

EXCLUSIVE LISTING!

570 N Madison Ave, Pasadena 91101

True Value-add 9 units several blocks north of Old Town Pasadena, Excellent Unit Mix, Large 12,685 SF Lot, 9 carport parking, Excellent going-in CAP Rate with High Proforma CAP Rate.



SUMMARY

Subject Property:	570 N Madison Ave Pasadena, CA 91101
Price:	\$2,890,000
Price per Unit/SF:	\$321,000 / \$400
CAP Rate/Proforma CAP:	5.48% / 7.45%
Year Built:	1963
Building & Lot Area:	7,222 SF / 12,685 SF
APN / Zoning:	5731-006-024 / RM-16
Unit Mix:	2 x 3B + 1B 7 x 2B + 1B

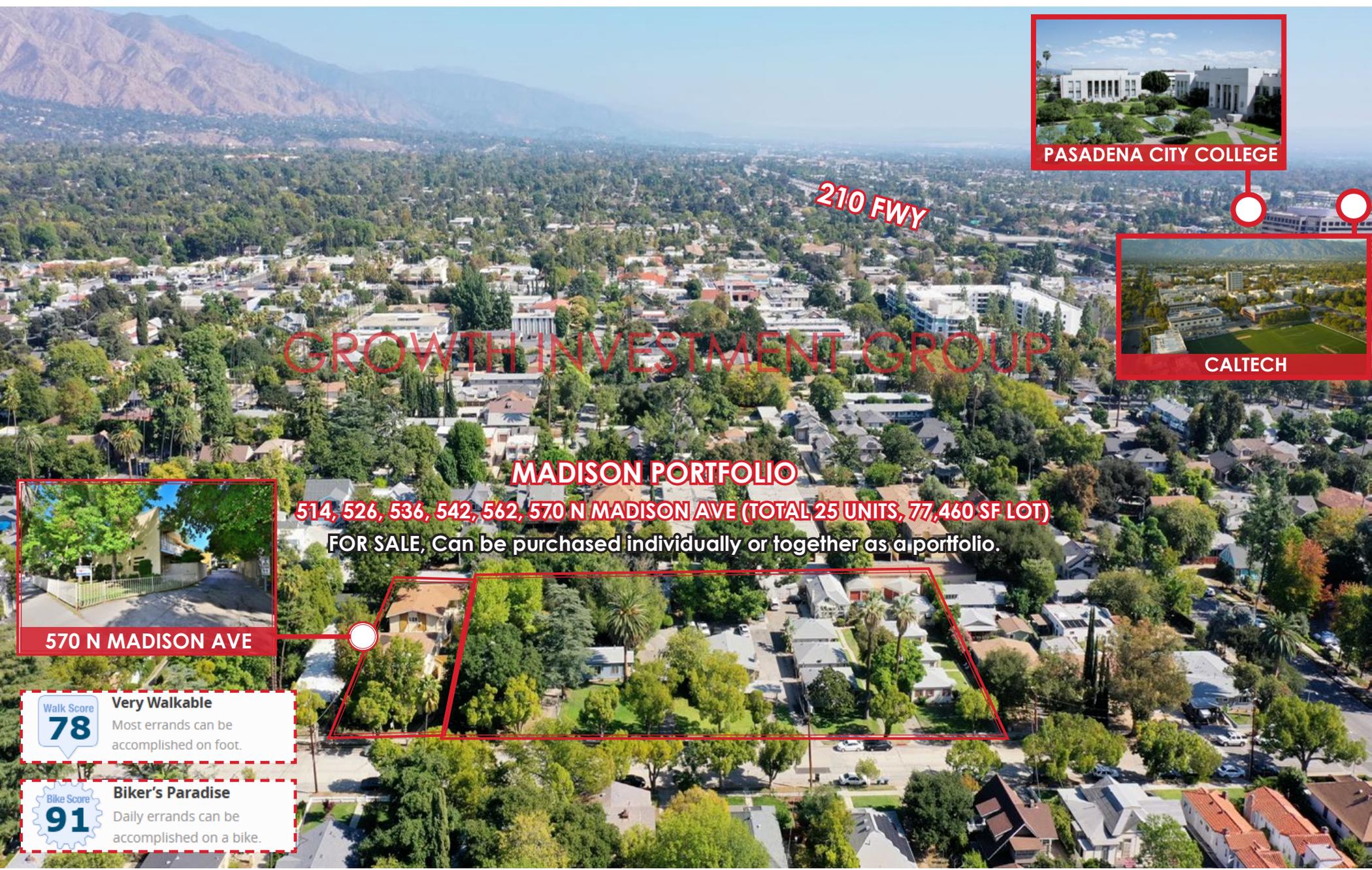
Investment & Property Highlights

- Prime value-add near Old Town Pasadena and Rose Bowl
- Over 5% CAP Rate with 7.40% Proforma CAP Rate, Cash Flow with 40%-45% Down Payment
- SUPERB demographics with ±\$111,562 average household income within a 1-mile radius
- Walk Score 78, Bike Score 91
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110
- Excellent mix unit with All 3bed and 2bed units; Super easy to rent and manage
- Excellent location in a mature and quiet residential area, surrounded by single family houses and smaller 2-4 units residential properties
- Excellent curb appeal with quiet residential atmosphere
- Large building on a large lot (avg unit size ±802SF)
- All ground floor units have large private patio area
- 9 carport parking without any living space above; no soft story retrofit is required
- Separately metered for electricity and gas, shared laundry room

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570 N MADISON AVE

Walk Score **78** **Very Walkable**
Most errands can be accomplished on foot.

Bike Score **91** **Biker's Paradise**
Daily errands can be accomplished on a bike.

HAN WIDJAJA CHEN

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CALTECH



SHOPS ON LAKE



PASADENA PLAYHOUSE

210 FWY

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USC PACIFIC ASIA MUSEUM

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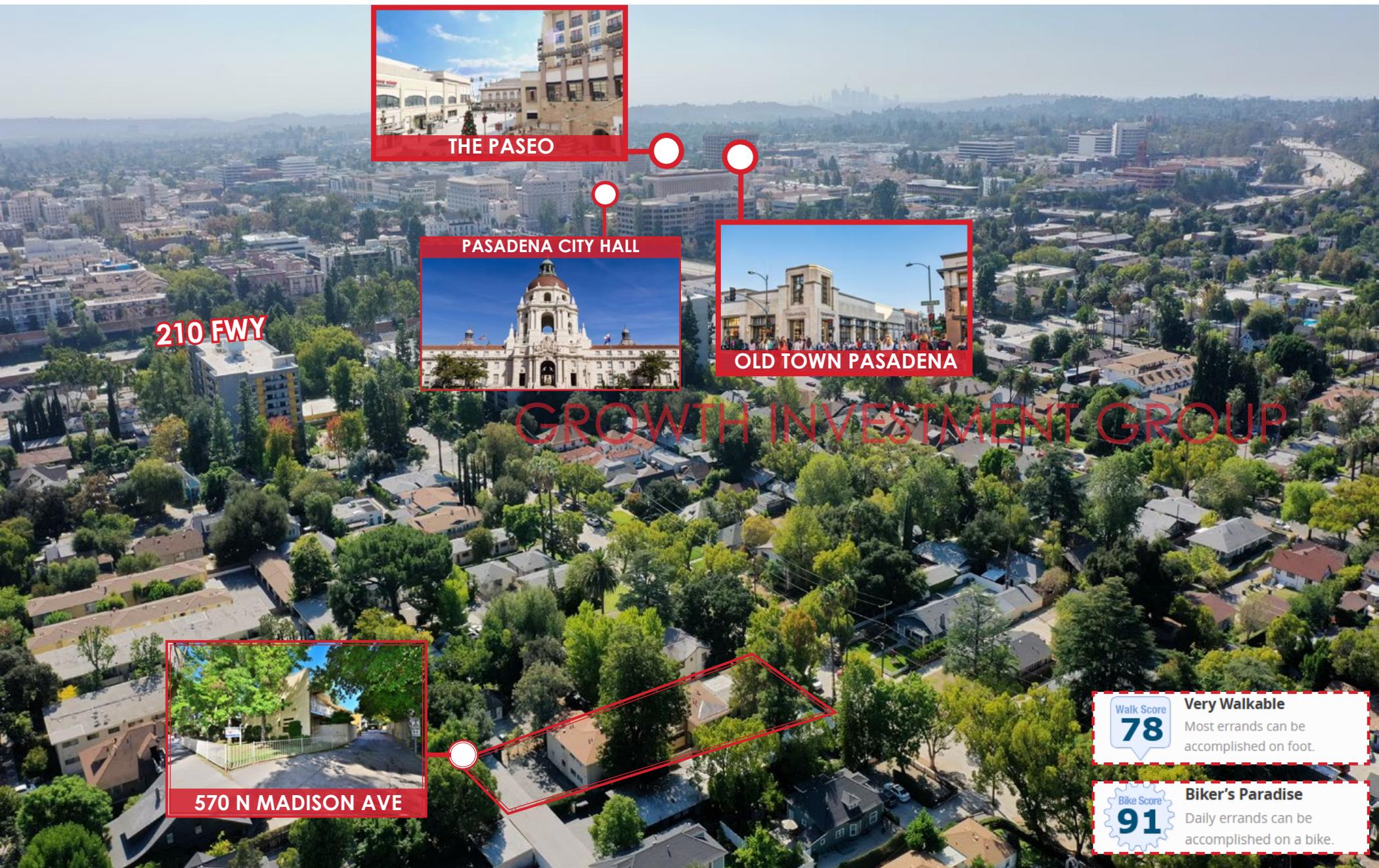
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210 FWY



THE PASEO



PASADENA CITY HALL



OLD TOWN PASADENA



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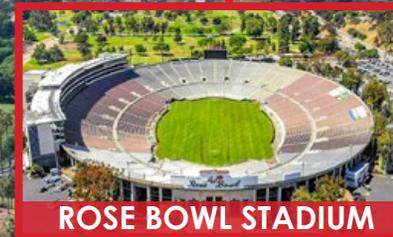
NORTON SIMON MUSEUM



OLD TOWN PASADENA



BROOKSIDE PARK



ROSE BOWL STADIUM

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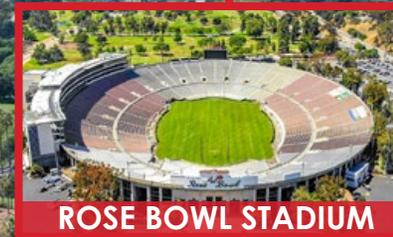
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