



445 N Wilson (vacant)



1072 E Villa (tnt. occ.)

OFFERING MEMORANDUM

445 & 459 N Wilson
1062 & 1072 E Villa
Pasadena, CA 91106

Four Single Family Houses portfolio (2 are vacant) on large combined R4 zone lot, Buildable Up to 23 Market Rate units (For Sale or For Rent), First Time for Sale since 1961 & 1980s. Great location near Old Town Pasadena and adjacent to several new condominiums.



1062 E Villa (vacant)



459 N Wilson (tnt. occ.)

Exclusively Listed By:
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GIG
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CALIFORNIA

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DISCLAIMER AND CONFIDENTIALITY AGREEMENT:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 1062-1072 E Villa St, 445-459 N Wilson St, Pasadena, CA ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Investment Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Investment Group. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.



01. EXECUTIVE SUMMARY

Summary

Subject Property: 445 N Wilson Ave, 459 N Wilson Ave
1062 E Villa St, 1072 E Villa St
Pasadena, CA 91106

Price: \$3,600,000

TOTAL Building & Lot Area: 3,539 SF / 20,473 SF

Type: 4 x Single Family Houses

APNs & Zoning: 5732-019-035, -036, -037, -038 /
R4 Zone (High-Density)

Year Built: 445 N Wilson - 1901, 459 N Wilson - 1922
1062 E Villa - 1922, 1072 E Villa - 1922

Unit Mix: Each house has 2bedroom+1bath

Development Potential (BUYER TO VERIFY):

- Based on R4 zone, buildable up to 23 units market rate (For Sale Condominiums or For Rent Apartment)
- If Buyer purchased 1056 E Villa (same seller), will increase density to 32 buildable units

Financial Analysis/Rent Roll on pages 36-37

Investment & Property Highlights

- Four Single Family Houses portfolio being offered for sale as a development deal
- Large 20,473SF (0.47Acre) R4 High-Density Zone Lot
- Buildable up to 23 units for sale or for rent market rate units before any bonus density
- 2 out of the 4 houses are vacant and can be delivered vacant
- Each house is a 2 bedroom + 1 bathroom house, complete with garage parking – Very well maintained with excellent curb appeal
- Excellent location minutes away from Old Town Pasadena, Rose Bowl, and FWY 210
- First Time for Sale since 1961, 1981, 1983, and 1988.
- Walk Score 84, Bike Score 87, Adjacent to multiple newer condominiums and across the street from upcoming new 22 condominiums project
- Excellent demographics with ±\$120,347 average household income in a 1-mile radius
- Superb location two blocks from Lake Ave and within walking distance to many amenities in the City of Pasadena
- Can be purchased individually or together as a portfolio with adjacent Fourplex (1056-1052 E Villa) for a larger development play
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Any proforma numbers including Additional Dwelling Units potentials are proforma and estimate only! Buyer must verify the information and due their own due diligence and bears all risk for any inaccuracies.

EXECUTIVE SUMMARY

Growth Investment Group California is proud to offer a four single family houses portfolio in a highly desirable location in the City of Pasadena, CA. The portfolio consists of 4 SFRs located at: 445 N Wilson Ave (vacant), 459 N Wilson Ave (tenant occupied), 1072 E Villa St (corner – tenant occupied), and 1062 E Villa St (vacant). These 4 SFRs have been very well maintained by current family who have owned it since 1961, 1981, 1983, and 1988. The properties are in a highly gentrified area right across from a 22-unit condominiums project and only a lot away from 2 newer condominiums projects. It is located only 3 blocks east of Lake Ave, and minutes away from most of City of Pasadena amenities such as Old Town Pasadena, Lake Ave Shopping District, Rose Bowl area, CALTECH and PCC. It is surrounded by other small apartments and single-family houses and has excellent demographics of \pm \$120,347 average household income in a 1-mile radius.

The total lot size of this portfolio is 20,473 SF lot – each of the SFR has R4 High Density zone lot which allows a total of 23 buildable units by law before any bonus density (buyer to verify!). This portfolio can be purchased together with the fourplex that is adjacent to it 1056 E Villa St for a larger development play (buildable up to 32 units).

445 N Wilson: This well-maintained cute bungalow style house was built in 1901 and sit on a 5569 SF R4 zone lot. It is a 2-bedroom and 1-bathroom - 898SF house complete with small front yard and a large backyard. It has a 1 car garage parking and a long driveway – which would be perfect for ADU addition if the final buyer decides to keep the current structure as investments. This house is vacant and will be delivered vacant.

459 N Wilson: This cute bungalow style house was built in 1922 and sit on a 5205SF R4 zone lot. It is a 2-bedroom and 1-bathroom - 783SF house complete with small front yard and a large backyard. It has a 1 car garage parking and

a long driveway – which would be perfect for ADU addition if the final buyer decides to keep the current structure as investments. This house is occupied by tenant, and owner will deliver it with current tenant in place.

1072 E Villa: This Spanish Colonial style house was built in 1922 and sit on a 4993SF R4 zone CORNER lot. It is a 2-bedroom and 1-bathroom - 948SF house complete with circular front and side yard. It has a 1 car garage and a driveway. This house is occupied by tenant, and owner will deliver it with current tenant in place.

1062 E Villa: This cute bungalow style house was built in 1922 and sit on a 4706SF R4 zone lot. It is a 2-bedroom and 1-bathroom - 910SF house complete with a front yard and large backyard. It has a 1 car garage and a driveway. This house is vacant and will be delivered vacant.



Each house has its own garage parking which could be converted into ADUs if the final buyer decides to keep the current SFRs as investments and rental units. Each house has individual washer/dryer hookup, has original hard wood flooring, and other amenities. Each house has excellent curb appeal and very well maintained. Seller may consider selling each individual houses by itself at a higher price.

The portfolio is located just three blocks away from Lake Ave and within walking distance to myriads of shopping and other amenities on Lake Ave and Colorado Blvd. It is within minutes from Old Town Pasadena, Rose Bowl, The Paseo on Colorado, museums, theaters, entertainments, groceries, cafes, shops, and other fantastic amenities in Pasadena. It has excellent demographics of \$120,347 average household income within a 1-mile radius. The property has superb access to FWY 210 and 110 and offers an easy commute to additional employment centers of downtown Los Angeles and adjacent cities of Burbank and Glendale.

AREA AMENITIES

Old Town Pasadena



Distance: 9 minute drive, 1.8 miles

Old Pasadena, often referred to as Old Town Pasadena or just Old Town, is the original commercial center of Pasadena.

The area was also an artistic center, the home to Andy Warhol's west coast debut, the Pasadena Museum of Modern Art (one of the earliest modern art museums in the country, now the Norton Simon Museum), and before that a center of suffragist and pacifist movements, and other liberal causes.

Rose Bowl Stadium



Distance: 10 minute drive, 3.0 miles

The world-famous Rose Bowl Stadium in Pasadena has hosted five Super Bowls, gold medal matches for two Summer Olympics, two FIFA World Cup Finals, superstar concerts and the annual Rose Bowl Game for which it's named.

Sports Illustrated has named Rose Bowl Stadium the number one venue in college sports and one of the Top 20 Venues of the 20th Century.

Downtown Pasadena



Distance: 6 minute drive, 1.4 miles

Downtown Pasadena California is the central business district of Pasadena, California. It is centered on Fair Oaks Avenue and Colorado Boulevard and is divided into three distinct neighborhoods: Old Pasadena, the Civic Center, and Monk Hill.

Downtown Pasadena is known for its historical buildings that have been preserved throughout the years.

USC Asia Pacific Museum



Distance: 5 minute drive, 1.3 miles

The museum was founded in 1971 by the Pacificulture Foundation, which purchased "The Grace Nicholson Treasure House of Oriental Art" from the City of Pasadena.

It houses some 15,000 rare and representative examples of art from throughout Asia and the Pacific Islands. In 2013, the museum became part of the University of Southern California.

AREA AMENITIES

State Theatre of CA Pasadena Playhouse



Distance: 6 minute drive, 1.1 miles

The Pasadena Playhouse was established in 1917 and is the official State Theatre of California. In recent years, The Playhouse has become instrumental in launching new works and landmark revivals for the American theatre. The Playhouse has displayed a commitment to cultural and theatrical diversity, which is reflected in seasons featuring Tony Award and Pulitzer Prize-winning plays.

Paseo Colorado



Distance: 5 minute drive, 1.3 mile

The Paseo is an upscale outdoor mall in Pasadena, covering three city blocks with office space, shops, restaurants, a movie theater, and 400 loft-style condominiums above. It is located in downtown Pasadena between Colorado Boulevard to the north and Green Street to the south.

It is the location of the Arclight theater. At the Paseo you will find BCBG, Macy's, Brighton, Coach, DSW, among other popular stores.

Norton Simon Museum



Distance: 9 minutes drive, 2.2 miles

Known around the world as one of the most remarkable private art collections ever assembled, industrialist Norton Simon spent over 30 years amassing an astonishing collection of European art from the Renaissance to the 20th century, and a stellar collection of Indian and Southeast Asian art spanning 2,000 years. Modern and Contemporary Art from Europe and the United States, also occupies an important place in the Museum's collections.

SHOPS on LAKE



Distance: 12 minutes drive, 2.0 miles

The Urth Caffé is an organic coffee company that exclusively carries its own brand of premium, fresh roasted whole bean organic coffee, and hand selected fine teas sold under strict quality and ethical standards.

The GAMBLE HOUSE



Distance: 8 minute drive, 2.1 miles

The Gamble House, also known as the David B. Gamble House, is an iconic American Craftsman home in Pasadena, California, designed by the architectural firm Greene and Greene. Constructed in 1908–1909 as a home for David B. Gamble, son of the Procter & Gamble founder James Gamble, it is today a National Historic Landmark, a California Historical Landmark, and open to the public for tours and events.

California Institute of Technology



Distance: 7 minute drive, 1.1 miles

Caltech is an independent, privately supported institution with a 124-acre campus located in Pasadena, California. The Institute manages JPL for NASA, sending probes to explore the planets of our solar system and quantify changes on our home planet.

Location in Pasadena Districts



Aerial Photos



Aerial Photos



Walk Score
82

Very Walkable

Most errands can be accomplished on foot.

Bike Score
87

Very Bikeable

Biking is convenient for trips.

Aerial Photos

GROWTH INVESTMENT GROUP



Aerial Photos



SHOPS ON LAKE

210 FWY

4 HOUSES PORTFOLIO

NEWER CONDOMINIUMS

445 N WILSON

459 N WILSON

1062 E VILLA

1072 E VILLA

Walk Score
82

Very Walkable

Most errands can be accomplished on foot.

Bike Score
87

Very Bikeable

Biking is convenient for trips.

Aerial Photos



Aerial Photos



Aerial Photos



ROSE BOWL AREA



4 HOUSES PORTFOLIO

1062 E VILLA

1072 E VILLA

445 N WILSON

459 N WILSON

Walk Score
82

Very Walkable

Most errands can be accomplished on foot.

Bike Score
87

Very Bikeable

Biking is convenient for trips.

Aerial Photos



Aerial Photos



Aerial Photos



GROWTH INVESTMENT GROUP

445 N WILSON

459 N WILSON

1056 E Villa (4plex)

Can be purchased together

1072 E VILLA

1062 E VILLA

Walk Score
82

Very Walkable

Most errands can be
accomplished on foot.

Bike Score
87

Very Bikeable

Biking is convenient for
trips.

Property Photos - 445 N Wilson (Vacant)



Property Photos - 445 N Wilson (Vacant)



Property Photos - 445 N Wilson (Vacant)



Property Photos - 445 N Wilson (Vacant)



Property Photos - 1062 E Villa St (Vacant)



Property Photos - 1062 E Villa St (Vacant)



GROWTH INVESTMENT GROUP



Property Photos - 1062 E Villa St (Vacant)



Property Photos - 1062 E Villa St (Vacant)



Property Photos - 1072 E Villa St (Tenant Occupied)



GROWTH INVESTMENT GROUP



Property Photos - 1072 E Villa St (Tenant Occupied)



GROWTH INVESTMENT GROUP

Property Photos - 1072 E Villa St (Tenant Occupied)



Property Photos - 459 N Wilson Ave (Tenant Occupied)



Property Photos - 459 N Wilson Ave (Tenant Occupied)



GROWTH INVESTMENT GROUP



Walk Score Map

1056 East Villa Street

Catalina Villas, Pasadena, 91106

Commute to **Downtown Pasadena**

4 min 12 min 7 min 27 min [View Routes](#)

[Favorite](#) [Map](#) [Nearby Pasadena Apartments on Redfin](#)

[More about 1056 East Villa Street](#)

Walk Score
82

Very Walkable

Most errands can be accomplished on foot.

Transit Score
65

Good Transit

Many nearby public transportation options.

Bike Score
87

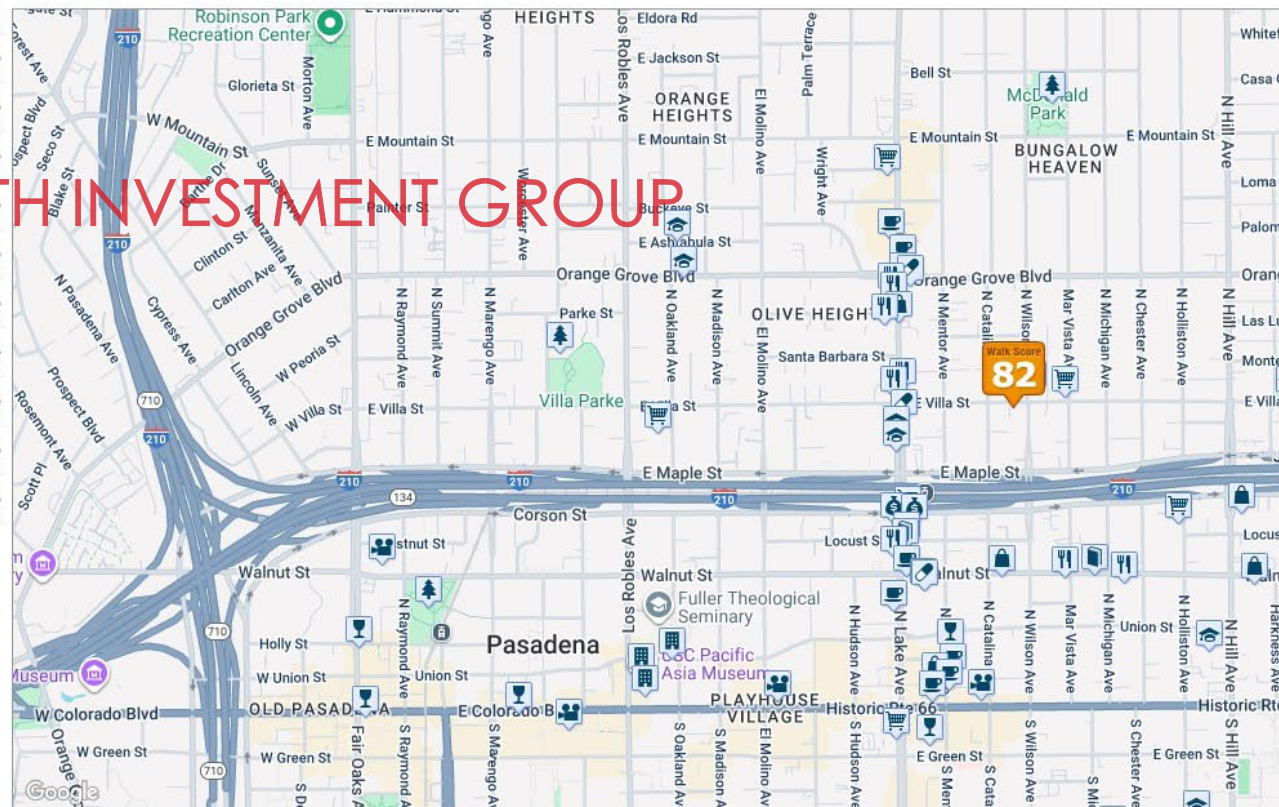
Very Bikeable

Biking is convenient for most trips.

What's Nearby



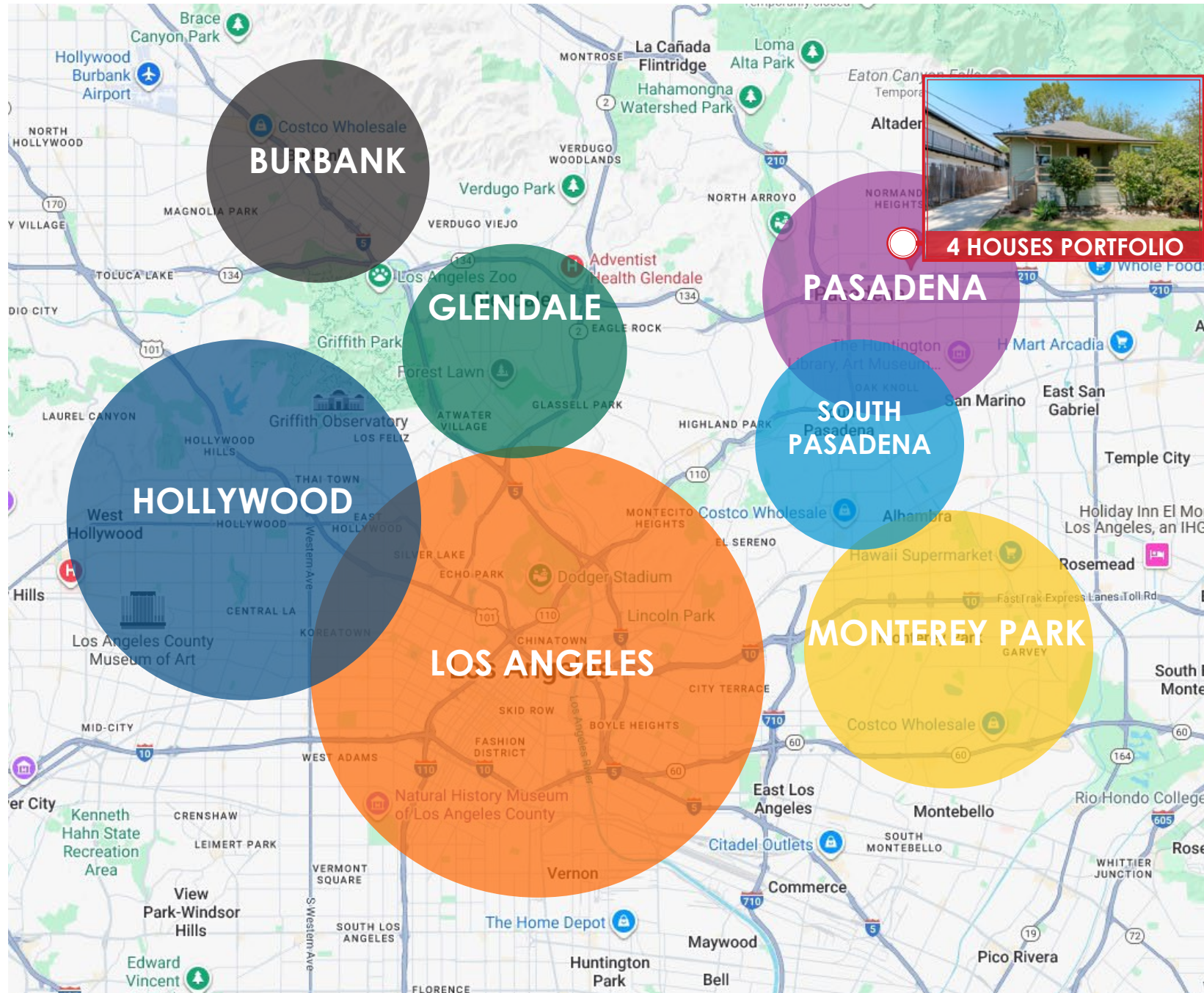
- Restaurants:**
 - El Taquito Mexicano .3mi
- Coffee:**
 - Crown City Cafe .4mi
- Bars:**
 - The Ice House .4mi
- Groceries:**
 - Arroyo Food Corp .07mi
- Parks:**
 - Jefferson Recreation Center .5mi
- Schools:**
 - Rose City High (Continuation)3mi
- Shopping:**
 - Scrubs LA .3mi
- Entertainment:**
 - Academy Cinemas .5mi
- Errands:**
 - Deana H. Okohira, Pharm .2mi
- Search Nearby:**



Local Map



Regional Map





02. FINANCIALS

Financial Analysis

Property Information

Address	1062 E Villa	1072 E Villa	445 N Wilson	459 N Wilson	TOTAL
Building Size SF	910	948	898	783	3,539
Lot Size SF	4,706	4,993	5,569	5,205	20,473
Lot Size AC	0.11	0.11	0.13	0.12	0.47
Type	Single Family	Single Family	Single Family	Single Family	
Tenancy	VACANT	Occupied	VACANT	Occupied	
Lot Type	Mid	CORNER	Mid	Mid	
Number of Units	1	1	1	1	4
Year Built	1922	1922	1901	1922	
Parcel(s)	5732-019-035	5732-019-036	5732-019-038	5732-019-037	
Zoning	R4	R4	R4	R4	
Parking	garage parking	garage parking	garage parking	garage parking	
Asking Price	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	3,600,000
Price per SF Building	\$ 989	\$ 949	\$ 1,002	\$ 1,149	
Price per SF Lot	\$ 191	\$ 180	\$ 162	\$ 173	\$ 176

BUILDABLE UP TO

23

Price/Buildable Unit

\$ 156,522

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Any proforma numbers including Additional Dwelling Units potentials are proforma and estimate only! Buyer must verify the information and due their own due diligence and bears all risk for any inaccuracies.

Rent Roll

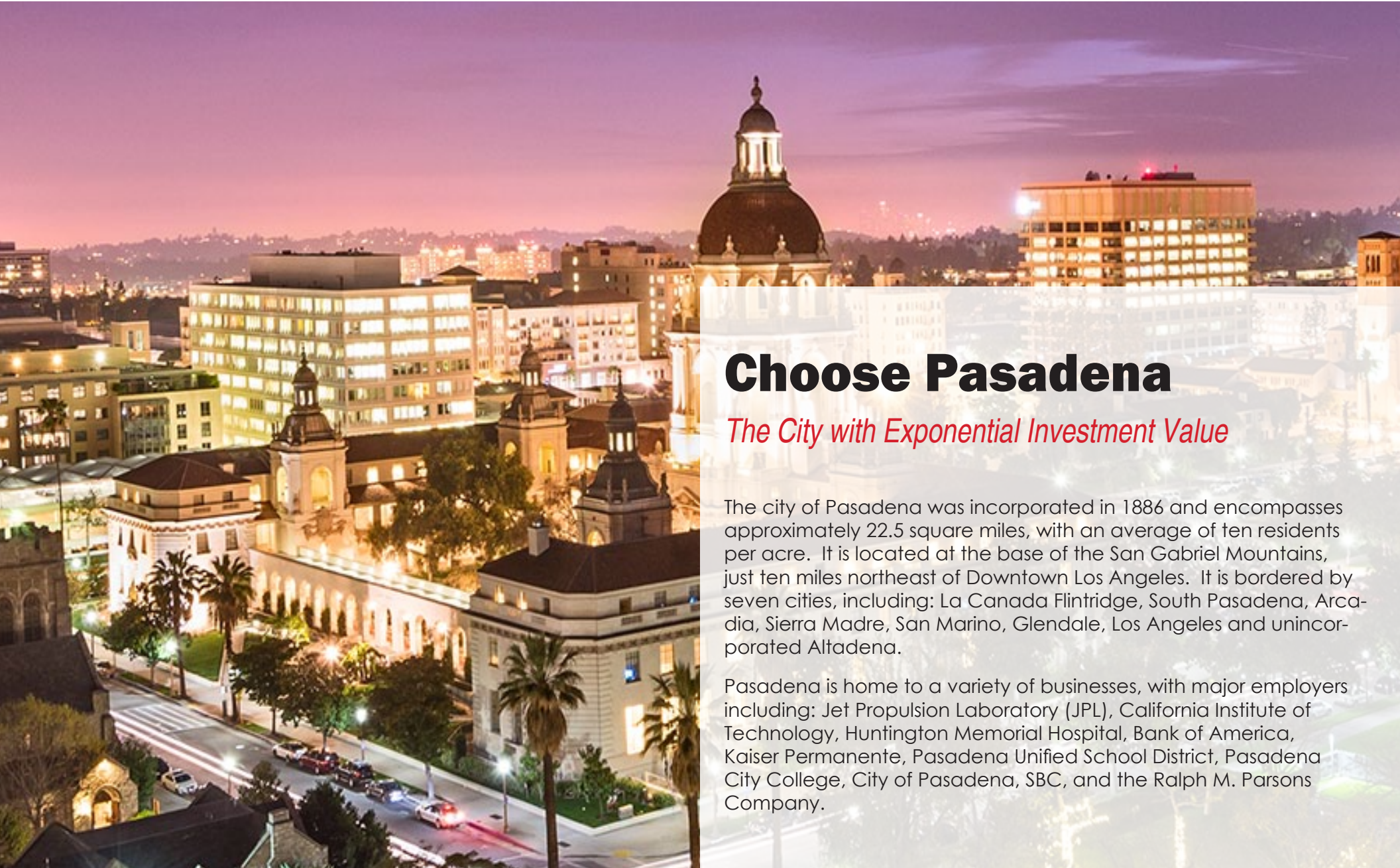
Address	Unit Type	Current Rent	Proforma Rent	Deposit	Lease From	Lease To	Last Rent Increase Date	Tenant Name
445 N Wilson	2B + 1B HOUSE	VACANT	\$ 4,500	VACANT				
459 N Wilson	2B + 1B HOUSE	\$ 1,906	\$ 4,500	\$ 1,300	4/1/2015	month to month	5/1/2025	Gina C., Pedr V., Julian B.
1072 E Villa	2B + 1B HOUSE	\$ 2,088	\$ 5,250	\$ 1,600	8/1/2022	month to month	4/1/2025	AnaBelle R.
1062 E Villa	2B + 1B HOUSE	VACANT	\$ 4,500	VACANT				
	Total	\$ 3,994	\$ 18,750	\$ 2,900				

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03. MARKET OVERVIEW

Market Overview



Choose Pasadena

The City with Exponential Investment Value

The city of Pasadena was incorporated in 1886 and encompasses approximately 22.5 square miles, with an average of ten residents per acre. It is located at the base of the San Gabriel Mountains, just ten miles northeast of Downtown Los Angeles. It is bordered by seven cities, including: La Canada Flintridge, South Pasadena, Arcadia, Sierra Madre, San Marino, Glendale, Los Angeles and unincorporated Altadena.

Pasadena is home to a variety of businesses, with major employers including: Jet Propulsion Laboratory (JPL), California Institute of Technology, Huntington Memorial Hospital, Bank of America, Kaiser Permanente, Pasadena Unified School District, Pasadena City College, City of Pasadena, SBC, and the Ralph M. Parsons Company.

Market Overview | Pasadena

CONVENIENT TRANSPORTATION AND ACCESS

Regional access to the city is primarily from the Foothill (210) Freeway, which runs in an east-west direction approximately one-third mile south of the subject property, the Ventura (134) Freeway, which runs in an east-west direction approximately one and one-half miles west of the subject property, and the Pasadena (110) Freeway, which runs in a north-south direction approximately two and one-half miles southwest of the subject property. These freeways provide direct access to other major interstates serving the Southern California region, including the Golden State (5) Freeway and the Glendale (2) Freeway to the west, the San Bernardino (10) Freeway and the Long Beach (710) Freeway to the south, and the San Gabriel River (605) Freeway to the east.

The city of Pasadena is centrally located to major forms of transportation, including the Burbank/Bob Hope Airport which is 15 miles northwest, the Los Angeles International Airport which is 30 miles southwest, and the Ontario International Airport which is 35 miles east.



Market Overview | Pasadena

The Civic Center

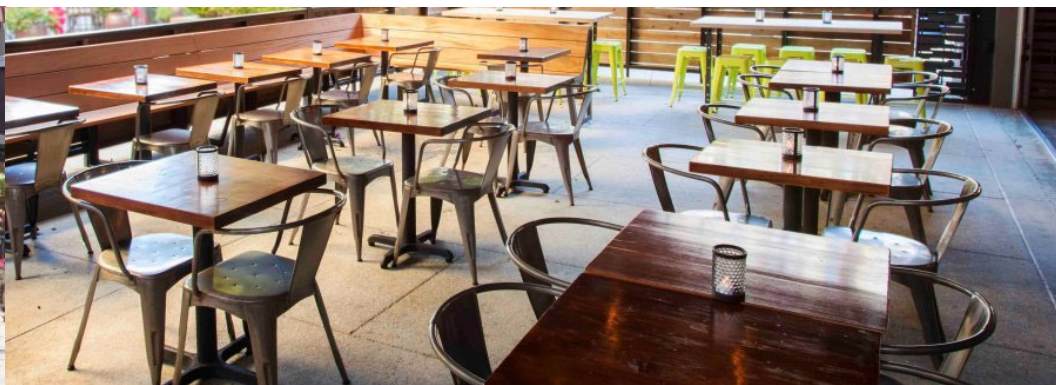
The Civic Center District is a vibrant zone that sits between Old Pasadena and The Playhouse Village. The beautiful Beaux-Arts and Mediterranean Revival landmark buildings have set the stage for many a film and television show, so it can feel like one big movie set. And the Pasadena Convention Center attracts a steady stream of events, expos, and activities, such as the wildly popular “America’s Got Talent” auditions.

A visit to Pasadena’s iconic City Hall is a must—the stately John Baker and Arthur Brown designed building was completed in 1927. Across the street, stop by the Robinson Memorial, two large bronze sculptures that pay tribute to brothers Jackie and Mack Robison. The boundary-breaking American athletes are considered native sons after spending their formative teenage years in Pasadena. See what’s on stage at the 1932 Pasadena Civic Auditorium and hit the ice at the Pasadena Ice Skating Center.

The Paseo

The Paseo, a contemporary mixed-use retail center, is the Civic Center District’s shopping destination. Here you’ll find brands like H&M, Tommy Bahama, and Bath & Body Works. The family-run Pasadena Antique Mall has earned the locals’ vote for the city’s best antique shop several years running. Their whimsical selection runs the gamut from vintage collectibles and retro clothing to period furniture and time-tested books.

It is located in downtown Pasadena between Colorado Boulevard to the north and Green Street to the south. The Paseo is just east of and connected by a pedestrian bridge, the Garfield Promenade, to Old Town Pasadena, and west of the center of downtown. The mall is located across Green Street from the Pasadena Civic Auditorium in the Pasadena Conference Center.



Demographic & Income Profile (1 mile radius)

Summary	Census 2010	Census 2020	2025	2030
Population	36,967	36,889	35,530	35,274
Households	15,623	16,162	16,202	16,593
Families	7,879	7,964	7,680	7,831
Average Household Size	2.33	2.22	2.13	2.07
Owner Occupied Housing Units	4,422	4,224	4,232	4,325
Renter Occupied Housing Units	11,201	11,938	11,970	12,268
Median Age	33.7	36.6	38.1	39.6
Trends: 2025-2030 Annual Rate	Area	State	National	
Population	-0.14%	0.07%	0.42%	
Households	0.48%	0.33%	0.64%	
Families	0.39%	0.32%	0.54%	
Owner HHs	0.44%	0.49%	0.91%	
Median Household Income	2.19%	2.33%	2.53%	
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	1,949	12.0%	1,886	11.4%
\$15,000 - \$24,999	937	5.8%	818	4.9%
\$25,000 - \$34,999	1,022	6.3%	885	5.3%
\$35,000 - \$49,999	1,190	7.3%	1,073	6.5%
\$50,000 - \$74,999	2,152	13.3%	2,046	12.3%
\$75,000 - \$99,999	2,022	12.5%	2,016	12.1%
\$100,000 - \$149,999	2,449	15.1%	2,550	15.4%
\$150,000 - \$199,999	1,854	11.4%	2,055	12.4%
\$200,000+	2,626	16.2%	3,263	19.7%
Median Household Income	\$83,897		\$93,517	
Average Household Income	\$119,409		\$132,714	
Per Capita Income	\$54,668		\$62,669	