

# EXCLUSIVE LISTING

425 N Raymond Ave, Pasadena, CA 91103

Prime 7-unit Turnkey apartment 2 blocks north of Old Town Pasadena, Brand new MEP and Roof,

All units have been fully upgraded & leased, High CAP Rate and Low GRM, Low Down Payment, Cashflow without doing any renovation



## SUMMARY

Subject Property:	425 N Raymond Ave. Pasadena, CA 91103
ASKING Price:	\$3,265,000
CAP Rate & GRM:	5.35% / 13.88x
Year Built/Renovated :	1947 / 2024
Building & LOT SF (buyer to verify):	±5,001 SF / ±9,902 SF
Parking:	9 spaces
APN#:	5725-003-031
Unit Mix:	4 x 2Bed + 1Bath 1 x PH 1Bed + 1Bath 2 x 1Bed + 1Bath

## Investment Highlights

- HIGH Cash-Flow and High-Income Turnkey apartments only 2 blocks away from Old Town Pasadena
- Walk Score 87, Bike Score 98
- Offered at an attractive 5.35% CAP Rate and low 13.88x GRM – Lower down payment, over 5% Cash-on-cash return
- All units leased at market rent providing future turnover and avoiding a “forever” tenant
- Prime location two blocks from Old Town Pasadena, and minutes from Rose Bowl area
- MEP (Mechanical, Electrical, and Plumbing) updated + New Roof, Foundation has been strengthened
- Excellent cashflow without doing any renovation work
- Excellent demographics with ±\$140,786 average household income in a two-mile radius
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110

## Property Highlights

- Very attractive TURNKEY Garden style apartment with excellent curb appeal and no known deferred maintenance
- Excellent location in a mature and quiet residential area, surrounded by SFR homes and duplexes/triplexes.
- Top to Bottom Renovations of the building and each unit have been completed; All Units have been fully upgraded!
- Attractive unit mix with four x 2bed, 1 x Penthouse, and two x 1bed units
- Unit upgrades: ALL brand new -> kitchen, bathroom, flooring, appliances, lighting, in-unit laundry, 3 units have private balcony.
- Attractive Lot size with ample parking; Open space parking, No Soft-Story Parking Retrofit is required
- Separately metered for electricity

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OLD TOWN PASADENA



NORTON SIMON MUSEUM



425 N RAYMOND AVE

Walk Score  
**87**

**Very Walkable**  
Most errands can be accomplished on foot.

Bike Score  
**98**

**Biker's Paradise**  
Daily errands can be accomplished on a bike.

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THE PASEO



PASADENA CONVENTION CENTER



OLD TOWN PASADENA

210 FREEWAY



425 N RAYMOND AVE

GROWTH INVESTMENT GROUP

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Exclusively Listed By:

**HAN WIDJAJA CHEN**

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Broker License# 01749321

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## Location in Pasadena Districts



*Future Yourself Here*

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