

**\$2,749,000 | 3 Detached Residences | 3,820 SF GBA | 7,365 SF Lot**



## **2024 New Construction Detached Triplex**

La Crescenta – Montrose

Rare Detached Multifamily Investment Opportunity

- 3 Detached Homes
- No Shared Walls
- Separate Utilities
- Owned Solar
- EV Charging
- Top-Rated Schools
- Premium Location

3419-3421 Montrose Ave, La Crescenta CA, 91214



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Brokered by: Pellego Inc

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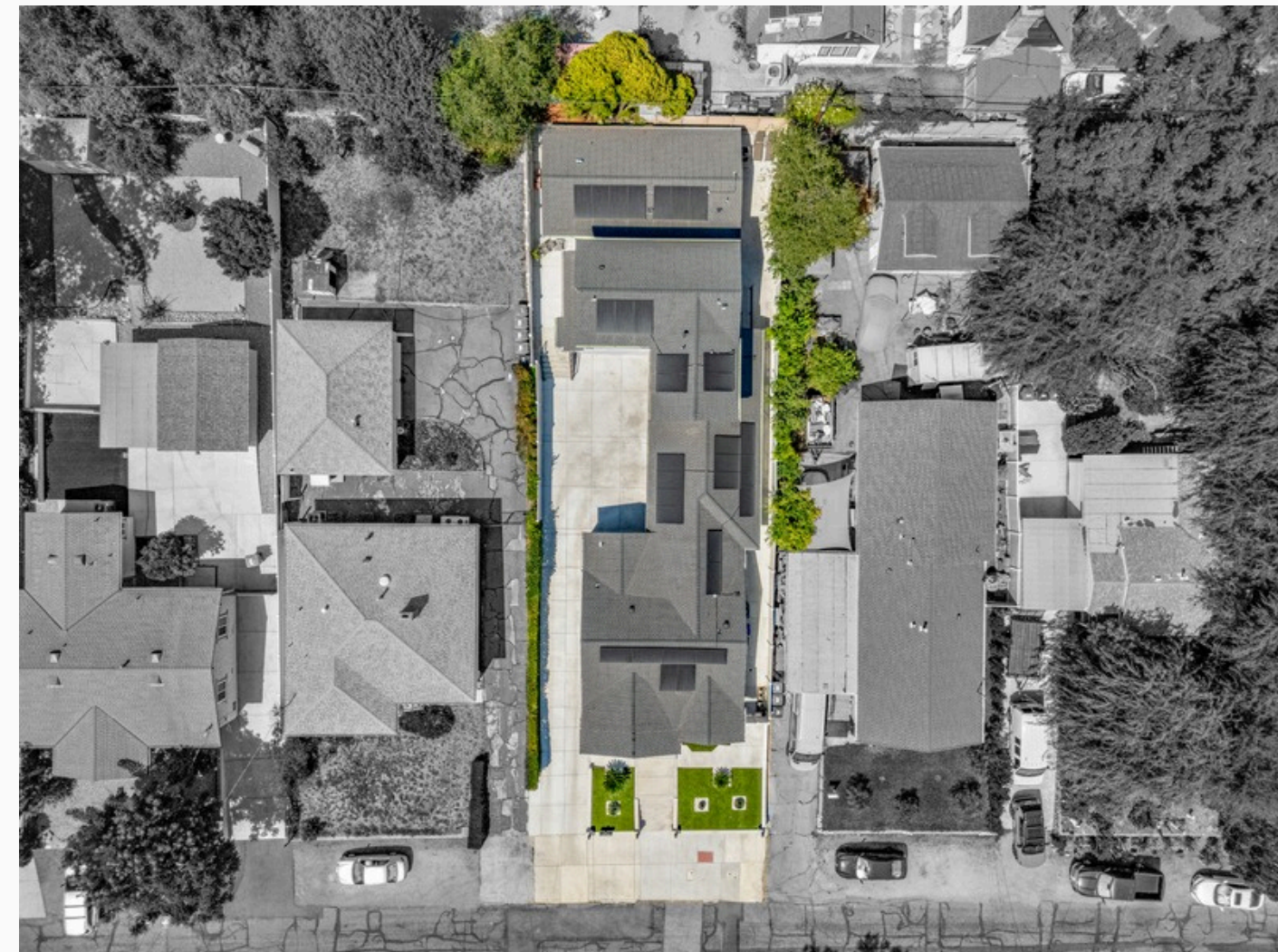
artin\_babaian@yahoo.com

# Property Snapshot

<b>Price</b>	\$2,749,000
<b>Year Built</b>	2024
<b>Units</b>	3 Detached Residences
<b>Lot Size</b>	7,365 SF
<b>Property GBA</b>	3,820 SF
<b>Building Area</b>	2,940 SF
<b>Solar</b>	Owned
<b>Utilities</b>	Individually Metered (Gas/Electric/Water)
<b>Parking</b>	Two 2-Car Garages + Off-Street
<b>Occupancy</b>	67% (Owner Occupies Front Unit)
<b>Market Gross Rent</b>	\$150,000 - \$162,000 / Year
<b>Schools</b>	Highly Rated (La Crescenta-Montrose)
<b>Safety Measures</b>	24/7 Surveillance System - Upgraded designer entry systems

# Executive Summary

- **2024 new construction detached triplex**
- **Three fully detached residences, no shared walls**
- **Individually metered gas, electric, and water**
- **Owned solar systems on each residence**
- **Two private 2-car garages + additional parking**
- **Central HVAC, in-unit laundry, EV charging**
- **Custom-made Kitchen Cabinets**
- **Low-maintenance, minimal shared expenses**
- **La Crescenta-Montrose community**
- **Adjacent to Glendale and La Canada Flintridge**



# Property Overview

## Detached Residences

- Three fully detached residences, no shared walls
- Rare single-family-home feel in a multifamily asset

## Owned Solar & Utilities

- Owned solar systems servicing each residence
- Separate gas, electric, and water meters
- Central HVAC throughout
- EV charging infrastructure

## Premium Construction

- Two private 2-car garages with built-in storage
- In-unit laundry throughout
- Independent fire sprinkler systems
- Enhanced acoustic insulation
- Professionally landscaped low-maintenance areas
- Minimal shared operating expenses
- Automated irrigation system





- 3 Bed / 2 Bath
- Approx. 1,130 SF
- Private attached 2-car garage
- EV charging infrastructure
- Smart-home integration
- Projected Rent: \$4,800 - \$5,200/mo
- Optional seller leaseback available



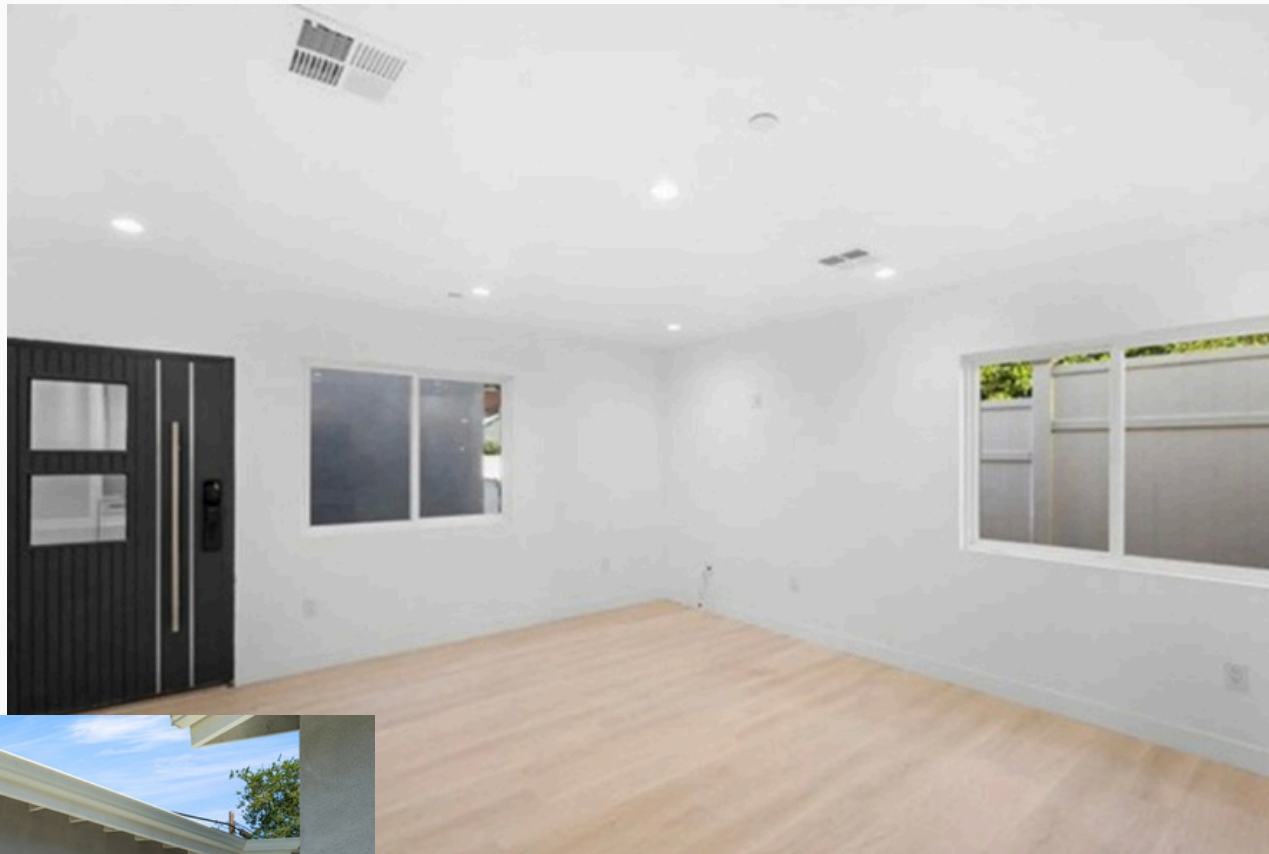
# Property Tour: 1st Residence



- 3 Bed / 2.5 Bath
- Approx. 1,140 SF
- Private attached 2-car garage
- EV charging infrastructure
- Current Rent: \$4,250/mo
- Projected Market Rent: \$4,500 - \$4,750/mo



# Property Tour: 2nd Residence



- 2 Bed / 1.5 Bath
- Approx. 670 SF
- Off-street parking
- In-unit laundry
- Current Rent: \$3,200/mo
- Projected Market Rent: \$3,400 - \$3,600/mo



# Property Tour: 3rd Residence

- Beautiful Mountain view from all residents
- Walking distance to Honolulu Park
- Top-Rated La Crescenta-Montrose Schools
- Automated exterior lighting
- Automated irrigation system
- Owned Solar Systems on All Units
- EV Charging Infrastructure

- Enhanced Sound Insulation Beyond Standard
- Custom-made Storage/Cabinetary in Garage
- Durable, Low-Maintenance Construction Materials
- 24/7 Surveillance System
- Walking Distance to Honolulu Ave Shops
- Nearby Parks & Recreation
- Easy Access to Glendale, Pasadena, Burbank & DTLA



## Investment & Lifestyle Highlights

# Unit Mix + Rent Roll

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Layout	Unit	Approx. SF	Current Rent	Market Rent
3BD / 2BA	Unit 1	1,130	Owner Occupied	\$4,800-\$5,200
3BD / 2.5BA	Unit 2	1,140	\$4,250	\$4,500-\$4,750
2BD / 1.5BA	Unit 3	670	\$3,200	\$3,400-\$3,600

- Optional front-unit leaseback available
- Professionally landscaped, low-maintenance exterior
- Automated irrigation system
- Automated exterior lighting
- Minimal shared operating expenses
- Projected Gross Annual Income: \$150,000 - \$162,000

# Why This Property Is Different

- 2024 New Construction Detached Triplex
- Three Fully Detached Residences – No Shared Walls
- Individually Metered Utilities
- Owned Solar Systems on All Units
- EV Charging Stations
- High-End Finishes Throughout
- Smart Home Features & Security Cameras
- Premium Insulation for Energy Efficiency
- Highly Rated Local Schools
- Strong Rental Demand Location
- Automated Exterior lights throughout the residences
- Automated irrigation system throughout the residences
- Ideal for Investors or Owner-Users



# Contact & Next Steps

*Schedule a private tour*



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