

Residential Income Active **500 Mound Avenue, South Pasadena, CA,** **\$2,200,000**
MLS# P1-25851 **91030** **Agent Detail Report**
DAM/CDAM: 0/0 County: Los Angeles



Year Built: 1921 Source: Assessor
Building Area Total: 4,560
Property Attached: No
ADU Y/N: No
Common Walls: No Common Walls
Fireplace: No
Pool /Spa: No/ No
View: No
HOA: No

Lot Size Acres: 0.23
Lot Size Square Feet: 10,046
Lot Size Area: 10,046 Square Feet
Subdivision: Not Applicable
Parcel Number: 5317019001
MLS Area: 658 - South Pasadena
Listing Agreement: Exclusive Right To Sell
Listing Service: Full Service

Showing Contact Name: Norm Haley **Lock Box Type:** Call Listing Office
 Agent
Showing Contact Phone: 626-840-7366
Neighborhood Market Report Seller Participant?: Yes
Showing Instructions: Drive by only. Offer Subject to Inspection

Public Remarks: Drive by ONLY! Please do not disturb residents. Rare 6 unit investment property located in South Pasadena known for its award-winning schools and proximity to: Los Angeles, Caltech, the Huntington Library and Pasadena Rose Bowl. Located near: Bristol Farms, Fair Oaks Retail, Garfield Park and the Metro Station.

Private Remarks: Drive by only. Subject to inspection. Broker does not represent or guarantee the accuracy of the square footage, permitted or unpermitted space, lot size/dimensions, schools, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information through personal inspection & w/ appropriate professionals.

Directions: West of Fair Oaks. North of 110 Frwy.

Entry Date: 02/13/2026	Original List Price: \$2,200,000	Status Change Date: 02/13/2026
Listing Contract Date: 02/13/2026	Dual/Variable Compensation: No	
Expiration Date: 08/31/2026		

Name	Office	Primary	Office	E-mail
LA: Norman Haley (P538) CalDRE#:00528924	Norm Haley Real Estate (PF307) 00528924	626-791-7000	626-791-7000	norm@normhaley.com
		626-791-7000		

List Price/SqFt: \$482.46 **Land Lease:** No **Tax Tract:** 246

Assessments: None

Analysis: Gross Scheduled Income: 133,858; Operating Expense: 51,353; Net Operating Income: 82,505

Annual Operating Expenses: Electric: 150; Fuel: 0; Insurance: 5,500; Maintenance Expense: 7,027; New Taxes: 24,200; Pest Control: 1,140; Trash: 3,000; Water/Sewer: 4,071; Total Expenses: 51,353

Appliances: Appliances: Yes; Free-Standing Range; Refrigerator

Community Features: Curbs

Cooling: Cooling: Yes; Wall/Window Unit(s)

Common Walls: No Common Walls

Construction Materials: Frame; Plaster; Stucco

Fencing: Fence: Yes; Wood

Fireplace Features: None

HOA Information: HOA: No

Heating: Heating: Yes; Wall Furnace

Income Information: Gross Income: 133,858

Lot Features: Sprinklers: Yes; Lawn

Laundry: Laundry: No; None

Miscellaneous Information: Rent Control?: Yes; # of Buildings: 3

Number of Units With: Separate Electric Meters: 6; Separate Gas Meters: 6; Separate Water Meters: 1

Pool Features: None

Parking Spaces/Information: Total Garage Spaces: 0; Total Parking Spaces: 0

Parking: Parking: No; None

Roof: Shingle

Road Surface Type: Paved

Special Listing Conditions: Trust

Showing Information: Offers Email: norm@normhaley.com; Showing Contact Name: Norm Haley; Showing Contact Phone: 626-840-7366; Neighborhood Market Report Seller Participant?: Yes

Spa Features: None

Sewer: Public Sewer

Listing Terms: Cash to New Loan

Unit Information: Number of Units Leased: 6; Total Actual Rent: 11,654

Unit 1 Information: # of Units: 500; # Beds: 0; # Baths: 1; Furnished?: Unfurnished; Garage Spaces: 0; Total Actual Rent: 1,885; Total Rent: 1,885; Pro Forma: 22,620

Unit 2 Information: # of Units: 502; # Beds: 1; # Baths: 1; Total Actual Rent: 1,789; Total Rent: 1,789

Unit 3 Information: # of Units: 1; # Beds: 1; # Baths: 1; Total Actual Rent: 1,892; Total Rent: 1,892

Unit 4 Information: # of Units: 2; # Beds: 2; # Baths: 1; Total Actual Rent: 1,953; Total Rent: 1,953

Unit 5 Information: # of Units: 3; # Beds: 2; # Baths: 1; Total Actual Rent: 2,150; Total Rent: 2,150

Unit 6 Information: # of Units: 4; # Beds: 1; # Baths: 1; Total Actual Rent: 1,985; Total Rent: 1,985

Utilities: Cable Available; Natural Gas Connected

View: None

Water Source: Public