

EXCLUSIVE LISTING - RAYMOND VILLA

820 N Raymond Ave., Pasadena CA 91103

50-unit Value-add near Rose Bowl, 2.90% Assumable Loan (30-yr terms), Over 5% CAP Actual, New Roofs, Parking Soft-Story Completed, Large Lot, Excellent Unit Mix, Large units, $\pm 8.09\%$ Cash Return on loan assumption, $\pm 7.91\%$ Proforma CAP Rate!



Property Overview

Subject Property:	820 N Raymond Pasadena, CA 91103
Year Built/Renovated:	1964 / 2024
Price:	\$14,500,000
Price per Unit:	\$290,000
Building Area:	36,228 SF
Lot Size:	51,227 SF / ± 1.18 acre
APN:	5725-011-023
Unit Mix:	30 x 2B + 1B 20 x 1B + 1B

INVESTMENT & PROPERTY HIGHLIGHTS

- 50-units Well-maintained Value-add building near Rose Bowl Area and Old Town Pasadena (± 1 mile)
- Superb ASSUMABLE FINANCING (Chase) with 2.9% Interest Rates with $\pm 60\%$ LTV fixed - Due in 26 years (2051)
- $\pm 8.09\%$ YEAR-1 CASH-ON-CASH Return with $\pm 14.39\%$ PROFORMA CASH-ON-CASH (Buyer to Verify)
- Enjoy LOWER THAN MARKET interest rate until Oct 2028 (Buyer to verify)
- $\pm 31\%$ Rental upside potential, Long-time owner since 2007
- Manager's unit CAN BE DELIVERED VACANT at Close of Escrow
- Rare opportunity to buy a 50-unit in Pasadena submarket
- Located within a quiet tree-lined residential area; Good demographics w/ $\pm \$95,755$ AHH income in a-mile radius.
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110
- Very attractive garden style apartment with excellent curb appeal
- Parking Soft Story retrofit completed, Brand new roofs, many units have

been upgraded

- Excellent unit mix with more 60% are 2 bedroom units, ± 31 units have many updates (buyer to verify)
- Large lot size of 51,227 SF/ ± 1.18 ACRE, Garage parking prime for ADUs upside conversions
- Each unit is large with a private patio/balcony and excellent layout, individual water heater.
- Very well-maintained building with attractive garden areas, gated pool, 2 laundry rooms, and covered parking
- All Electric building, many of the units (± 31 units – buyer to verify) have been partially updated with updated kitchen and/or updated bathroom.
- Large center courtyard area that can be utilized as additional amenities.
- Separately metered for electricity, secured entrance, gated parking, 2 laundry rooms (seller own machines)



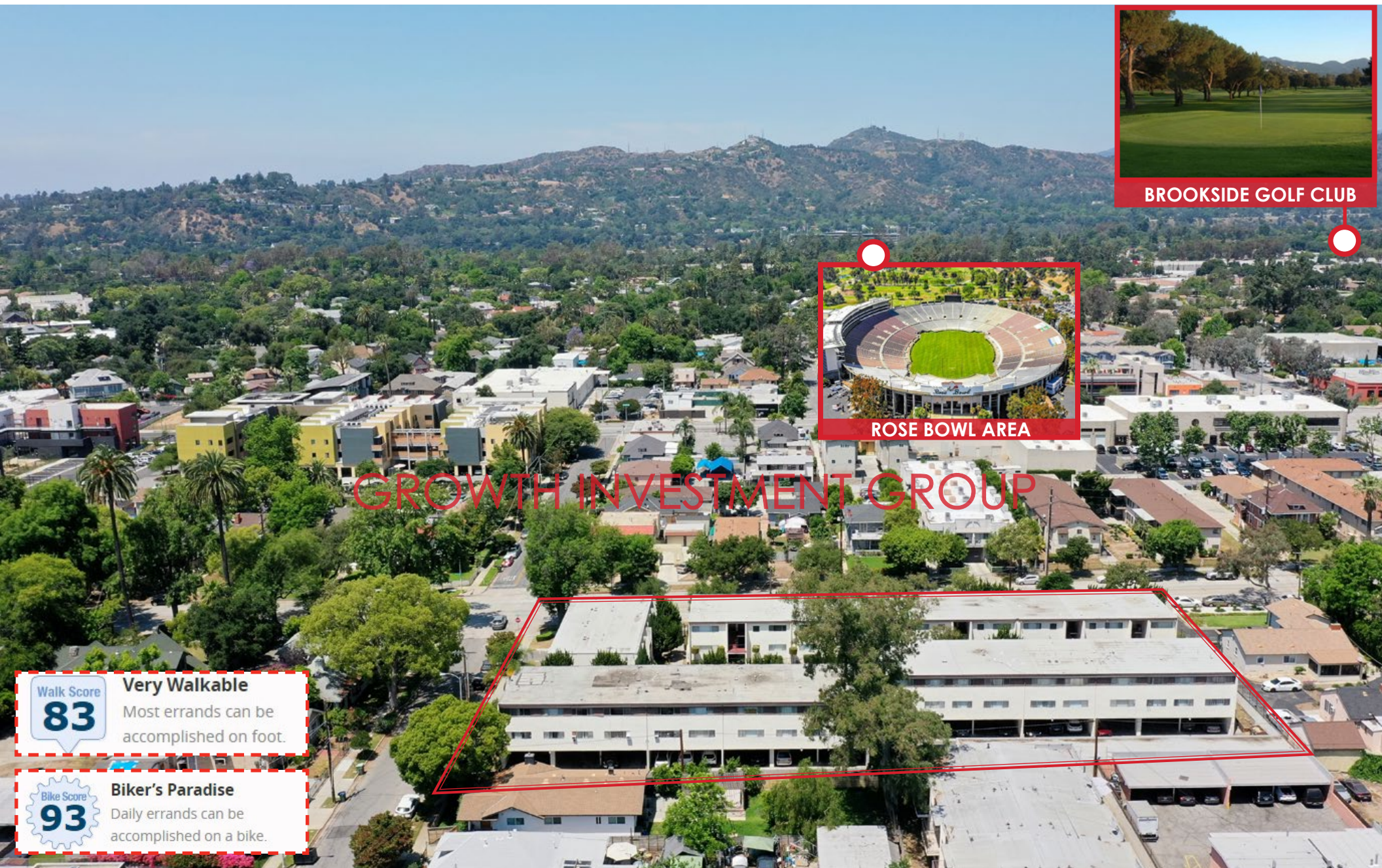
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BROOKSIDE GOLF CLUB



ROSE BOWL AREA

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Walk Score
83

Very Walkable

Most errands can be accomplished on foot.

Bike Score
93

Biker's Paradise

Daily errands can be accomplished on a bike.

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

Broker Lic.# 01749321

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BROOKSIDE GOLF CLUB



**WASHINGTON STEAM
MULTILINGUAL ACADEMY**



ROBINSON PARK



820 N RAYMOND AVE

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CALTECH



THE PASEO



PASADENA CITY HALL

COLORADO BLVD



OLD TOWN PASADENA

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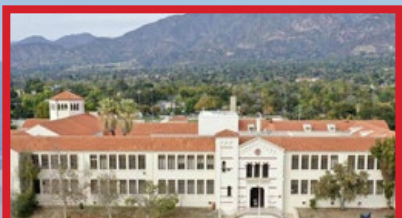
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WASHINGTON STEAM
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