



DRE# 02015404

Offer Memorandum

2152 E. WASHINGTON BLVD.
PASADENA, CA 91104

2 1 5 2 E . W A S H I N G T O N



I. Investment Highlights

II. Property Overview

III. Location Overview

2152 E. WASHINGTON

Investment Summary



PASADENA, CA

Property Profile



ADDRESS

2152 E. Washington Blvd., Pasadena Ca 91104

COUNTY

Los Angeles

APN

5743-002-009

COUNTY USE

Quadruplex

YEAR BUILT

1948

GROSS BUILDING (SQFT)

2,376

LAND AREA (SQFT)

8,115

Offering Summary

Operations Summary

	CURRENT	PROFORMA
SCHEDULED GROSS RENT	\$ 90,684	\$ 113,400
OPERATING EXPENSES		
INSURANCE	\$ 1,703	
WATER	\$ 1,311	
TRASH	\$ 3,813	
GARDENER	\$ 2,200	
PROPERTY TAX	\$ 13,001	
TOTAL EXPENSES (24.3% OF GI)	\$ 22,028	
NET OPERATING INCOME	\$ 68,656	\$ 91,372

Property Details

ADDRESS	2152 E. Washington Blvd.
PRICE	\$ 1,387,000
UNITS	4
PRICE/UNIT	\$ 346,750
RENTABLE SQFT	2,376
YEAR BUILT	1948
LAND AREA (SQFT)	8,115
CURRENT CAP RATE	5 %
MARKET CAP RATE	6 %
CURRENT GRM	15.14
MARKET GRM	12.11



24.3% OF GI

Rent Roll

UNIT 1 - #2148

UNIT TYPE	MOVE IN DATE	CURRENT RENT	MARKET RENT	LAST INCREASE	SECURITY DEPOSIT
1 BD 1 BA	12/10/22	\$1,917	\$2,300	07/01/26 \$36	\$1,775

UNIT 2 - #2150

UNIT TYPE	MOVE IN DATE	CURRENT RENT	MARKET RENT	LAST INCREASE	SECURITY DEPOSIT
1 BD 1 BA	07/15/22	\$1,890	\$2,300	07/01/26 \$35	\$1,750

UNIT 3 - #2152

UNIT TYPE	MOVE IN DATE	CURRENT RENT	MARKET RENT	LAST INCREASE	SECURITY DEPOSIT
Studio	04/01/04	\$1,123	\$1,850	07/01/26 \$21	\$575

UNIT 4 - #2154

UNIT TYPE	MOVE IN DATE	CURRENT RENT	MARKET RENT	LAST INCREASE	SECURITY DEPOSIT
2 BD 1 BA	02/28/13	\$2,627	\$3,000	07/01/26 \$49	\$1,600 + \$500 Pet

2152 WASHINGTON BLVD.

Property Overview



PASADENA, CA 91104



2148 Washington Blvd

- 1 Bedroom
- 1 Bath
- Front Unit
- Window A/C
- Wall Heater
- Wood/Tile Floors
- Laundry Hook-Up
- Stove
- Refrigerator
- Carport

2150 Washington Blvd

- 1 Bedroom
- 1 Bath
- Front Building
- Window A/C
- Wall Heater
- Wood/Tile Floors
- Laundry Hook-Up
- Stove
- Refrigerator
- Carport





2152 Washington Blvd

- Studio
- Back Building
- Downstairs Unit
- Window A/C
- Wall Heater
- Driveway Parking

2154 Washington Blvd

- 2 Bedrooms
- 1 Bath
- Back Building
- Upstairs Unit
- Appx. 950sf
- Forced Air
- Laundry Room
- Forced Heat
- Washer/Dryer
- Stove
- Garage Parking



AERIAL VIEWS



Pasadena



PREMIERE LOCATION

As one of the premier markets in Los Angeles County, Pasadena, including South Pasadena, boasts one of the strongest demographic profiles providing historically low unemployment, a highly educated workforce and access to an abundance of recently constructed multi-family residential housing and affluent executive housing in the adjacent communities of San Marino, Arcadia, South Pasadena and La Canada.

Guidelines for Writing Offers

2152 E. Washington Blvd., Pasadena, Ca 91104
APN: 5743-002-009

Please email offers to: sue.cook@compass.com

- - Include all requested forms in ONE PDF
- - Offers will be reviewed as received.

Seller: Pasadena KKAP 3 LLC

Listing Agent: Sue Cook #02015404 Listing Brokerage: Compass # 01991628

Seller Preferred Terms:

- - Earnest Money Deposit: Minimum 3% by electronic funds transfer
- - Close of Escrow: 30 days (or quicker if Buyer is able)
- - Escrow: Seller's Choice, Chartwell Escrow each to pay their own fees
- - Title: Sellers Choice, Fidelity National Title
- - NHD Report: First American NHD
- - Possession: Tenants to remain in possession
- - Offer subject to viewing
- - Exclusions: All Tenant Belongings
- - Offer Expiration: Please write it so the offer does not expire for 14 days
- - Other: "Buyer to cooperate with Seller's 1031 exchange, at no cost to Buyer"

Please include the following with your offer and submit them together in ONE PDF:

- - Residential Income Purchase Agreement (RIPA) & all attached CAR form advisories & addenda
- - Market Conditions Advisory (MCA)
- - Pre-approval letter, if Buyer is obtaining a loan & Proof of Funds for ALL funds required to close Escrow

Please TEXT Sue Cook with any questions 626.253.1323

Neither Seller nor Listing Agent guarantee any facts or figures, including but not limited to permits, school district, rentability, bed/bath count, investment potential, & square footage. Buyer to investigate ALL matters concerning the property to satisfy self & make any offer dependent solely on their own findings.

COMPASS 680 E Colorado Blvd #400, Pasadena, CA 91101

