

EXCLUSIVE LISTING

411-417 N Euclid Avenue, Pasadena CA 91101

Turnkey Luxury 10-unit apartment community near Old Town Pasadena and Rose Bowl, Close to 5% CAP Rate
Excellent Layout, All units have been fully upgraded with permits



Property Overview

Subject Property:	411-417 N Euclid Ave Pasadena, CA 91101
Price:	\$4,250,000
CAP Rate/ Proforma CAP:	4.82% / 5.35%
Building Area:	4,774 SF
Lot Size:	11,627 SF
APN:	5725-031-015
Zoning:	R3
Number of Units:	10
Units & Unit Mix:	9 x 1B + 1B 1 x STUDIO

Investment Highlights

- Turnkey and fully upgraded apartment (fully permitted upgrades completed in 2022-2023); Excellent location near Old Town Pasadena and Rose Bowl
- Turnkey investment perfect for a 1031 exchange buyer, first time apartment buyer, or owner-user; one of the best way to fight inflation
- Inflation and recession proof investment with easy to rent units and location.
- SUPERB demographics with ±\$112,926 AHH income within a 1-mile radius
- Superb amenities nearby: Paseo Colorado, Old Town Pasadena, Apple store, 24-hour Fitness, Target, Vroman Bookstore, Urth Café, Norton Simon Museum, USC Pacific Asia Museum, Pasadena Museum of California Art, Pasadena Playhouse
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110

Property Highlights

- Turnkey apartment with an excellent curb appeal
- Highly desirable single story layout with vaulted ceiling in living room and private patio in most units
- Excellent and efficient unit mix for young professionals that work in the medical field nearby or work in downtown Pasadena
- Completely renovated with permits in 2022-2023
- Excellent amenities: gated parking, secured entrance, electronic RFI unit locks, fully upgraded unit, private patio in some unit
- Luxury upgrades in each unit complete with in-unit laundry, new kitchen, new bathroom
- Top-down renovation have been completed including exterior and interior upgrades
- Separately metered for electricity and gas, no soft story retrofit is required

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Partial List of Upgrades (permitted upgrades - Buyer to VERIFY during due diligence period)

- Updated rough mechanical, electrical, and plumbing system
- New drought tolerant landscaping
- New secured entrance
- New parking gate
- Repaved entire driveway
- Roof Tune-up
- New building façade and signage
- New exterior paint throughout
- NEW HVAC and exhaust system in each unit
- New electrical subpanel
- New flooring throughout
- New double pane windows throughout
- New high-end windows treatment in each unit
- New kitchen with modern shaker style cabinet, new kitchen island or breakfast counter with quartz countertops, new stainless steel appliances (dishwasher, oven range, refrigerator, kitchen vent hood)
- New laundry machines in each unit
- New bathroom with new tub, tiled wall bathroom, new bathroom vanity cabinet, new bathroom lighting and hardware, new high-end bathroom tile
- New lighting fixtures in each room
- New Keyless entry door lock system



Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

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DOWNTOWN LOS ANGELES



NORTON SIMON MUSEUM



ROSE BOWL STADIUM



OLD TOWN PASADENA



411-417 N EUCLID AVE

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210 FREEWAY

Walk Score
80

Very Walkable

Most errands can be accomplished on foot.

Bike Score
91

Biker's Paradise

Daily errands can be accomplished on a bike.

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PASADENA CITY HALL



OLD TOWN PASADENA



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OF TECHNOLOGY**



PASADENA CITY COLLEGE



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405 N Euclid Ave
3-unit for sale
contact Han for Setup

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