



8 High Income New Units

790 E Orange Grove Blvd, Pasadena, CA 91104

COMPASS



Sarkis Aleksanian

Compass Real Estate

680 E Colorado Blvd, Suite 400, Pasadena, CA 91101

Sarkis@compass.com

(626) 399-9060

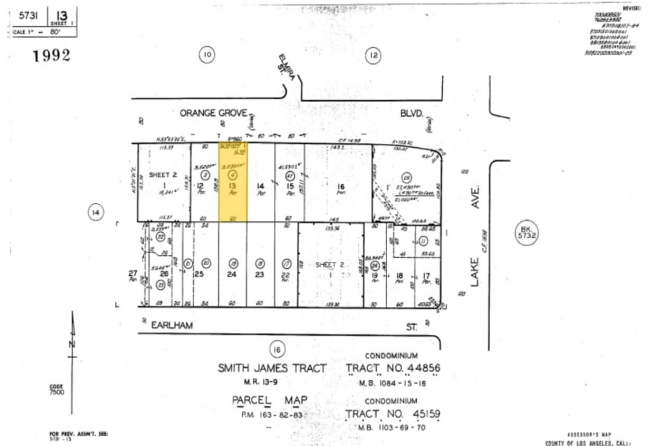


790 E Orange Grove Blvd

\$3,900,000

Secure a high-performance, low-management investment with this extensively renovated 8-unit property located at 790 E. Orange Grove Blvd. in beautiful Pasadena, CA. This asset offers the ideal combination of stable, immediate cash flow and mitigated future expenditure risks. The property features five units fully renovated to the studs and three...

- 8 New Units - Five fully renovated (2023-2025) with three newly constructed ADUs (2025), offering minimal future capital needs.
- All units feature central HVAC and new appliances, with most units offering private in-unit laundry.
- Solar panels installed on new construction units, contributing to energy efficiency and reduced operating costs.
- Property is 100% occupied at market-rate rents, providing immediate and stable cash flow.
- Eight on-site parking spaces provided for tenants.
- Recent improvements include new roofs, plumbing, electrical systems, windows, doors, flooring, and modern kitchens and bathrooms.

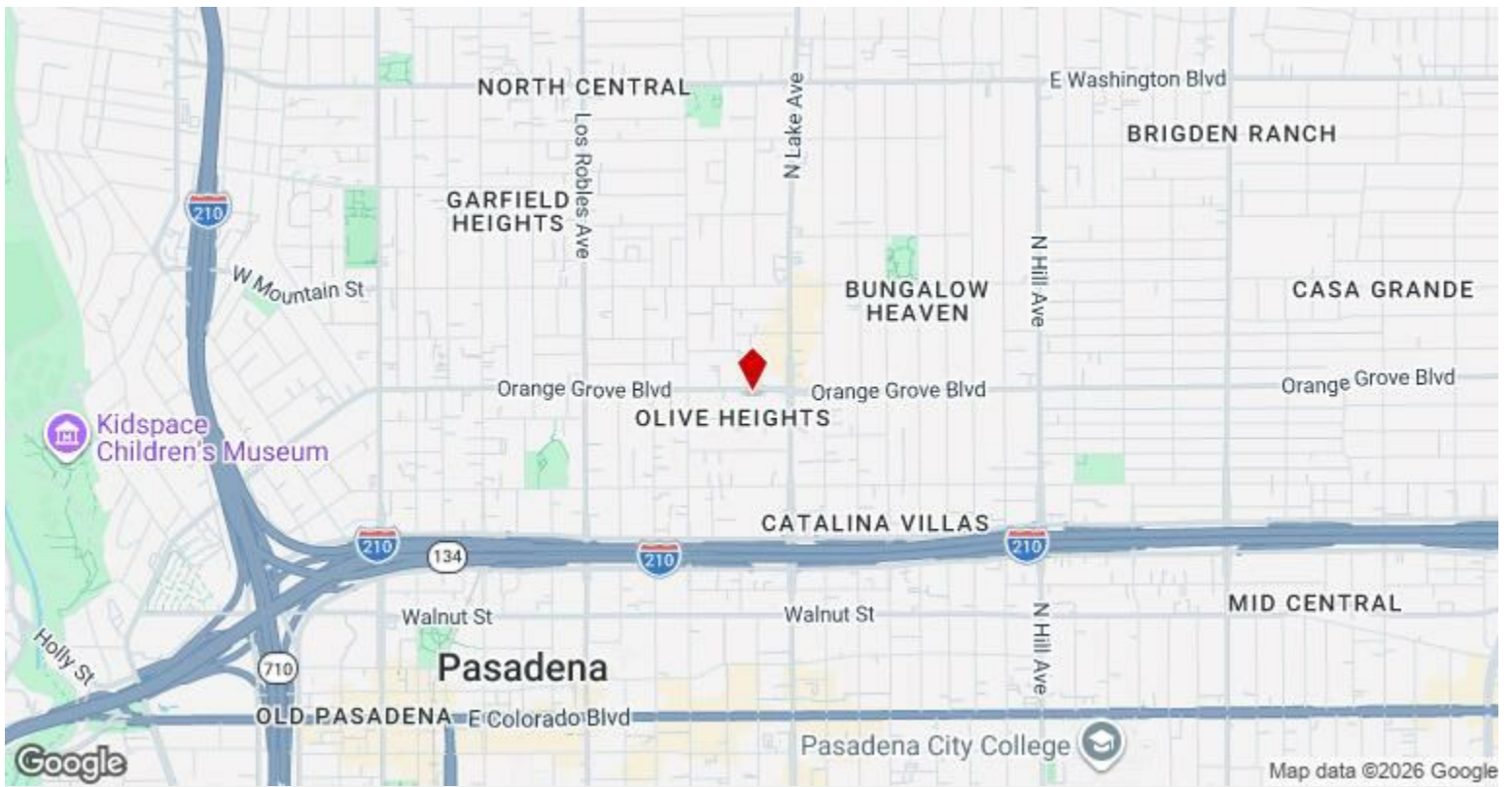


Price:	\$3,900,000
No. Units:	8
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Garden
Building Class:	C
Sale Type:	Investment
Cap Rate:	4.99%
Lot Size:	0.22 AC
Gross Building Area:	5,500 SF
No. Stories:	2
Year Built:	1923
Parking Ratio:	1.45/1,000 SF
Zoning Description:	R1, Pasadena
APN / Parcel ID:	5731-013-004



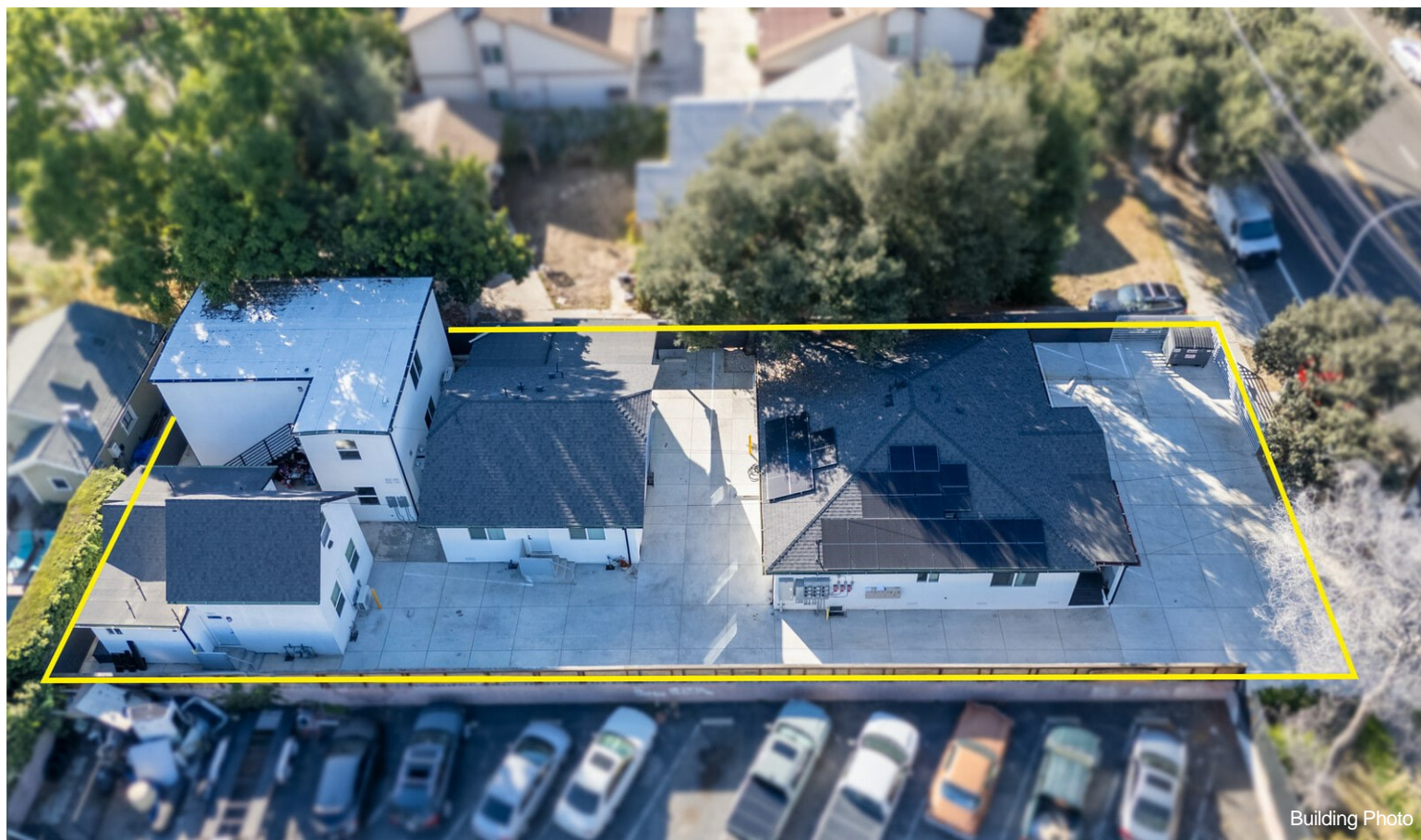
Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
1+1	3	\$2,200	N/A
2+2	4	\$3,600	N/A
0+1	1	\$1,200	N/A



790 E Orange Grove Blvd, Pasadena, CA 91104

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

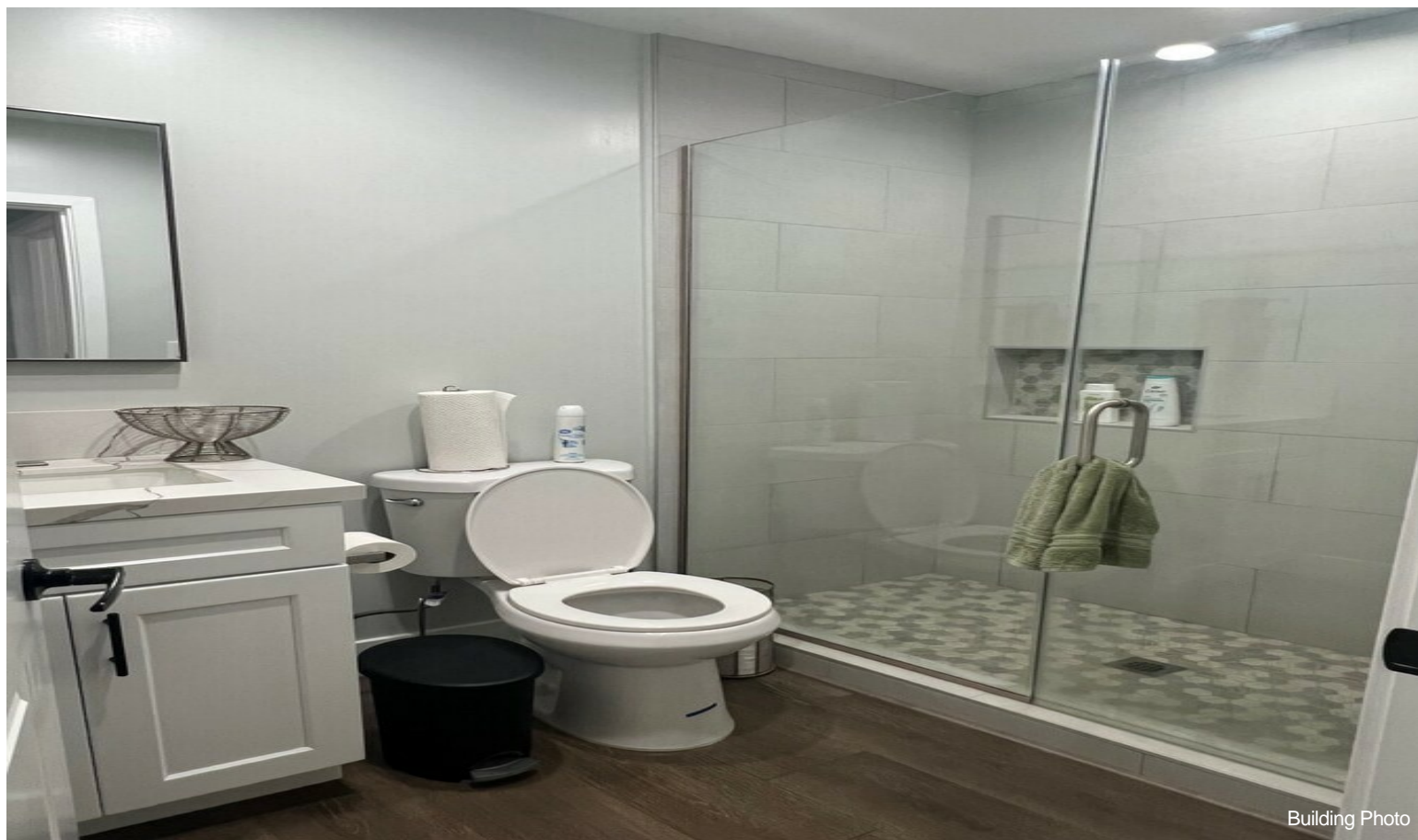
Property Photos



Property Photos

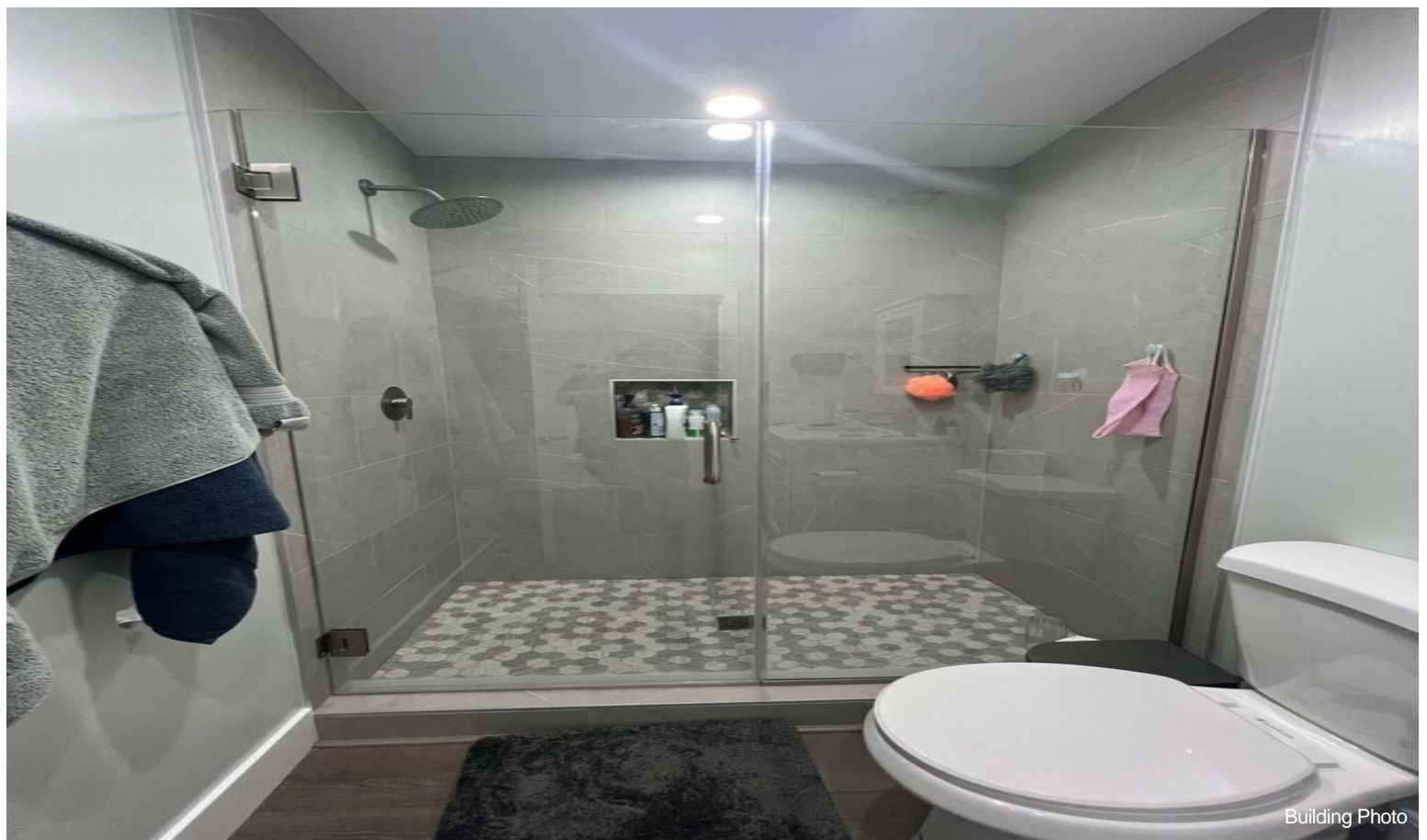


Building Photo



Building Photo

Property Photos



Property Photos



Property Photos



Building Photo