

MULTIFAMILY INVESTMENT OPPORTUNITY · LINCOLN HEIGHTS, LOS ANGELES

2809 Pasadena Ave

20 units · Built 1962 · 100% occupied · Seismically retrofitted, new roofs and electrical subpanels · Six-minute walk to the Metro A Line.

OFFERING PRICE

\$3,800,000

\$190,000 per unit · \$266 per SF

CAP RATE · CURRENT / MARKET

5.24% / 7.11%

GRM · CURRENT / MARKET

10.52 / 8.75

NET OPERATING INCOME · CURRENT

\$199,303

RENT UPSIDE TO MARKET

20.2%

INVESTMENT HIGHLIGHTS

- + **Stabilized and 100% occupied** with 20 on-site parking spaces, a full 1.0 per unit, along the paved driveway and under retrofitted tuck-under carports.
- + **Capital program complete:** soft-story seismic retrofit (2020-21), full roof replacement (2024-25), all 20 electrical subpanels, new water heater, water line and exterior repaint.
- + **20.2% rent upside.** In-place rents average \$1,505 against \$1,809 at market; renovated one-bedrooms already lease at \$1,750-\$1,837.
- + **Irreplaceable density:** 20 legal units on an RD3 lot that would permit about five today. TOC Tier 3 and Opportunity Zone per ZIMAS.

PROPERTY SUMMARY

Address	2809 Pasadena Ave, Los Angeles, CA 90031
APN · Zoning	5205-018-017 · RD3-1-HP0Z
Units · Year Built · Stories	20 · 1962 · 2
Unit Mix	18 × 1 Bd/1 Ba · 1 × 2 Bd/1 Ba · 1 × Studio
Building · Lot	14,281 SF (assessor) · 16,775 SF (0.39 AC)
Parking · Laundry	20 spaces · Common laundry room
Scheduled Rent · Current / Market	\$361,292 / \$434,241 per year



ANNUAL OPERATING SUMMARY

	CURRENT	MARKET
Scheduled Gross Rent	\$361,292	\$434,241
Less Vacancy Reserve (3%)	(\$10,839)	(\$13,027)
Laundry Income	\$2,009	\$2,009
Gross Operating Income	\$352,463	\$423,223
Less Operating Expenses	\$153,160	\$153,160
Net Operating Income	\$199,303	\$270,063
Cap Rate	5.24%	7.11%
GRM	10.52	8.75

UNIT MIX & RENTS

UNITS	TYPE	AVG CURRENT RENT	MARKET RENT
18	1 Bedroom / 1 Bath	\$1,516	\$1,800
1	2 Bedroom / 1 Bath	\$1,656	\$2,300
1	Studio / 1 Bath	\$1,156	\$1,450
20	Total / Average	\$1,505	\$1,809

In-place rents per the 08/24/2026 rent roll; market rents assume renovation at turnover. Expenses reflect ownership's 2026 run rate with taxes reassessed at the offering price. Full operating data and comparables are in the Offering Memorandum.

EXCLUSIVELY LISTED BY

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LOCATION



S	2809 Pasadena Ave	
1	Metro A Line Station	0.3 mi
2	I-5 / SR-110 Freeways	0.5 mi
3	Dodger Stadium	1.5 mi
4	Chinatown	1.6 mi
5	Union Station	2.0 mi
6	USC Health Sciences / Keck	1.4 mi
7	Downtown LA Civic Center	2.4 mi

At the western edge of Lincoln Heights where the Arroyo Seco Parkway meets the Golden State Freeway, with rail service to Downtown, Pasadena and Long Beach a six-minute walk away. Within two miles: the USC Health Sciences Campus, LAC+USC Medical Center, Cal State LA and the Downtown core.

TOC TIER 3	TRANSIT PRIORITY AREA	OPPORTUNITY ZONE	LINCOLN HEIGHTS HPOZ
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Offering Memorandum available on request. Detailed rent roll, leases and operating statements are provided to qualified buyers upon execution of a confidentiality agreement. Information is from sources believed reliable but is not warranted; buyer to verify all information. The listing agent is related to and holds an interest in the seller and represents the seller only. Map data © OpenStreetMap contributors.