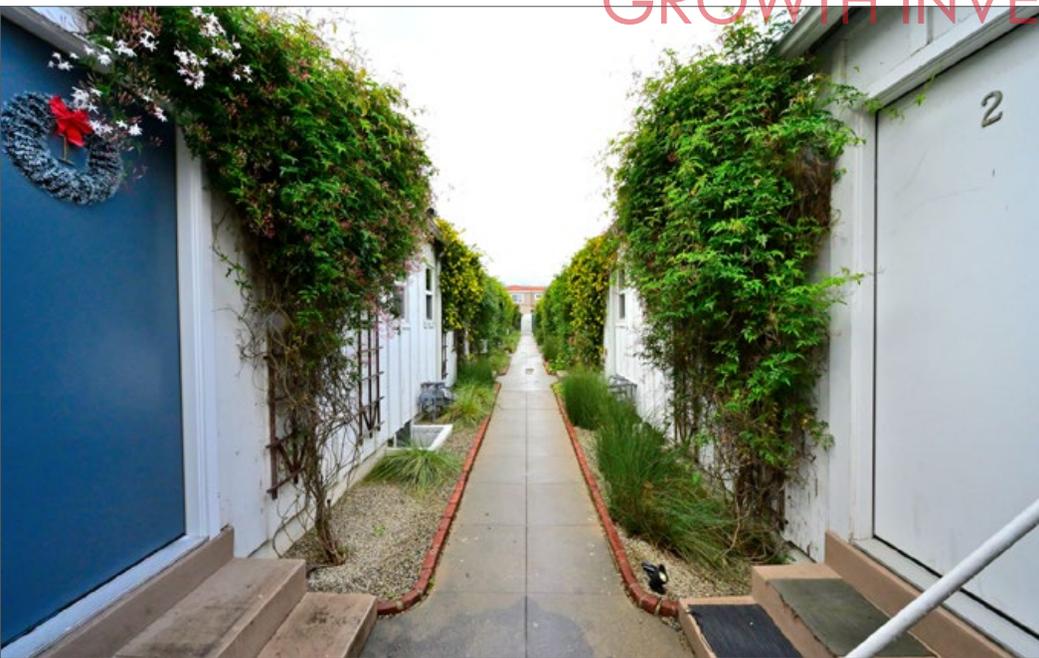
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