

3 Residential Units | Pasadena

# 52-56 North Berkeley Avenue



Enrique J. Lizarazu

Associate - Broker  
626-818.0980

[enrique.lizarazu@compass.com](mailto:enrique.lizarazu@compass.com)

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# Table of Contents

<b>Property Overview</b>	03
<b>Property Highlights</b>	04
<b>Financial Summary</b>	05
<b>Rent Roll</b>	06
<b>Projected Income and Expenses</b>	07
<b>Property Photos</b>	09
<b>Contact Page</b>	10



52-56 NORTH BERKELEY AVENUE | PASADENA

# Property Overview

## Executive Summary

Three units in desirable location. Near public transportation, metro station, shopping and eateries. The front building is a 2 story duplex. #52 is downstairs and it is vacant. Both # 52 and # 54 have dual paned windows and newer floor coverings. # 56 is in a separate structure above the three car garage. Exterior stairway, garage doors and roof were replaced in 2021. Exterior was painted in 2021. There is a storage space and laundry hook ups in laundry room. The laundry room and storage spaces combined could be an ideal junior ADU. No appliances are there now. Roof is newer Tenants pay for gas, electric and trash services.

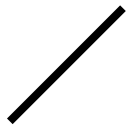


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# Property Highlights



<b>Lot Size</b>	±6,788 SF
<b>Building Size</b>	±2,226 SF
<b>Zoning</b>	x
<b>APN</b>	5746-014-044
<b>Year Built</b>	1946
<b>Parking</b>	Three Car Garage



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# Financial Summary

## Property Data

**2,226 SF**

BUILDING  
SIZE

**6,788 SF**

LAND  
AREA

**1946**

YEAR  
BUILT

**2**

# OF  
STORIES

**3**

PARKING  
SPACES

## Investment Data

**\$1,250,000**

ASKING  
PRICE

**\$561.55**

BUILDING  
PRICE/SF

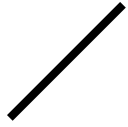
**\$742**

SF PER UNIT

**\$416,666.67**

COST PER UNIT





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# Rent Roll

RENT ROLL				
UNIT	BD/BA	SQFT	CURRENT RENT	MARKET RENT
52	2/1	792	2,700	2,700
54	2/1	792	2,380	2,700
56	1/1	642	1,561,80	1,950
<b>Total</b>			<b>\$6,641.80/mo</b>	<b>\$7,350</b>

<b>MONTHLY GROSS INCOME</b>	\$6,941.80
<b>ANNUAL GROSS INCOME</b>	\$83,301.60
<b>ANNUAL EXPENSES</b>	\$24,696.77
<b>PROJECTED NET</b>	\$58,604.83

# Projected Income and Expenses

<b>3</b>	<b>100%</b>	<b>3%</b>	<b>2,226</b>	<b>\$6,941.80</b>	<b>\$83,301.60</b>
TOTAL UNITS	CURRENT OCCUPANCY	VACANCY RESERVE RATE	TOTAL SQUARE FEET	TOTAL GROSS MONTHLY INCOME	TOTAL GROSS ANNUAL INCOME

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<b>Taxes</b>	\$15,625
<b>Insurance</b>	\$3,716
<b>Regis. Fees</b>	\$644.13
<b>Water</b>	\$4,711.64
<b>Trash</b>	
<b>Gardener</b>	
<b>Pest Control</b>	
<b>Maintenance</b>	
<b>Gas</b>	
<b>TOTAL ANNUAL EXPENSES:</b>	\$24,696.77
<b>PER NET SQFT</b>	\$11.09
<b>PER UNIT</b>	\$8,232.26

## CURRENT RENTS

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<b>SCHEDULED GROSS INCOME</b>	\$79,701.60
<b>VACANCY RATE RESERVE</b>	\$2,391.05
<b>GROSS OPERATING INCOME</b>	\$77,310.55
<b>NET OPERATING INCOME</b>	\$52,613.78

## MARKET RENTS

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<b>SCHEDULED GROSS INCOME</b>	\$88,200
<b>VACANCY RATE RESERVE</b>	\$2,646
<b>GROSS OPERATING INCOME</b>	\$85,554
<b>NET OPERATING INCOME</b>	\$60,857.23





Enrique Lizarazu

DRE# 00691382

Broker Assoc.

M: 626.818.0980

[enrique.lizarazu@compass.com](mailto:enrique.lizarazu@compass.com)

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