



1590 N FAIR OAKS AVE

PASADENA, CA 91103

MULTIFAMILY PROPERTY FOR SALE



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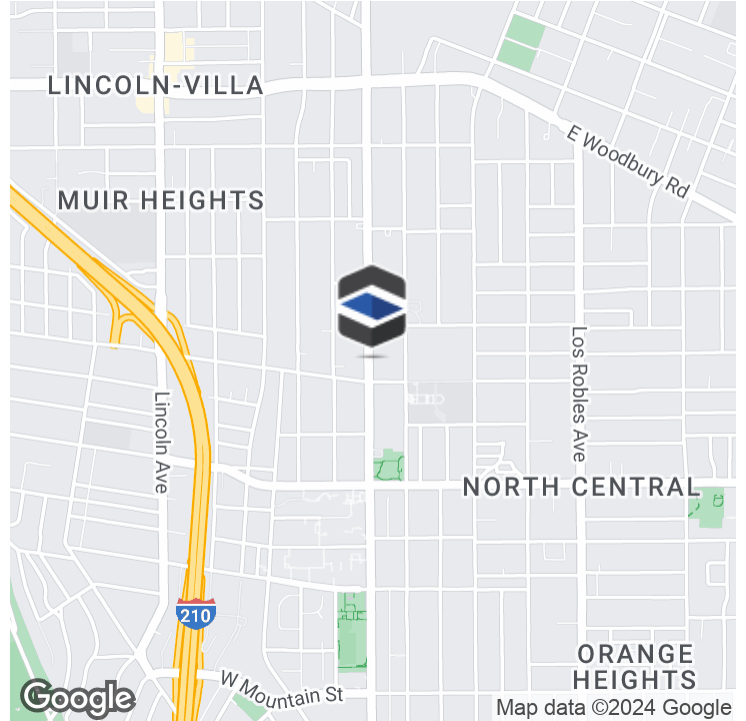
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OFFERING SUMMARY

Sale Price:	\$3,895,000
Building Size:	9,064 SF
Cap Rate:	5.3%
Lot Size:	11,236 SF
Number Of Units:	14
Price / SF:	\$429.72
Year Built:	1960
Zoning:	PSR

PROPERTY OVERVIEW

A unique opportunity to purchase this North Fair Oaks, Pasadena fourteen (14) unit multi-family property. Originally built in 1960, the building was purchased by the current owner in 2013 and has undergone a full rehabilitation to its current state and condition. Low vacancy, high occupancy pride of ownership property.

For all tours (by appointment only) or additional information, please contact Brokers.

PROPERTY HIGHLIGHTS

- 14 units
- Thirteen (13) 2+1 units, one (1) 1+1 unit
- Nearby access to 5/2/210/134 freeways
- Gated common areas
- Close to Downtown Pasadena, restaurants and entertainment, Rose Bowl

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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1590 N FAIR OAKS AVE RENT ROLL

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Property Rent-Roll 2024

Unit #	Bed/Bath	Current Monthly Rent	Annual Gross Income
1	2+1	\$ 2,260.00	\$ 27,120.00
2	2+1	\$ 1,895.00	\$ 22,740.00
3	2+1	\$ 2,000.00	\$ 24,000.00
4	2+1	\$ 1,890.00	\$ 22,680.00
5	2+1	\$ 1,785.00	\$ 21,420.00
6	2+1	\$ 1,925.00	\$ 23,100.00
7	1+1	VACANT	(Pro Forma at \$1,895.00 mo.)
8	2+1	\$ 1,990.00	\$ 23,880.00
9	2+1	\$ 1,750.00	\$ 21,000.00
10	2+1	\$ 1,745.00	\$ 20,940.00
11	2+1	\$ 1,885.00	\$ 22,620.00
12	2+1	\$ 1,885.00	\$ 22,620.00
14	2+1	\$ 1,990.00	\$ 23,880.00
15	2+1	\$ 1,855.00	\$ 22,260.00
Scheduled Gross Income		\$ 24,855.00	\$ 298,260.00

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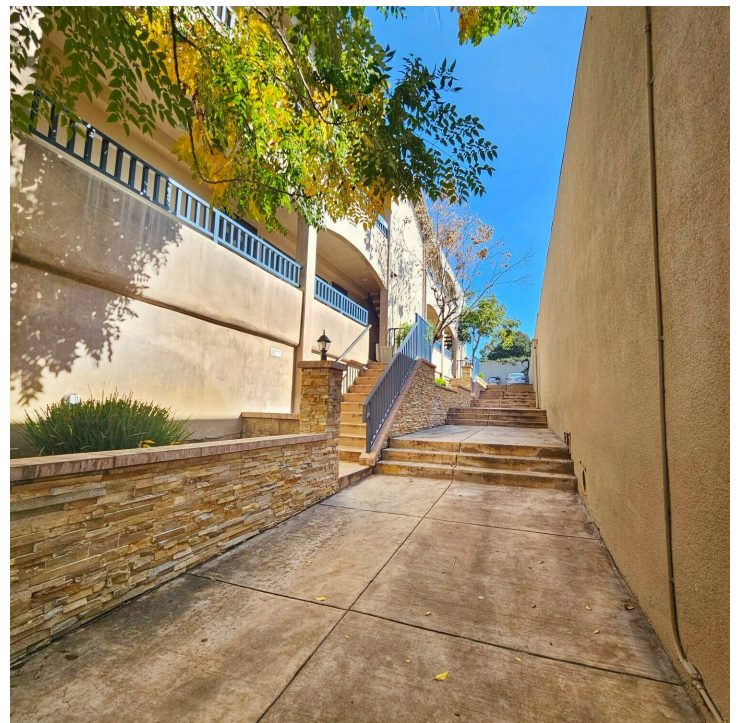
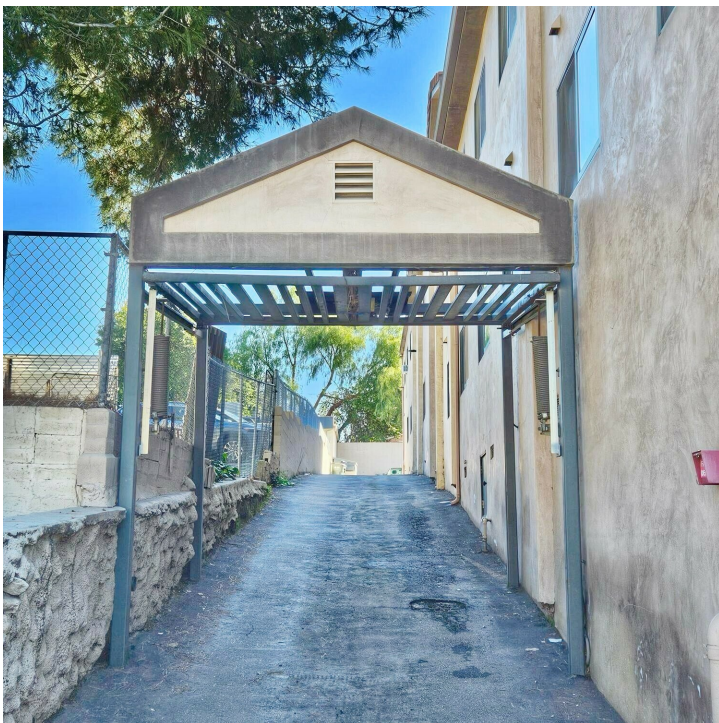
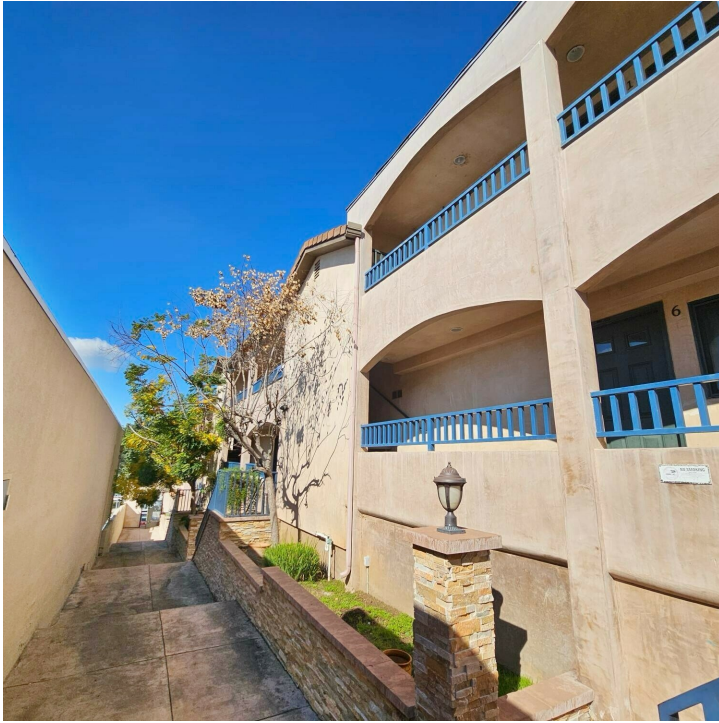


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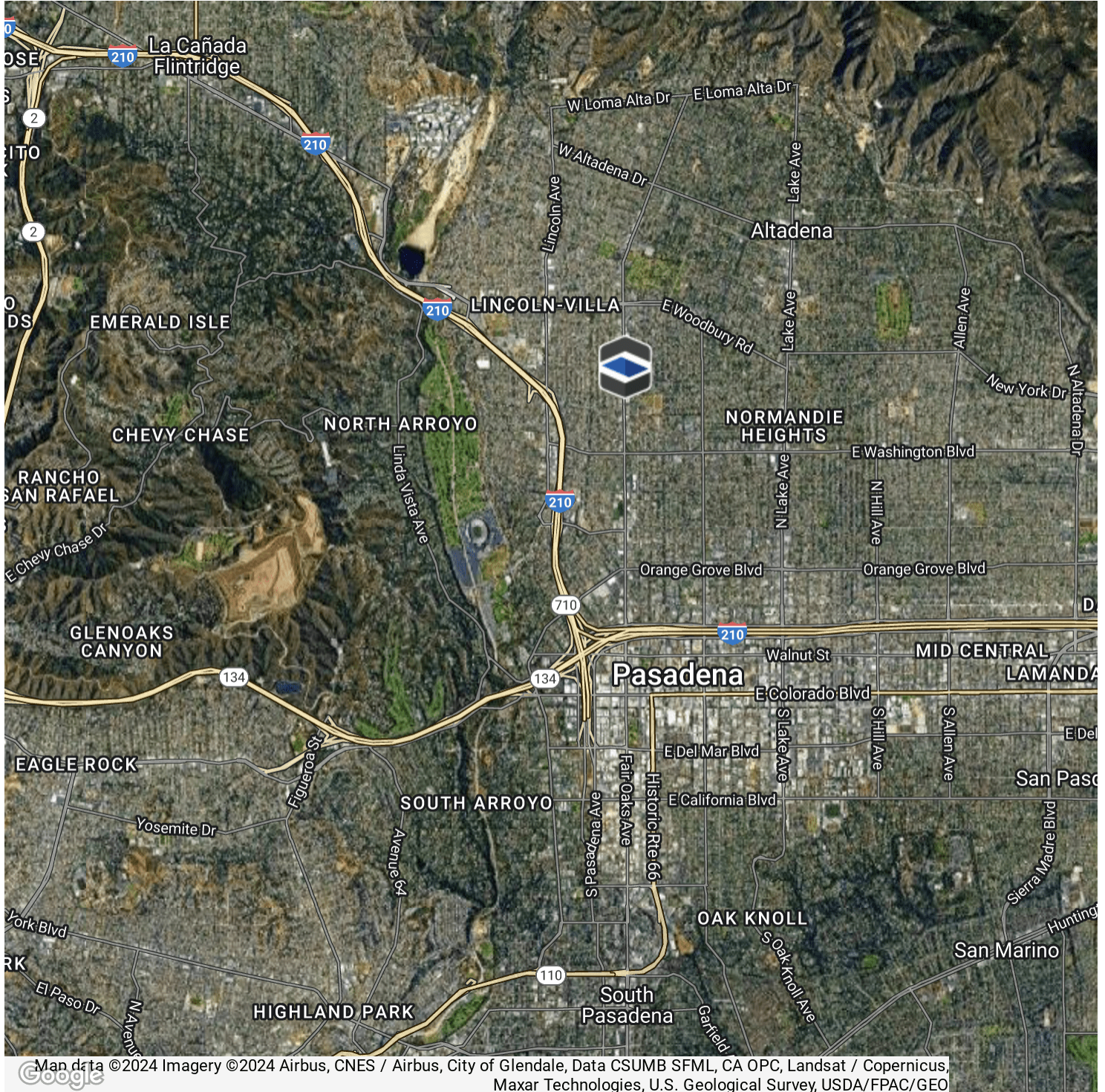


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