

2306 W Alhambra - Work Completed

The property was completely remodeled and upgraded in 2001. This was a restoration remodel with everything replaced inside & out. All work was permitted by the City of Alhambra building dept.

Here are some highlights:

All lath and plaster was removed inside & out which gave the opportunity to replace all of the following:

- All new electrical wiring + upgraded 100 amp panels in each unit
- All new copper plumbing & ABS drainage
- Added laundry rooms in units
- All new central forced air heating and air conditioning with new ducting
- All new insulation in walls & ceilings
- All new interior drywall

The interiors then received all of the following upgrades:

- New floor tile in kitchens & bathrooms
- Original hardwood floors were refinished in 2 of 4 units, 3rd was carpeted over the hardwood due to tenant's preference. The 4th unit received new subfloor and laminate flooring.
- New glass shower enclosures & bathroom fixtures
- New kitchen cabinets & fixtures
- New interior paint

The exterior then received the following:

- All new exterior lath & plaster with classic spanish finish
 - New exterior paint
 - New fiberglass entry doors (front & back) for each unit.
 - All new concrete on entire property including drive & walkways
 - All new irrigation systems with automatic timers
 - New sod on all lawns
 - All water mains meter to house were replaced with copper pipe & 1" meters
 - Foundations were professionally earthquake retrofitted
 - All new manual garage doors installed (can be upgraded)
 - Roof completely torn off down to the sheeting & replaced. Roof was serviced a few months ago and was reported to be in great shape.
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- Termite tenting & clearance was completed in March of 2021

Tenants are all on month-to-month leases and are taking excellent care of the units. Two of them have been residing there for 23 years. Current rents offer flexibility for rent increases to optimize the rental income, along with organic growth from market appreciation.

- Quadplex, 4 units
- Pair of Art Deco Spanish Duplexes
- Comprehensive remodel in 2001 including new plumbing, electrical, hvac
- Northwest Alhambra adjacent to South Pasadena
- 1 bedroom, 1 bath units
- Dining room could be converted to 2nd bedroom
- Low maintenance
- Seismic retrofitting
- Reliable tenants