

# EXCLUSIVE LISTING!

570 N Madison Ave, Pasadena 91101

Beautifully Maintained 9-units Value-add Mid-Century-Modern apartment several blocks north of Old Town Pasadena. Excellent Unit Mix, Large 12,685 SF Lot, can do ±9 ADUs, Excellent going-in CAP Rate with High Proforma CAP Rate



## SUMMARY

Subject Property:	570 N Madison Ave Pasadena, CA 91101
Price:	\$2,850,000
Price per Unit/SF:	\$317,000 / \$395
CAP Rate/Proforma CAP:	5.70% / 7.78%
Year Built:	1963
Building & Lot Area:	7,222 SF / 12,685 SF
APN / Zoning:	5731-006-024 / RM-16
Unit Mix:	2 x 3B + 1B 7 x 2B + 1B

## Investment & Property Highlights

- In-place 5.70% CAP Rate with 7.78% Proforma CAP Rate, Cash Flow with 40%-45% Down Payment
- Prime value-add near Old Town Pasadena and Rose Bowl
- SUPERB demographics with ±\$111,562 average household income within a 1-mile radius
- Quiet residential neighborhood with many high-priced bungalow houses
- Walk Score 78, Bike Score 91
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110
- Very well-maintained community with excellent curb appeal and many recent capital improvements
- Excellent mix unit with All 3bedroom and 2bedroom units
- Excellent location in a mature and quiet residential area, surrounded by single family houses and smaller 2-4 units residential properties
- Large building on a large lot (avg unit size ±802SF)
- All ground floor units have large private patio area
- 9 carport parking without any living space above; no soft story retrofit is required
- Possibility to add 9 ADUs (buyer to verify!)
- Recently repainted exterior, 3 units have been updated, resurfaced driveway
- Separately metered for electricity and gas, shared laundry room

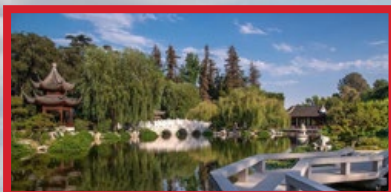
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PASADENA CITY COLLEGE

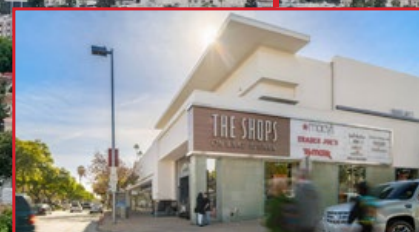


HUNTINGTON LIBRARY



CALTECH

210 FWY



SHOPS ON LAKE

GROWTH INVESTMENT GROUP

Walk Score  
**78**

**Very Walkable**

Most errands can be accomplished on foot.

Bike Score  
**91**

**Biker's Paradise**

Daily errands can be accomplished on a bike.



570 N MADISON AVE

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PASADENA PLAYHOUSE



THE PASEO



PASADENA CITY HALL



OLD TOWN PASADENA

210 FWY

615355

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HAN WIDJAJA CHEN

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PASADENA CITY HALL



NORTON SIMON MUSEUM



210 FWY



OLD TOWN PASADENA

BROOKSIDE PARK



ROSE BOWL STADIUM



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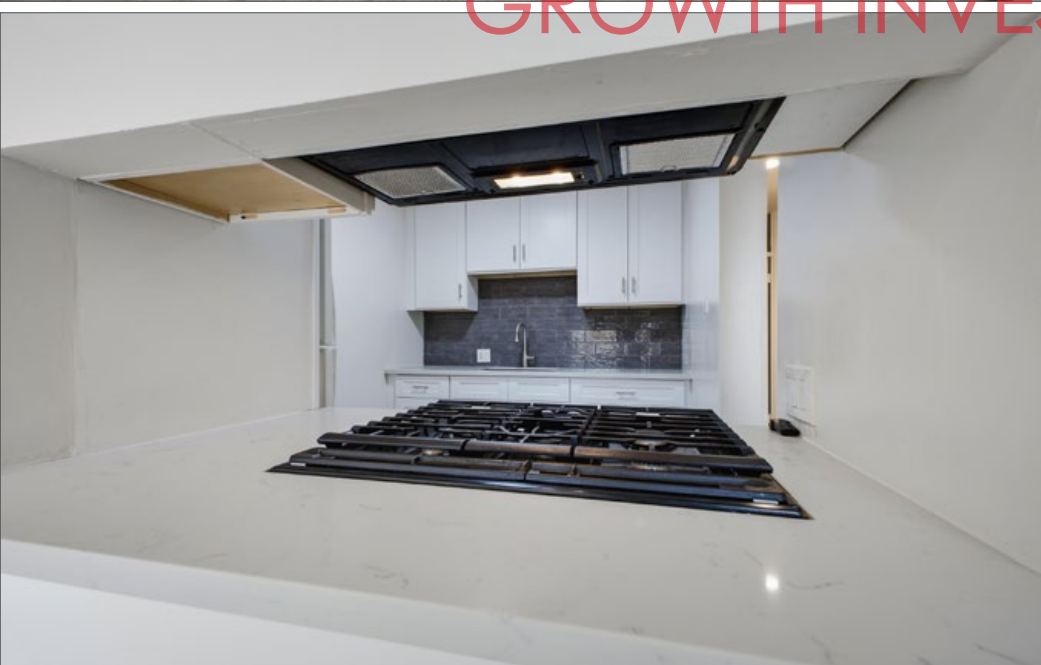
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