



Offering Memorandum - For Sale

1733 ELLINCOURT DRIVE • SOUTH PASADENA, CA 91030



DAN SANCHEZ • ENGEL & VÖLKERS BURBANK

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Confidentiality Agreement

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1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

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If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

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Property Overview

This classic mid-century apartment building offers an exceptional investment opportunity in prestigious South Pasadena. The location is close to the heart of South Pasadena's business district and a short drive to downtown Los Angeles and Old Town Pasadena. This fully occupied rental income property offers a good mix of units - 2 units consist of 2 bedrooms and 1 bath; 4 units consist of 1 bedroom and 1 bath. The building is almost 6,500 square feet with every unit spacious in size. The property is individually metered for gas and electricity. A laundry room is conveniently located on-site. Parking is provided with 6 covered spaces; 1 space for each tenant. The area is well known for excellent schools, sense of community and great access to job centers in the region. This property abounds with quality and character while offering a savvy investor the opportunity to add value in a top-tier rental market.





1733 Ellincourt Drive, South Pasadena, CA 91030

Property Details

Address:	1733 Ellincourt Dr, South Pasadena, CA 91030
NOI:	\$80,676
Price/Unit	\$400,000
Price/SF:	\$372.79
GRM:	19.5
APN:	5317-021-032
Building Size:	6,438 Sq Ft
Land Size:	9,438 Sq Ft
Year Built:	1952
Zoning:	SPR3A 10000

Offering Price
\$2,400,000

Cap Rate
3.36%

1630 Jones St, San Francisco, CA 94109





Maps & Aerials

1733 ELLINCOURT DRIVE, SOUTH PASADENA, CA 91030

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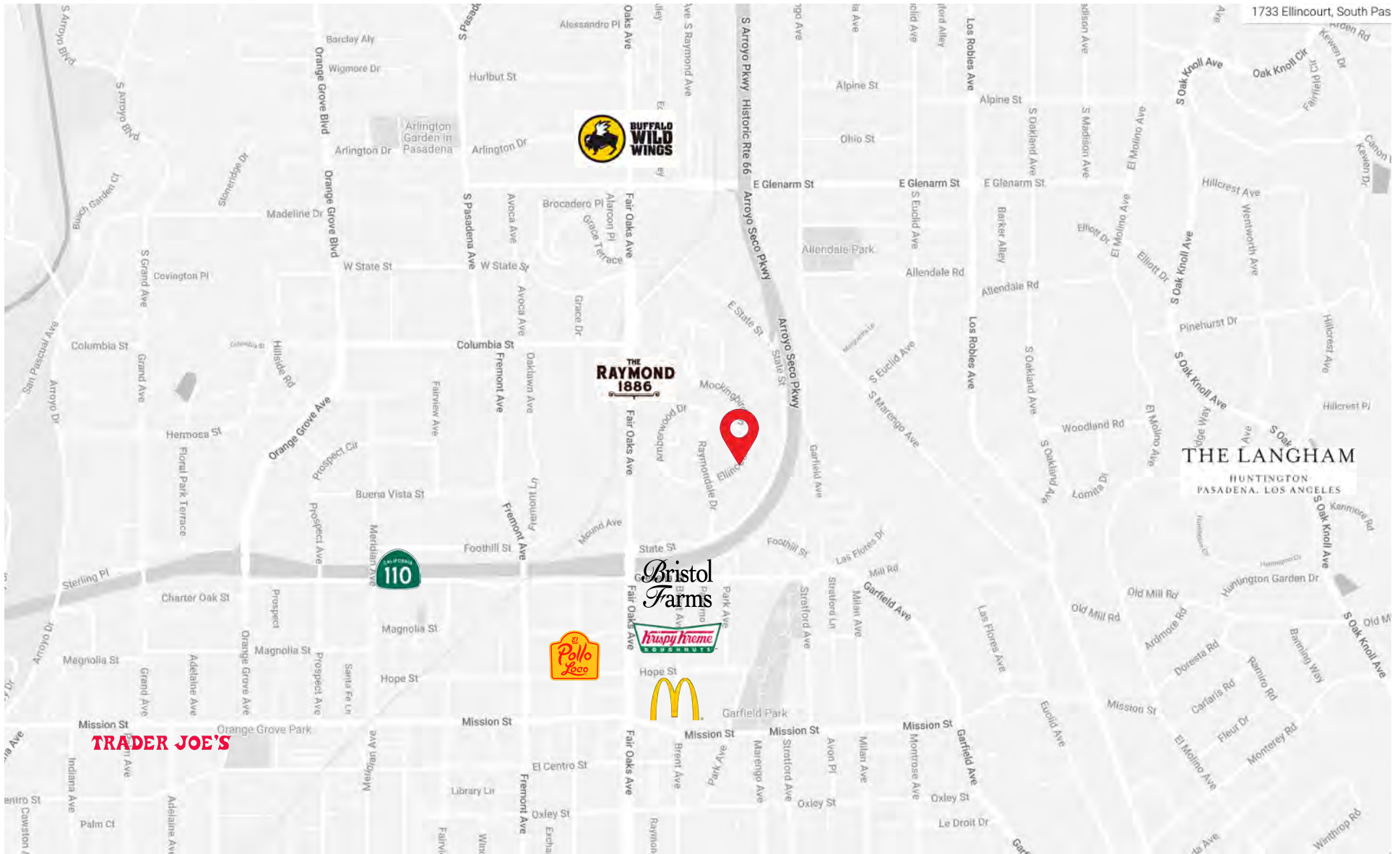


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Financial Overview

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Rent Roll

UNIT TYPE	RENT
2 BR + 1 BA	\$1,950
2 BR + 1 BA	\$1,850
1BR + 1 BA	\$1,950
1BR + 1 BA	\$1,950
1BR + 1 BA	\$1,350
1BR + 1 BA	\$1,200
Monthly Income	\$10,250
Annual Income	\$123,000

Operating Expenses

EXPENSES	AMOUNT
Est. Property Taxes	\$28,800
Insurance	\$3,000
Landscaping	\$2,400
Water	\$4,800
Trash	\$2,700
Electricity	\$420
Gas	\$204
Annual Expenses	\$42,324



Market Overview

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County Overview

Los Angeles County, the most populous county in the United States, is a sprawling region of nearly 10 million residents. Encompassing 88 cities, including the city of Los Angeles, this diverse and dynamic area serves as a global epicenter for business, culture, technology, and innovation. With its extensive infrastructure, vibrant economy, and unparalleled quality of life, Los Angeles County offers a wealth of opportunities for commercial real estate investors.

Los Angeles County's commercial real estate market is robust and diverse, offering opportunities across various property types, including office, industrial, retail, and multifamily sectors. The county's economic strength, coupled with its strategic location, drives strong demand for commercial properties. Emerging submarkets, such as Downtown Los Angeles and Silicon Beach, are experiencing significant growth and development. Investors can find a mix of historic buildings, modern office spaces, industrial parks, and prime retail locations, catering to diverse business needs.



City Overview

South Pasadena, CA, is a charming, historic city located just northeast of downtown Los Angeles, known for its tree-lined streets, small-town atmosphere, and excellent schools. It offers a high quality of life with a strong sense of community and a commitment to preserving its historic architecture. The city boasts a mix of residential homes, small businesses, and cultural attractions, making it a desirable location for families and professionals alike. South Pasadena's strategic location near major freeways and its proximity to Pasadena and Los Angeles also add to its appeal as a prime real estate market.

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Transportation

South Pasadena, CA, offers excellent transportation options, making it highly accessible for residents and commuters. The city is served by the Metro Gold Line, providing a convenient light rail connection to downtown Los Angeles, Pasadena, and other surrounding areas. Its proximity to major freeways, including the 110 and 210, allows for easy access to the broader Los Angeles

region. South Pasadena is also known for being walkable and bike-friendly, with a network of well-maintained sidewalks and bike lanes. The city's public transportation and commuter-friendly amenities make it a convenient hub for those working or traveling across the greater Los Angeles area.



Areas of Interest

South Pasadena, CA, is home to several notable areas of interest that enhance its appeal for residents and visitors. The city's historic Mission Street district features charming local boutiques, cafes, and restaurants, creating a vibrant and walkable downtown atmosphere. The South Pasadena Farmers' Market, held weekly, is a popular gathering spot offering fresh produce and artisan goods. For outdoor enthusiasts, Arroyo Seco Park provides scenic trails, picnic

areas, and recreational spaces. The South Pasadena Library, housed in a beautiful Spanish Colonial Revival building, adds to the city's cultural richness. These attractions, along with its close proximity to Pasadena and downtown Los Angeles, make South Pasadena a desirable place to live.

Area Landmarks

South Pasadena offers a range of amenities and landmarks for residents and visitors to enjoy. Below are a just a few of its most historic and recognizable city landmarks.

Fair Oaks Pharmacy and Soda Fountain

This pharmacy, which opened in 1915, still operates as a pharmacy and features an authentic soda fountain.

Mission West District

This neighborhood features many beautiful Craftsman-style homes, some of which date back to the early 1900s.

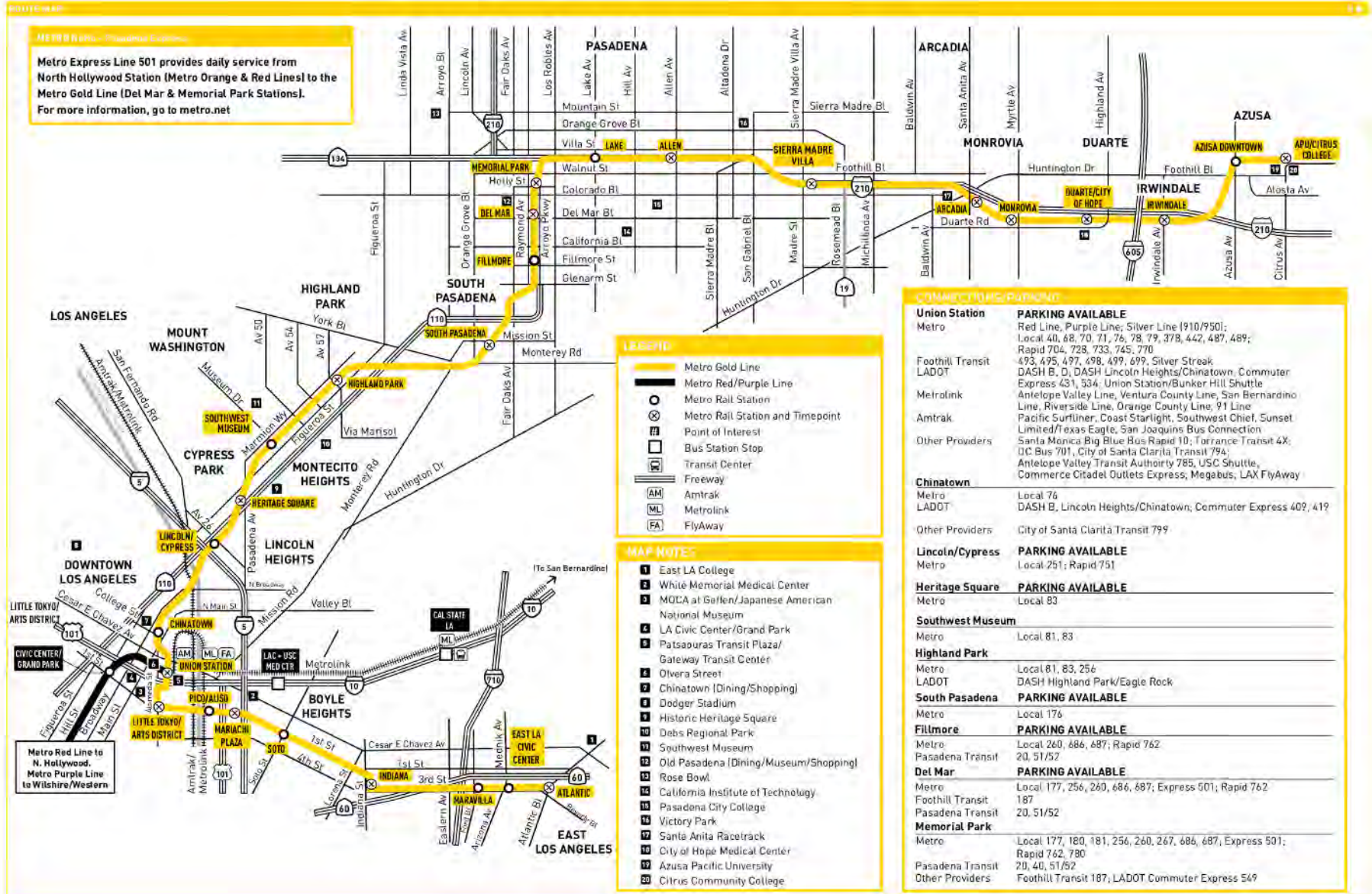
South Pasadena High School

This historic high school was built in 1907 and features an impressive Gothic-style architecture.

South Pasadena Station

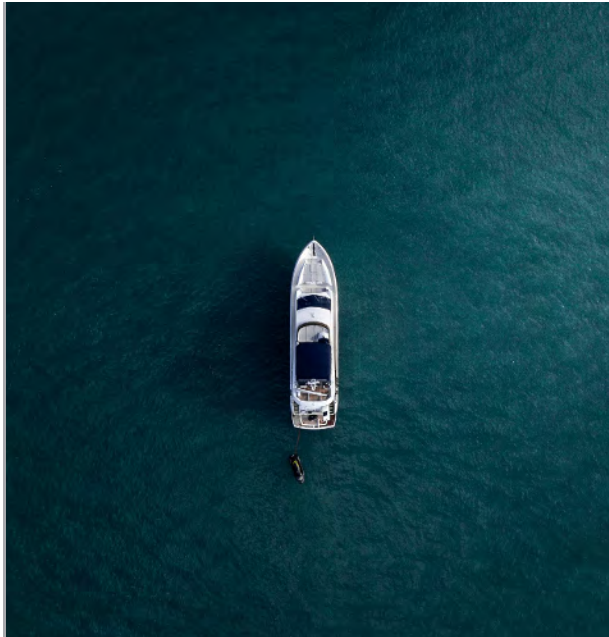
Built in 1924, this train station is a beautiful example of the Spanish Colonial Revival style and is still in use today as a stop on the Metro Gold Line.

Gold Line Accessibility





Engel & Völkers offers one of the strongest global referral networks in the industry, with over 11,000 real estate professionals in more than 30 countries, actually working collaboratively to help our clients find their dream home. Drawing on a rich European heritage, the Engel & Völkers brand and iconic signature shops are recognized, respected, and renowned the world over for delivering exceptional listings and bespoke client experiences. With each shop led by experts in their local market, Engel & Völkers delivers specialized, boutique customer care and attention—on a global scale. Whether buying or selling a home, Engel & Völkers ensures an experience of the highest caliber and competence, exclusive expertise, and passion for all that we do, from Miami to Majorca, Boston to Belize, and everywhere in between.



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PRESENTED BY DAN SANCHEZ

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