



### Property Overview

Subject Property:	3201 Del Vina St Pasadena, CA 91107
Price:	\$980,000
Price Per Unit:	\$196,000
Year Built:	1941 & 1990
Building Area:	2,088 SF
Lot Size:	5,587 SF
APN#:	5752-010-015
Zoning:	RS-6
Unit Mix:	1 x 2B + 2B House 1 x 1B + 1B 3 x Studios

### Property & Investment Highlights

- Great Value-Add Opportunity with +/-35% Rental upside on existing
- Vacant SFR ready for immediate renovation
- 5 Units priced less than recent SFR sales in the area
- Very few apartments in this immediate area
- Bite sized units in the back provide for operational efficiency
- Master metered for all utilities
- Walking distance to shops at Hastings Ranch including Best Buy, Pet Smart, Handel's, Nordstrom Rack, and Dicks Sporting Goods as well as Whole Foods Market
- Less than 1 mile walk to Sierra Madre Villa Metro Stop

**EXCLUSIVE LISTING**

**3201 Del Vina St, Pasadena, CA 91107**



**HASTINGS RANCH PLAZA**



**HASTINGS VILLAGE**

**SIERRA MADRE STATION**

**210 FREEWAY**

**GROWTH INVESTMENT GROUP**



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**CALTECH**



**OLD TOWN PASADENA**



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