

1210 N. ALTADENA DR.

1210 North Altadena Drive, Pasadena, CA 91107



For more information

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Price: \$1,017,000

Highlights

- Large 7841 square foot lot in prime Pasadena
- Existing lot is vacant and was cleared by the Army Corp of Engineers
- Building qualifies for a 10% building bonus. Previous building was a 6 unit apartment building and was 3,997 .square feet
- Property has alley access
- Located in the foothills of Pasadena, the property sits in a residential neighborhood while benefiting from multifamily zoning, offering both strong neighborhood appeal and compelling development potential.

Investment Details



Analysis

Analysis Date

February 2025

Property

Property Type

Multifamily

Property

1210 N. Altadena Dr.

Address

1210 North Altadena Drive

City, State

Pasadena, CA 91107

Purchase Information

Purchase Price

\$1,017,000

Units

1

Total Rentable SF

0

Lot Size

7,828 sf

Income & Expense

Financial Information

All Cash

Loans

Type

Debt

Term

Amort

Rate

Payment

LO Costs

Executive Summary



Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,017,000
Investment - Cash	\$1,017,000

Investment Information

Purchase Price	\$1,017,000
Price per Unit	\$1,017,000
Price per SF	N/A
Expenses per Unit	\$0

Income, Expenses & Cash Flow

Gross Scheduled Income	\$0
Total Vacancy and Credits	\$0
Operating Expenses	\$0
Net Operating Income	\$0
Debt Service	\$0
Cash Flow Before Taxes	\$0

Financial Indicators

Cash-on-Cash Return Before Taxes	0.00%
Debt Coverage Ratio	N/A
Capitalization Rate	N/A
Gross Rent Multiplier	0.00
Gross Income / Square Feet	\$0.00

Pro Forma Summary



Income

Description	Actual	Per Unit	Market	Per Unit
Gross Potential Rent	\$0	\$0	\$0	\$0
- Less: Vacancy	\$0	\$0	\$0	\$0
Effective Gross Income	\$0	\$0	\$0	\$0

Operating Expenses

Description	Actual	Per Unit	Market	Per Unit
Total Expenses	\$0	\$0	\$0	\$0
Net Operating Income	\$0	\$0	\$0	\$0

Pro Forma Summary



Investment Summary

Price	\$1,017,000
Units	1
Price/Unit	\$1,017,000
RSF	1
Price/RSF	\$1,017,000.00
Lot Size	7,828 sf
Floors	1
APN	5751-008-026

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
Mix 1	1	\$0	\$0	\$0	\$0
Totals	1		\$0		\$0

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$0	\$0
- Less: Vacancy	\$0	\$0
Effective Gross Income	\$0	\$0
- Less: Expenses	\$0	\$0
Net Operating Income	\$0	\$0

Annualized Expenses

Description	Actual	Market
Total Expenses	\$0	\$0
Expenses Per RSF	\$0.00	\$0.00
Expenses Per Unit	\$0	\$0



Large Lot in Pasadena

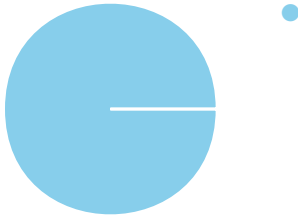
Equity Union Commercial is proud to represent this 7,828 square foot PSR3 lot in Pasadena.

The property is situated in Pasadena, which offers a comfortable blend of urban and suburban amenities. Downtown Pasadena's clean, sunny sidewalks are lined with opportunities for great dining and shopping. The city also has numerous cultural centers, such as the Huntington Library and Descanso Gardens; it is also home to the Rose Bowl, which is a famous site for both sporting and cultural events.

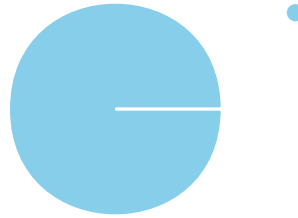
Unit Mix Report

Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1		0	\$0	\$0	\$0	\$0
1		0		\$0		\$0

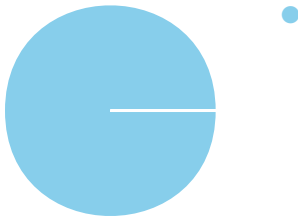
UNIT MIX



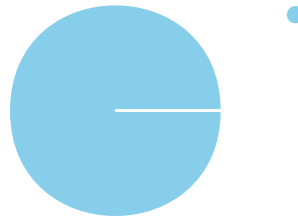
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



Unit Rent Roll



Unit	Description	Comments
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Property Photos



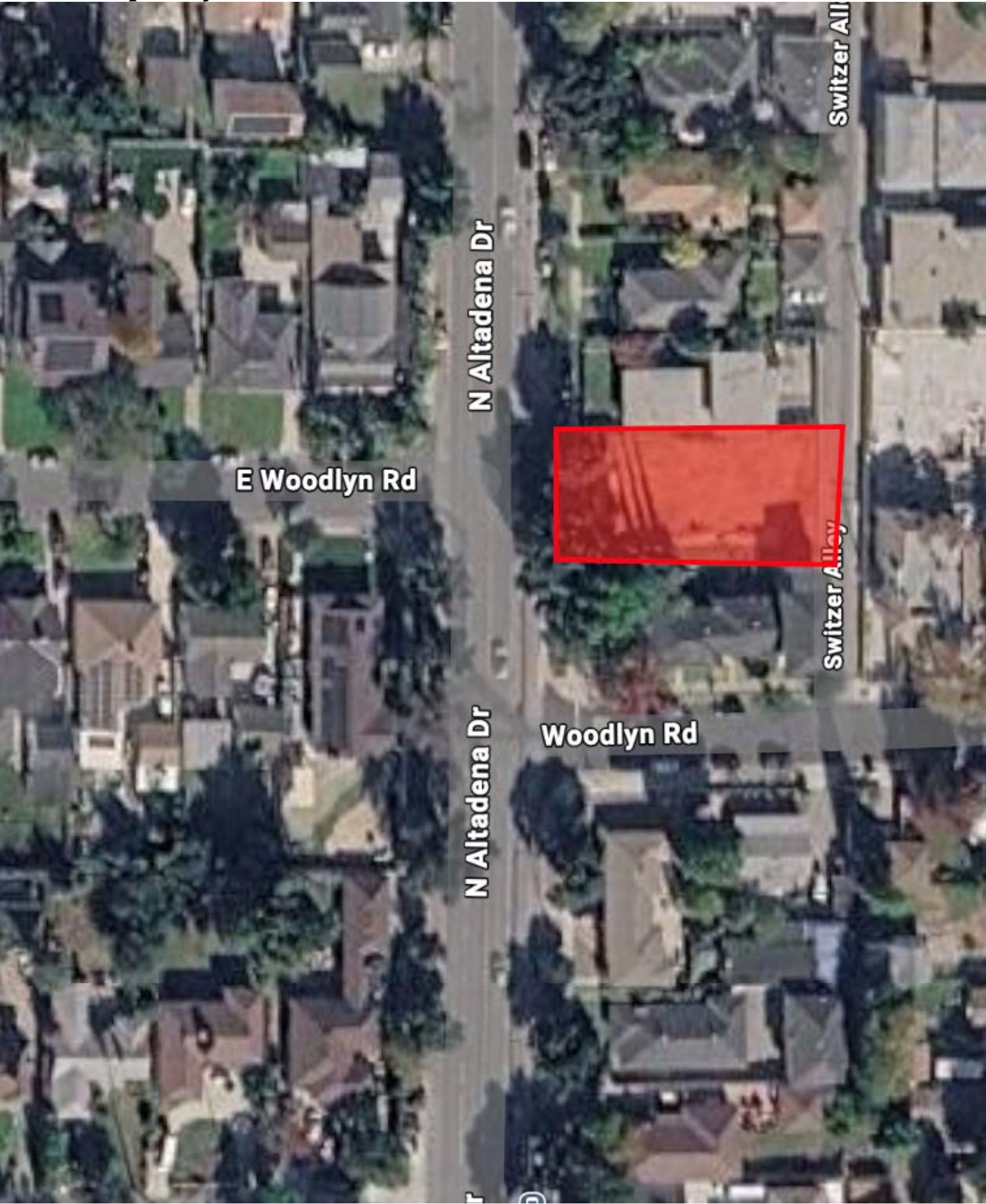
Property Photos



Property Photos



Property Photos



N Altadena Dr

E Woodlyn Rd

Switzer Alley

Switzer Alley

N Altadena Dr

Woodlyn Rd

Sale Comparables



Cap Rate

Gross Rent Multiplier

Sale Comparables



Price per SF

Sale Comparables

S



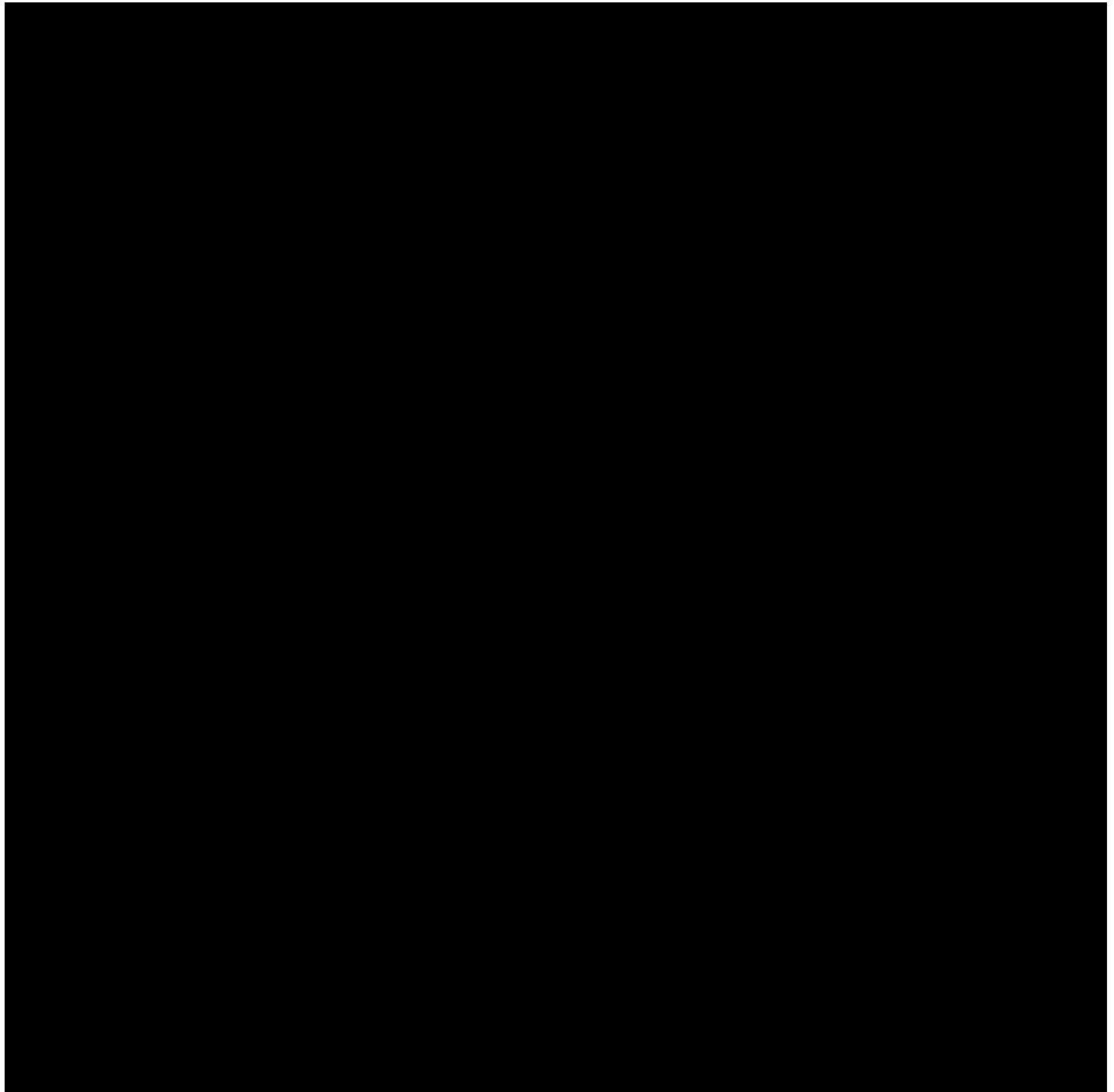
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1210 North Altadena Drive, Pasadena, CA 91107

Sale Price	\$1,017,000
Units	1
Price/Unit	\$1,017,000
Lot Size	7,828

Units	Unit Type
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Sale Comparables



 1210 North Altadena Drive
Pasadena, CA, 91107
\$1,017,000