



MULTIFAMILY PROPERTY FOR SALE

47 EL NIDO AVE

PASADENA, CA 91107



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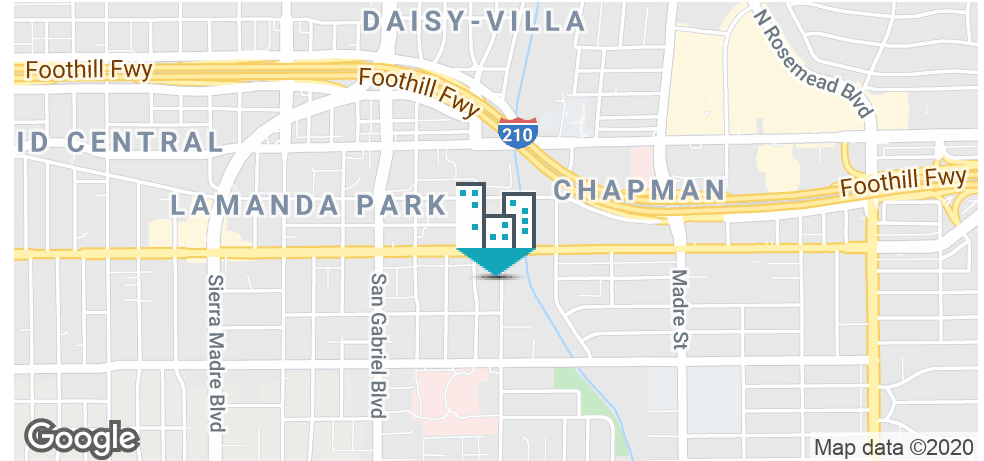
SECTION 1

PROPERTY INFORMATION



CENTENNIAL
— ADVISERS —

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,300,000
Number Of Units:	3
Cap Rate:	2.25%
GRM:	23.55
NOI:	\$29,238
Lot Size:	8,024 SF
Year Built:	1926
Building Size:	2,430
Renovated:	2019
Zoning:	RM32
Price / SF:	\$534.98
APN:	5748-016-010

PROPERTY OVERVIEW

Value-add Pasadena triplex on an 8000 square-foot lot. Property consists of a large, and 2019-renovated, house consisting of 2-bedrooms and 2-bathroom, and a 2-story duplex consisting of two 1-bedroom/1-bathroom units. The house has wood flooring and laminate flooring along with carpet and tile flooring and forced heat and air conditioning, as well as a private fenced-in yard. The kitchen had been remodeled with cabinets and granite counters. The other 2 units sit in the very front of the lot. Both units have window air conditioning and wall heaters. Tenants enjoy lots of off-street carport parking, with shopping, dining, major highways and more. Current zoning laws allow the addition of 2 additional units.

PROPERTY HIGHLIGHTS

- Value-add growth opportunity! RM32 zoning allows for two additional units to be built.
- Renovations to home completed in 2019.

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ADDITIONAL PHOTOS



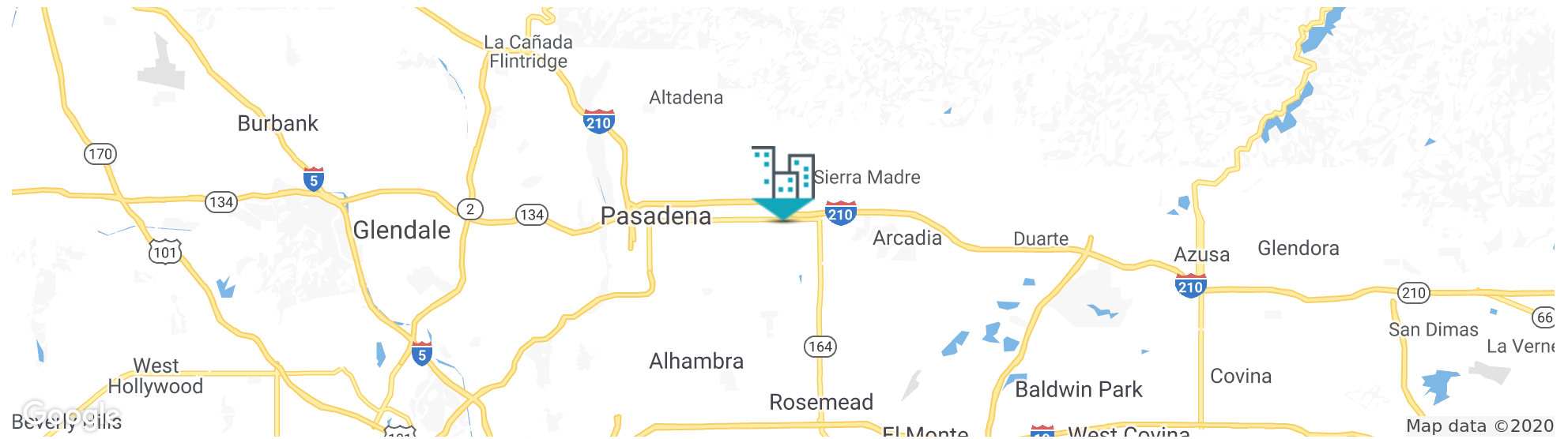
— SECTION 2 —

LOCATION INFORMATION



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LOCATION MAP



DEMOGRAPHICS

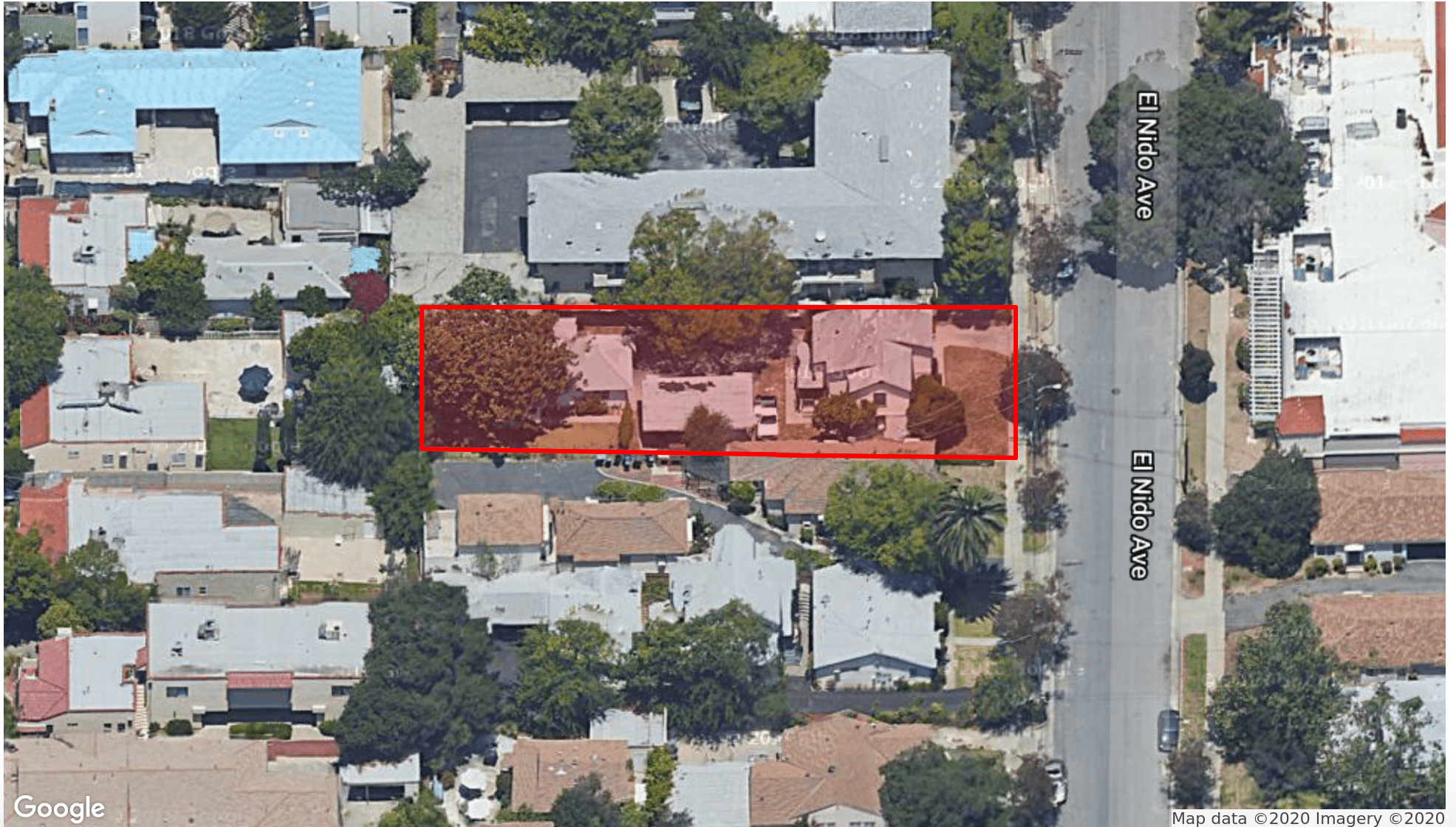
	1 MILE	3 MILES	5 MILES
Total population	14,556	160,733	457,762
Median age	39.9	40.3	39.7
Median age (Male)	38.9	39.5	38.4
Median age (Female)	41.2	41.1	40.9
Total households	5,669	60,517	163,826
Total persons per HH	2.6	2.7	2.8
Average HH income	\$102,663	\$104,767	\$94,848
Average house value	\$721,765	\$686,611	\$678,541

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AERIAL MAP



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SECTION 3

FINANCIAL ANALYSIS



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FINANCIAL SUMMARY



INVESTMENT OVERVIEW

	CURRENT	MARKET
Price	\$1,300,000	\$1,300,000
Price per Unit	\$433,333	\$433,333
Price per SF	\$534.98	\$534.98
GRM	23.55	17.76
CAP Rate	2.25%	3.48%
Cash-on-Cash Return (yr 1)	2.25%	3.48%
Total Return (yr 1)	\$29,238	\$45,258

OPERATING DATA

	CURRENT	MARKET
Gross Scheduled Income	\$55,200	\$73,200
Total Scheduled Income	\$55,200	\$73,200
Vacancy Cost	\$2,760	\$3,660
Gross Income	\$52,440	\$69,540
Operating Expenses	\$23,202	\$24,282
Net Operating Income	\$29,238	\$45,258
Pre-Tax Cash Flow	\$29,238	\$45,258

FINANCING DATA

	CURRENT	MARKET
Down Payment	\$1,300,000	\$1,300,000

INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET
Rental Income	\$55,200	\$73,200
Vacancy	\$2,760	\$3,660
Gross Income	\$52,440	\$69,540
EXPENSE SUMMARY	CURRENT	MARKET
Taxes	\$15,000	\$15,000
Maintenance	\$1,950	\$1,950
Management	\$3,312	\$4,392
Reserves	\$750	\$750
Insurance	\$1,100	\$1,100
Utilities	\$956	\$956
Misc	\$134	\$134
Gross Expenses	\$23,202	\$24,282
Net Operating Income	\$29,238	\$45,258

UNIT MIX SUMMARY

UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
2 br / 2 ba	1	33.3	1,250	\$2,500	\$2.00	\$2,500	\$2.00
1 br / 1 ba	2	66.7	590	\$1,050	\$1.78	\$1,800	\$3.05
Totals/Averages	3	100%	2,430	\$4,600	\$1.89	\$6,100	\$2.51

— SECTION 4 —

SALE COMPARABLES



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SALE COMPS MAP



SUBJECT PROPERTY

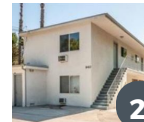
47 El Nido Ave | Pasadena, CA 91107



1

757 N EL MOLINO AVE

Pasadena, CA
91104



2

940 N SUMMIT AVE

Pasadena, CA
91103



3

471 N EL MOLINO AVE

Pasadena, CA
91101

SALE COMPS



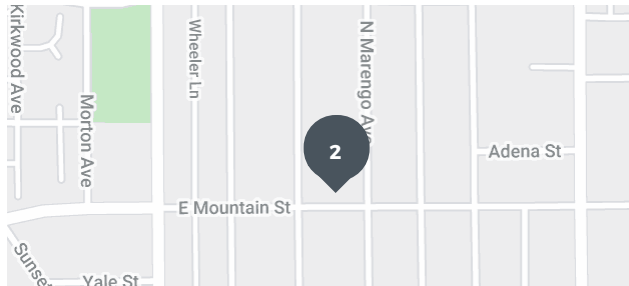
757 N EL MOLINO AVE
Pasadena, CA
91104



Price: \$1,570,000 Building SF: 2,852 SF
Price/SF: \$550.49 Lot Size: 9,509 SF
No. Units: 4 Price/Unit: \$392,500
Cap: 4.8% Closed: 06/03/2020
GRM: 14.59 NOI: \$75,969



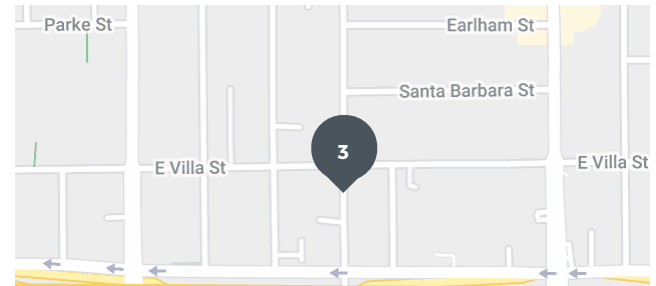
940 N SUMMIT AVE
Pasadena, CA
91103



Price: \$1,225,000 Year Built: 1963
Building SF: 1,826 SF Price/SF: \$670.87
Lot Size: 10,018 SF No. Units: 3
Price/Unit: \$408,333 Cap: 4.89%
Closed: 05/21/2020 GRM: 15.71
NOI: \$60,074



471 N EL MOLINO AVE
Pasadena, CA
91101








Price: \$1,200,000 Year Built: 1963
Building SF: 2,834 SF Price/SF: \$423.43
Lot Size: 9,003 SF No. Units: 3
Price/Unit: \$400,000 Cap: 5.5%
Closed: 03/20/2020 GRM: 16.6
NOI: \$66,706

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1	3	100	608	\$2,100	\$3.45
TOTAL/AVG	3	100%	608	\$2,100	\$3.45

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SALE COMPS SUMMARY



	SUBJECT PROPERTY	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS		
		47 El Nido Ave Pasadena, CA 91107	\$1,300,000	2,430 SF	8,024 SF	\$534.98	\$433,333	2.25%	23.55	3	
	SALE COMPS	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	AVAILABILITY	
1		757 N El Molino Ave Pasadena, CA 91104	\$1,570,000	2,852 SF	9,509 SF	\$550.49	\$392,500	4.8%	14.59	4	Close: 06/03/2020
2		940 N Summit Ave Pasadena, CA 91103	\$1,225,000	1,826 SF	10,018 SF	\$670.87	\$408,333	4.89%	15.71	3	Close: 05/21/2020
3		471 N El Molino Ave Pasadena , CA 91101	\$1,200,000	2,834 SF	9,003 SF	\$423.43	\$400,000	5.5%	16.6	3	Close: 03/20/2020
		PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	AVAILABILITY	
Totals/Averages		\$1,331,667	2,504 SF	9,510 SF	\$531	\$399,900	5.06%	16	3		