

Active • Single Family Residence

\$1,243,000 ↓

1601 Sinaloa Ave • Pasadena 91104

13 days on the market

2 units • \$621,500/unit • 2,256 sqft • 7,254 sqft lot • \$550.98/sqft • Built in 1946

Listing ID: WS24136921

Sinaloa Ave. and E. Elizabeth St.



Great opportunity for first time home buyers. Live in the front unit and rent the back unit. The front unit will be delivered vacant at the close of escrow. Both interior units are in excellent condition. Newer roof in the front unit and the seller replaced the plumbing with copper pipes. The front unit boasts a spacious living room with a fireplace, three large bedrooms, one full bathroom, and a 3/4 bathroom. The kitchen includes an eating area, and the property features central air and heat. Additionally, there is a guest house with a bedroom, living room, kitchen, and a full bathroom—ideal for in-laws or rental purposes with its separate meters. A two-car carport and a sizable concrete patio at the back of the home complete the property. This residence is eligible to add an ADU unit instead of a carport. Plus, it is easy walking distance to the bus stop, Staters Bro's, Wells Fargo, and Starbucks.

Facts & Features

- Listed On 07/17/2024
- Original List Price of \$1,258,000
- 2 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- \$938 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside
- \$57600 Gross Scheduled Income
- \$50600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,100	\$3,100	\$3,800
2:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$2,300

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%


- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5851007019
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RICHARD CHOW

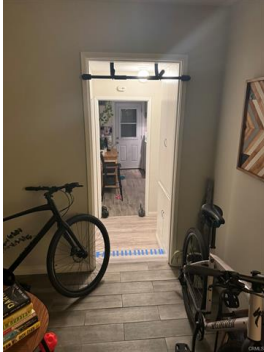
State License #: 01934980
Cell Phone: 626-226-3462
Fax: 310-388-0136

Gotham Elite Properties

State License #: 00888274
12631 IMPERIAL HWY #A223
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CUSTOMER FULL: Residential Income

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