

EXCLUSIVE LISTING!

31 N Parkwood Ave-1837 E Colorado Blvd, Pasadena, CA 91107

Priced at a LOSS for FAST CLOSE (Seller Retiring) - Rare $\pm 6.9\%$ CAP 20-Unit Upgraded Portfolio in Prime Central Pasadena Steps from PCC & Caltech, Fully Upgraded, In-Unit Laundry, Zero Relocation Hassles, Built-In Tenant Demand.



SUMMARY

Subject Property:	31 N Parkwood Ave 1837 E Colorado Blvd Pasadena, CA 91107
Price:	\$5,100,000
Price/Unit:	\$255,000
Year Built:	1958 & 1923
Building Size:	9,930 SF (5,322 SF+4,608 SF)
Lot Size	19,100 SF (10,100SF+8,994 SF)
APN:	5746-017-092, 5746-017-030
Zoning:	RM32 (Parkwood) EC-MU-C (Colorado)
Parking:	20 Spaces
Unit Mix:	1 x 3B + 2B (31 Parkwood) 7 x 1B + 1B (31 Parkwood) 12 x 1B + 1B NC(1837 Colorado)

Investment & Property Highlights

- **Seller Motivated – Priced BELOW Purchase Price ($\pm 14\%$ discount from Seller's Purchase Price)**
- **SUPERIOR DEMOGRAPHICS:** \$147,906 avg household income (1-mile radius) supports premium rents and ultra-low vacancy.
- **FULLY RENOVATED:** Fully upgraded units in Class-A central Pasadena location – minimal capex for years.
- **MARKET-READY RENTS:** All rents at/near market – NO tenant buyouts or relocation costs to realize full value.
- **STRATEGIC LOCATION:** located in the “Caltech/PCC Corridor”—guaranteeing a perpetual stream of high-quality student and faculty tenants.
- **Ideal Unit Mix for Its Location:** Ideal mix of 1-Bedroom and 3-Bedroom layouts perfectly suited for young professionals and the academic demographic (avg. household income of $\pm \$147k$ in 1-mile radius).
- **LUXURY INTERIORS:** All units feature in-unit washers/dryers, stainless

steel appliances, quartz countertops, and new flooring.

- **Low Expense Ratio:** Individual metering for gas and electricity. 12 units feature individual water heaters, minimizing landlord utility responsibility.
- **Parking & Landscaping:** 20 total parking spaces (Secured/Gated).
- **Ideal Unit Mix for Its Location:** Ideal mix of 1-Bedroom and 3-Bedroom layouts perfectly suited for young professionals and the academic demographic (avg. household income of $\pm \$147k$ in 1-mile radius).
- **LUXURY INTERIORS:** All units feature in-unit washers/dryers, stainless steel appliances, quartz countertops, and new flooring.
- **Modern Systems:** some units equipped with Mini-Split HVAC systems; copper plumbing and new double-pane windows throughout.
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PASADENA CITY COLLEGE



CALIFORNIA INSTITUTE OF TECHNOLOGY



SHOPS ON LAKE



OLD TOWN PASADENA



1837 E COLORADO BLVD



31 N PARKWOOD AVE

NEW TOWNHOMES

NEW TOWNHOMES

GROWTH INVESTMENT GROUP

Walk Score **89** Very Walkable
Most errands can be accomplished on foot.

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NEW TOWNHOMES

210 FWY

60-U NEW APARTMENT

NEW TOWNHOMES

NEW TOWNHOMES

ALLEN AVE

1837 E COLORADO BLVD

31 N PARKWOOD AVE

COLORADO BLVD

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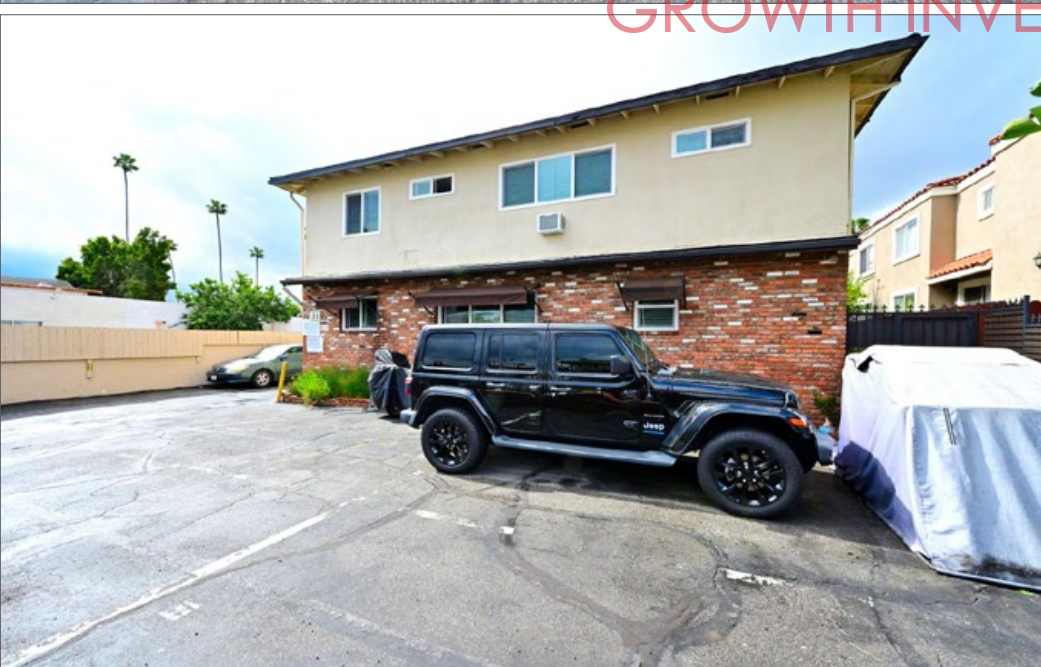
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