

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, $\pm 7.94\%$ Cash Return on loan assumption, $\pm 7.63\%$ Proforma CAP Rate!



Property Overview

Subject Property:	820 N Raymond Pasadena, CA 91103
Year Built/Renovated:	1964 / 2024
Price:	\$14,900,000
Price per Unit:	\$298,000
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)
- $\pm 7.94\%$ YEAR-1 CASH-ON-CASH Return with $\pm 14.41\%$ PROFORMA CASH-ON-CASH (Buyer to Verify)
- Enjoy LOWER THAN MARKET interest rate until Oct 2028 (Buyer to verify)
- $\pm 35\%$ 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, 30 units have many updates
- 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 (± 30 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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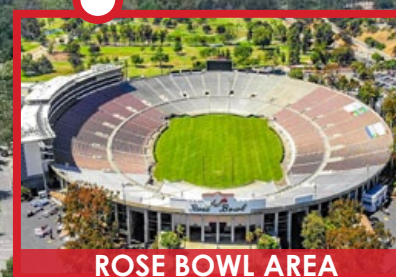
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GIG

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CALIFORNIA



BROOKSIDE GOLF CLUB



ROSE BOWL AREA

GROWTH INVESTMENT GROUP

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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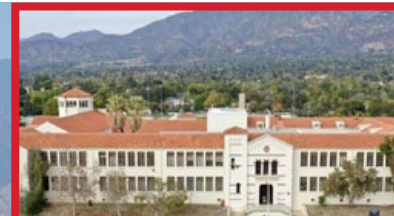
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**WASHINGTON STEAM
MULTILINGUAL ACADEMY**



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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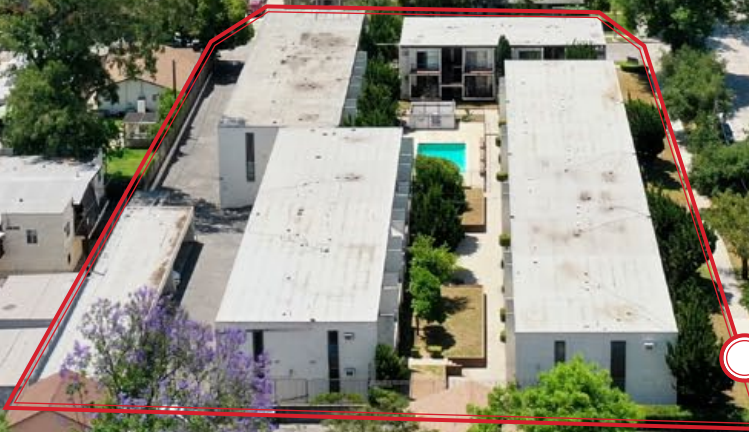
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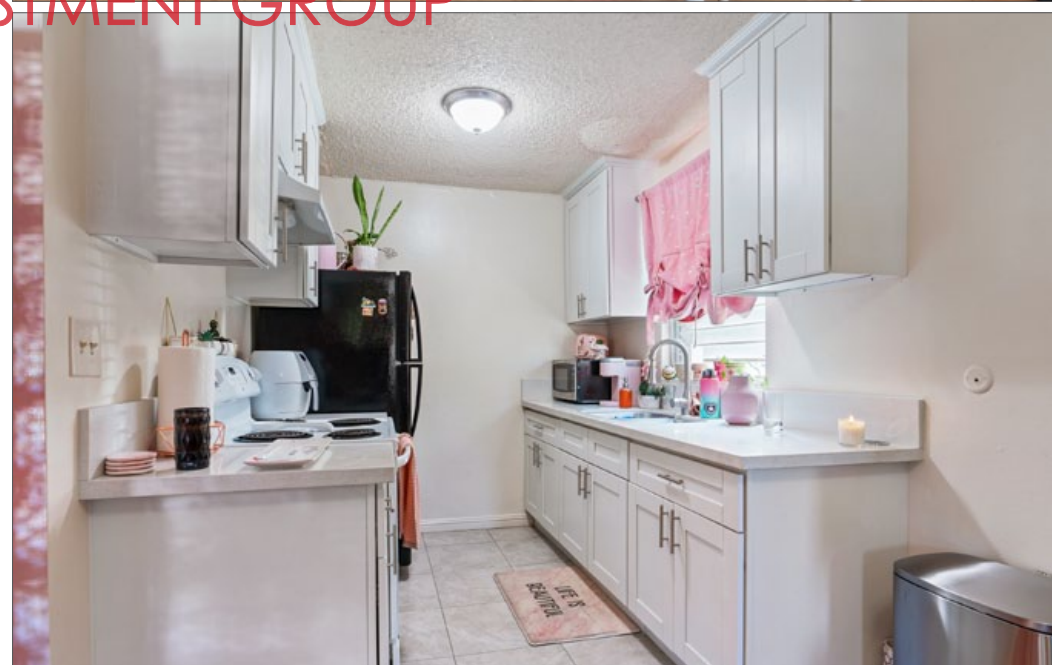
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