

EXCLUSIVE LISTING

146-154 N Holliston Ave, Pasadena, CA 91106

Extremely Rare 7-unit on Master Net Lease Structure (The GOODEN CENTER - credit tenant) – MINIMUM Landlord Responsibility, Prime Location several blocks from CALTECH and PCC, HIGH 7.13% In-place CAP Rate, Approved Plan for 1 ADU is included



SUMMARY

Subject Property:	146-154 N Holliston Ave Pasadena, CA 91106
Price:	\$2,758,000
In-Place CAP Rate/GRM:	7.13% / 11.19x
Year Built:	1922
Building & Lot Area:	5,443 SF / 12,313 SF
APN#/Zoning:	5738-009-047 / PSR4
Units:	1 x BUNGALOW 2B + 1B 3 x BUNGALOW 1B + 1B 2 x 2B + 1B (TRIPLEX) 1 x 1B + 1B (TRIPLEX)
Features:	Single Tenant Net Lease, Tenant pays for Insurance, ALL utilities and almost all maintenance

Investment Highlights

- Exceptional 7.13% In-Place CAP Rate:** outstanding 7.13% in-place CAP rate with a proven track record
- Minimal Landlord Responsibilities (Master Lease):** The entire property is master leased to The Gooden Center, a well-known healthcare provider (credit tenant). The Net Lease structure requires the tenant to pay for insurance, all utilities, trash, landscaping, and almost all property maintenance (subject to lease), offering a passive, hands-off investment.
- Positive Leverage & Yield:** Investors can achieve over $\pm 8.74\%$ Cash-on-Cash return with a minimum down payment, secured by a high-performing asset in a Class-A submarket.
- Premier Educational & Employment Hub:** exceptionally located just blocks from the California Institute of Technology (Caltech) and Pasadena City College (PCC)
- Strategic Transit Access:** Seamless connectivity to the 210, 134, and 110 freeways, providing an easy commute to Downtown Los Angeles, Burbank, and Glendale.
- Highly Desirable Unit Mix & Layout:** The 12,313 SF lot features four single-story bungalows and a rear triplex, offering an excellent mix of large two-bedroom and one-bedroom units.
- Excellent Curb Appeal:** The beautifully maintained grounds feature a serene community garden, outdoor seating, a barbecue area, and an ADA-compliant ramp for the rear triplex.
- Approved Plan for 1 ADU is included
- Extensive Recent CAPEX:** Main Electrical panels have been upgraded to 400amps, new driveway and repaired concrete, recently repainted exterior on some bungalows, 2 units have upgraded windows, 4 units have newer tankless water heaters, 3 units have newer mini split HVAC, newer central HVAC for remaining 4 units
- Modernized Interiors & Exteriors:** Recent improvements include repainted exteriors on select bungalows, upgraded windows in two units, four newer tankless water heaters, and updated HVAC systems throughout (a mix of newer central and mini-split units).
- Separately Metered:** Each unit is separately metered for gas and electricity. Master Lease tenant pays for all utilities (including water, trash, and gardener) and maintenance.

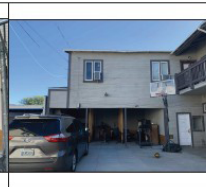
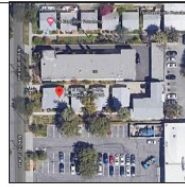
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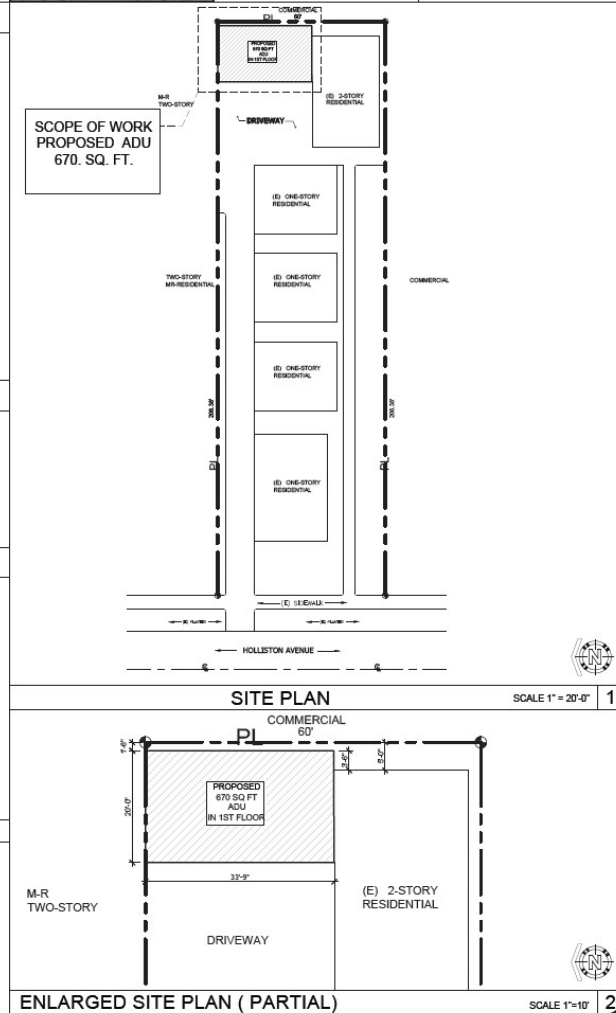
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Approved plan for 1 ADU - Included with Sale (Buyer to verify during due diligence period)

CONVERT EXISTING 3-CAR CARPORT INTO ACCESSORY DWELLING UNIT 146 N HOLLISTON AVENUE PASADENA, CA 91106



PROJECT SUMMARY	DESIGN TEAM	DRAWING INDEX
A.P.N. #: 0450-004-042 LOT #: 8 AND 9 ZONING: R-1-8 OCCUPANCY: RSU TYPE OF CONSTRUCTION: VB BUILDING SETBACK FOR ADU FRONT: 25'-0" SIDES: 4'-0" REAR: 4'-0" FIRST FLOOR CONVERT EXISTING CARPORT INTO ADU & REMODEL LAUNDRARY ROOM 670 SQ. FT. PROPOSED ADU 670 SQ. FT. LAUNDRARY ROOM 85 SQ. FT. TOTAL TOTAL COVERED AREA LOT COVERAGE = 1,896 /5,974 = 32% < 45% MAX ALLOWED	ARCHITECT: DESIGN CONCEPTS SHIV TALWAR, AIA 3340 RIVERSIDE DRIVE # M CHINO, CA 91710 TEL: (909) 591-3939 designconcepts@yahoo.com ENERGY CONSULTANT: DESIGN CONCEPTS SHIV TALWAR, AIA 3340 RIVERSIDE DRIVE # M CHINO, CA 91710 TEL: (909) 591-3939 designconcepts@yahoo.com STRUCTURAL: DESIGN CONCEPTS SHIV TALWAR, AIA 3340 RIVERSIDE DRIVE # M CHINO, CA 91710 TEL: (909) 591-3939 designconcepts@yahoo.com OWNER: FENI NAGENGAST 3247 BIG DALTON AVE. BALDWIN PARK, CA 91706 TEL: (626) 534-2352	ARCHITECTURAL T-1 EXISTING, DEMOLISH & PROPOSED SITE PLAN A-1 EXISTING & DEMOLITION AND PROPOSED FLOOR PLAN A-2 EXTERIOR ELEVATIONS AND SECTIONS STRUCTURAL ELECTRICAL
SCOPE OF WORK	GENERAL NOTES	LEGEND
CONVERT EXISTING 3-CAR GARAGE INTO ADU & REMODEL LAUNDRARY ROOM IN 1ST FLOOR CODE ANALYSTS ZONING: MR (MULTI FAMILY RESIDENCE) OCCUPANCY: R-3 (SINGLE FAMILY DWELLING) CONSTRUCTION TYPE: V-B BUILDING CODE: 2019 CALIFORNIA BUILDING CODES (CBC) 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE 2019 CALIFORNIA FIRE CODE 2019 CEC, 2019 CPC, 2019 CMC 2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE APPLICABLE CITY OF PASADENA MUNICIPAL CODES.	1. THE GENERAL CONTRACTOR SHALL HAVE WORKMAN'S COMPENSATION FOR ALL PERSONS WORKING ON THE JOB. 2. THE GENERAL CONTRACTOR SHALL PROVIDE LIEN RELEASES FOR ALL LABOR AND MATERIALS PAID FOR PRIOR TO RECEIVING THE NEXT INSTALLATION PAYMENT. 3. ALL WORK SHALL CONFORM TO THE CODES, REGULATION AND STANDARDS OF THE GOVERNING CITY, COUNTY AND STATE AGENCIES. 4. ALL MATERIALS SHALL BE PREMIUM GRADE QUALITY THROUGHOUT. NO SUBSTITUTION OF SPECIFIED MATERIALS ALLOWED WITHOUT CONSENT FROM THE ARCHITECT. 5. INSTALLATION OF ELECTRIC, TELEPHONE AND CABLE T.V. TO HOUSE SHALL BE BY CONTRACTOR. 6. THE GENERAL CONTRACTOR SHALL REPAIR OR REPLACE ANY ITEM DAMAGED DURING THE COURSE OF CONSTRUCTION BY HIS EMPLOYEES OR SUBCONTRACTORS. 7. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER SECTION 502 OF THE CBC. 8. GENERAL CONTRACTOR SHALL HAVE THE ENTIRE HOUSE PROFESSIONALLY CLEANED, INCLUDING WINDOWS INSIDE AND OUTSIDE, PRIOR TO OWNER MOVING IN. 9. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS. WHERE CONFLICTING MATERIALS AND CONDITIONS ARE CALLED OUT, ASSUME THE MORE EXPENSIVE CONDITION. NOTIFY THE OWNER AND ARCHITECT PRIOR TO WORK BEING STARTED. 10. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE OWNER FOR ANY CHANGE ORDER PRIOR TO COMMENCING WITH THE WORK IN QUESTION. EXTRA WORK DONE WITHOUT AN APPROVED CHANGE ORDER IS NOT REBURSABLE. 11. DIAGRAMMATICAL DRAWINGS. DO NOT SCALE PRINTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE PLANS PRIOR TO PROCEEDING. DRAWINGS SHALL NOT BE SCALED. "NOT TO SCALE" (INDICATED AS N.T.S.), AND THE LISTED DIMENSION SHALL GOVERN.	LEGEND SCOPE OF WORK EXISTING STRUCTURE PROPERTY LINE DRIVEWAY BUILDING SETBACK SITE PLAN KEYNOTES
BUILDING INSTRUCTIONS		
THE CONTRACTOR SHALL CONTACT THE OWNER FOR VERIFICATION AND SPECIFICATIONS OF THE FOLLOWING ITEMS (PRIOR TO BIDDING THE PROJECT): 1. OWNER SUPPLIED CONTRACTOR INSTALLED ITEMS 2. FLOORING, WALL FINISHES, APPLIANCES, CABINETS AND COUNTER TOPS 3. DECORATIVE ELECTRICAL FIXTURES, DESIGN & TYPE OF GUARDRAILS 4. SPECIFICATIONS OF DOORS, WINDOWS, HARDWARE 5. HARDSCAPE AND LANDSCAPE AREAS. 6. BBQ, COUNTER, EQUIPMENT, PLUMBING FIXTURES, ETC. 7. SOLAR PANELS IF REQUIRED 8. FRAMELESS GLASS GUARDRAIL		

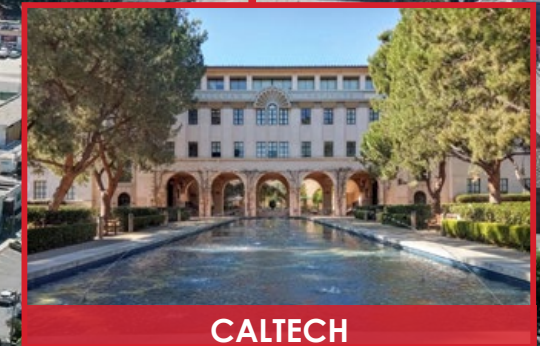


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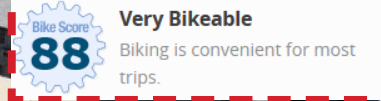
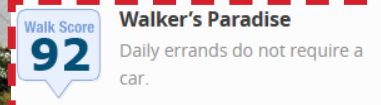
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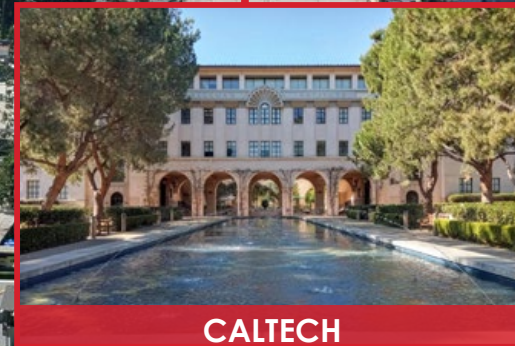
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Walk Score
92

Walker's Paradise
Daily errands do not require a car.

Bike Score
88

Very Bikeable
Biking is convenient for most trips.

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SHOPS ON LAKE

OLD TOWN PASADENA

146-154 N HOLLISTON AVE

Walk Score
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Bike Score
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GIG
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CALIFORNIA



SHOPS ON LAKE

OLD TOWN PASADENA

146-154 N HOLLISTON AVE

ROSE BOWL AREA

Walk Score
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Walker's Paradise

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Bike Score
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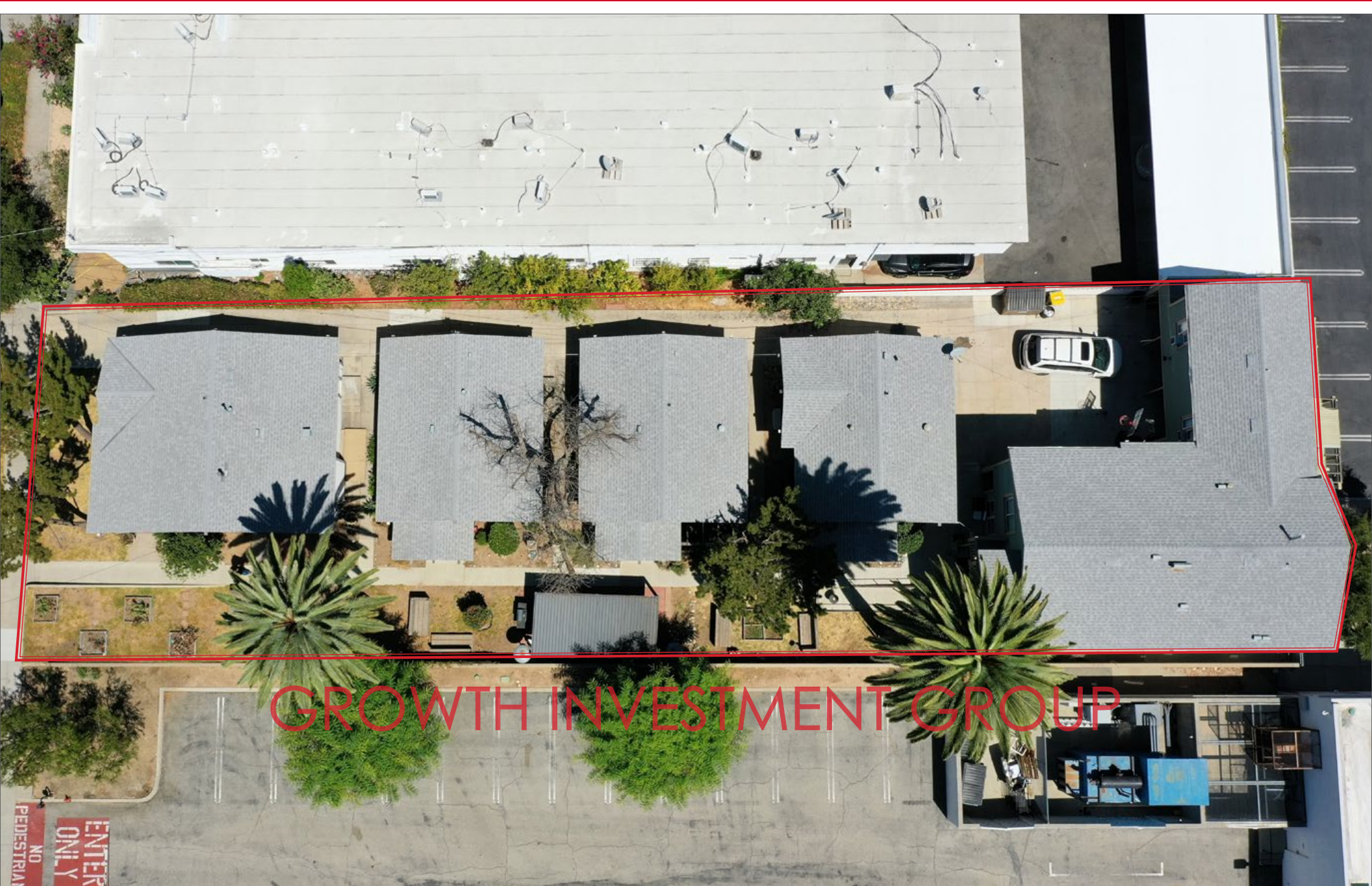
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