

EXCLUSIVE LISTING

112 N Mar Vista Ave, Pasadena, CA 91106

Prime 10-unit Value-add several blocks from CALTECH and PCC, 5.25% In-place CAP Rate in Class A Location,

Very Well-maintained with no known deferred maintenance, Corner lot on Union St, RM-48 Zone, Walkscore 94, Long-time owner



SUMMARY

Subject Property:	112 N Mar Vista Ave Pasadena, CA 91106
Price:	\$3,850,000
Price/Unit :	\$385,000
Year Built:	1959
Building Size:	±6,920 SF
Lot Size:	± 8,744SF
APN / Zoning:	5738-013-030/R4
Unit Mix:	2 x 2B + 1B 8 x 1B + 1B

Investment Highlights

- Prime apartment investment in an excellent location near California Institute of Technology, Pasadena City College, and minutes from Pasadena Playhouse and Old Town Pasadena
- Attractive CAP Rate 5.25% with Upside potential; Super easy to rent and manage location and asset
- SUPERB demographics with ±\$125,446 average household income within a 1-mile radius
- Superb amenities nearby: CALTECH, PCC, Pasadena Playhouse, Old Town Pasadena, Target, Amazon Fresh, Vroman Bookstore, Urth Café, and much more
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110

Property Highlights

- Well maintained two-story garden style apartment with excellent curb appeal, gated entrance and secured parking
- Corner lot location with a wide ±84' frontage on Union Street
- Eight out of 10 units have been updated: updated kitchen and flooring
- One unit is vacant and can be delivered vacant
- Excellent roof condition, double pane windows throughout, minimum landscaping, low maintenance property and easy to manage, updated exterior paint
- Good unit mix with good distributions of 2-bedroom and 1-bedroom units
- Great location with Walk Score 94, Bike Score 85
- Separately metered for electricity and gas, carport parking (no soft story retrofit required), seller own laundry machines

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GIG
GROWTH INVESTMENT GROUP
CALIFORNIA



PASADENA CITY COLLEGE



CALTECH

GROWTH INVESTMENT GROUP

COLORADO BLVD



112 N MAR VISTA AVE

UNION ST.

Walk Score
94

Walker's Paradise

Daily errands do not require a car.

Bike Score
85

Very Bikeable

Biking is convenient for most trips.

Exclusively Listed By:

HAN WIDJAJA CHEN

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HUNTINGTON LIBRARY



THE PASEO



PASADENA CONVENTION CENTER



OLD TOWN PASADENA



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HASTINGS RANCH



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