

# 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

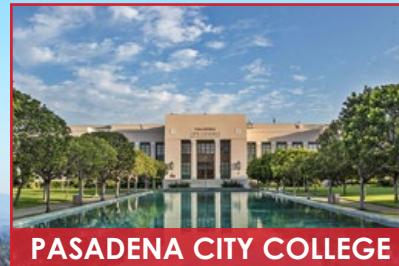
## Property Highlights

- 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

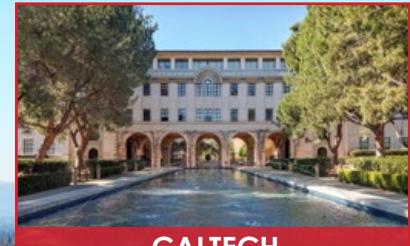
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PASADENA CITY COLLEGE



CALTECH

GROWTH INVESTMENT GROUP



112 N MAR VISTA AVE



UNION ST.

COLORADO BLVD



Walker's Paradise

Daily errands do not require a car.



Very Bikeable

Biking is convenient for most trips.

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Exclusively Listed By:

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