



2010 N. Los Robles Ave.

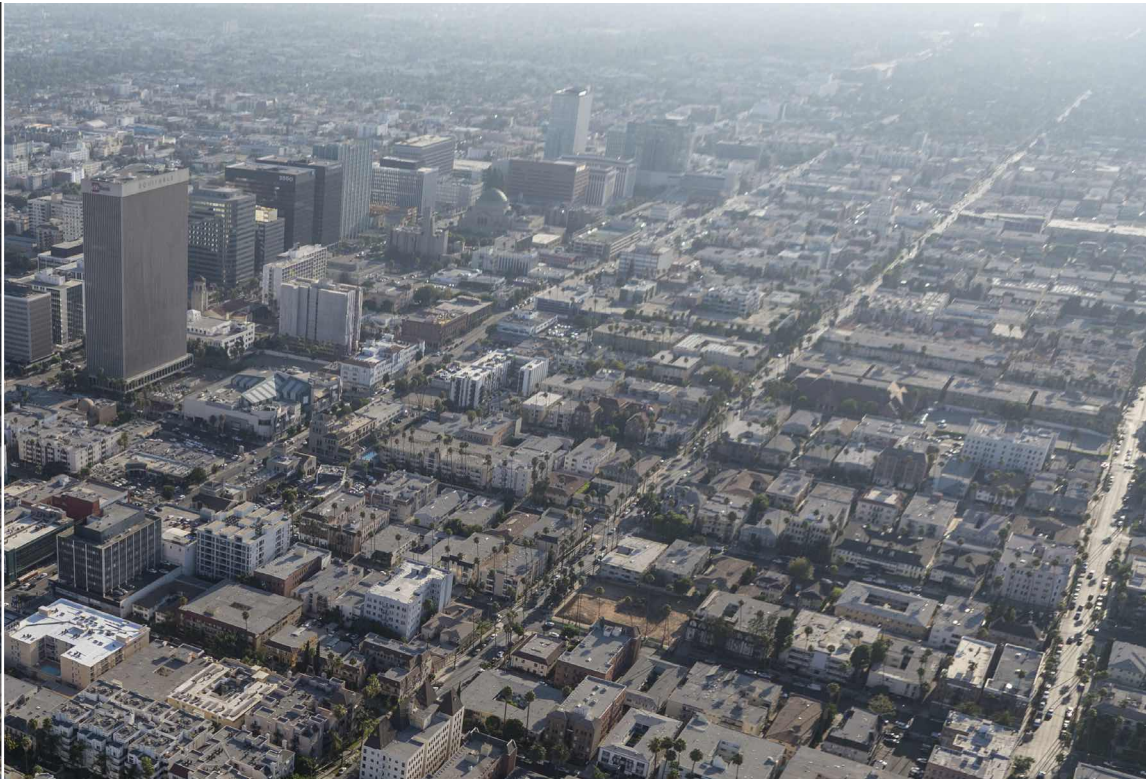
Pasadena, CA 91104

8 Unit Residential Building with Spacious Homes & Garages

PARTNERSCRE
COMPASS COMMERCIAL
SVIDLER



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2010 N. Los Robles Ave.

Property Overview

Partners CRE | Compass Commercial are proud to exclusively present for sale an **8 Unit Residential Courtyard Building**. The Building is located at 2010 N. Los Robles Avenue, in the calm and quiet northern edge of **Pasadena**, just off Woodbury Road.

Consisting of **six large 1+1 homes** and **two spacious 2+1 townhomes** towards the back of the property, no home has another home above or below it. The property includes **8 single car garages** plus at least **3 more parking spaces**.

Just east of the **Rose Bowl** and the large parks that surround it (including Brookside Golf Course, Kidspace Children's Museum and Brookside Park, among others), the building is just down the road from the commercial areas of **Fair Oaks Ave.** and **Lake Ave.**). With quick access to supermarkets, dining, shopping, **Old Town Pasadena**, the **210 and 134 freeways**, this building can benefit from tenants having everything they need nearby.

The Property has an almost **40% Upside** Potential without the hassles of any local Rent Control. There is land on site for potential expansions, which can benefit from **ADU** laws and even has **TIC potential**. Homes have washer/dryer hookups. The roof was recently replaced. Add some paint and raise some rents or do a major rehab and shoot for market rents!

UNIT NUMBER	UNIT MIX	CURRENT RENT	MARKET RENT
1	1+1	\$1,447	\$1,995
2	1+1	\$1,204	\$1,995
3	1+1	\$1,360	\$1,995
4	2+1	\$1,360	\$2,500
5	2+1	\$1,244	\$2,500
6	1+1	\$1,226	\$1,995
7	1+1	\$1,302	\$1,995
8	1+1	\$1,598	\$1,995
1+1 Average		\$1,356	
2+1 Average		\$1,302	

At a Glance

\$2,000,000

Price

6,623 SF

Building Size per Assessor

17,711 SF

Lot Size

None

Local Rent Control

Pasadena

8 Units

Residential Units

8 Garages +

Parking

1941

Year Built

5838-015-007

APN



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

2010 N. Los Robles Ave.

Set Up

SUMMARY		
Purchase Price	\$2,000,000	Set Up is provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all estimates, fees, projections and all other details.
Number of Units	8	
Cost per Legal Unit	\$250,000	
Cost per SF	\$302	
Current GRM	15.45	
Market GRM	9.79	
Current CAP	3.57%	
Market CAP	7.19%	

ANNUALIZED ESTIMATED EXPENSES		
Taxes		\$25,000
Insurance	\$0.75 / RSF	\$4,967
Utilities	\$50 / Unt / Mnt	\$4,800
Repairs + Maint	\$45 / Unt / Mnt	\$4,320
Trash / Pest / Garden	\$80 / Unt / Mnt	\$7,680
Off-Site Manager	4.0%	\$5,025
Miscellaneous	2.0%	\$2,512
Total Expenses		\$54,305

ANNUALIZED ESTIMATED CURRENT RENTS		
Scheduled Gross Income	\$129,491	
Less Vacancy Reserve	(\$3,867)	3.0%
Gross Operating Income	\$125,624	
Less Expenses	(\$54,305)	41.9%
Net Operating Income	\$71,319	

ANNUALIZED ESTIMATED MARKET RENTS		
Market Rents	\$204,840	37% Upside
Less Vacancy Reserve	(\$6,109)	3.0%
Gross Operating Income	\$198,131	
Less Expenses	(\$54,305)	26.6%
Net Operating Income	\$143,826	

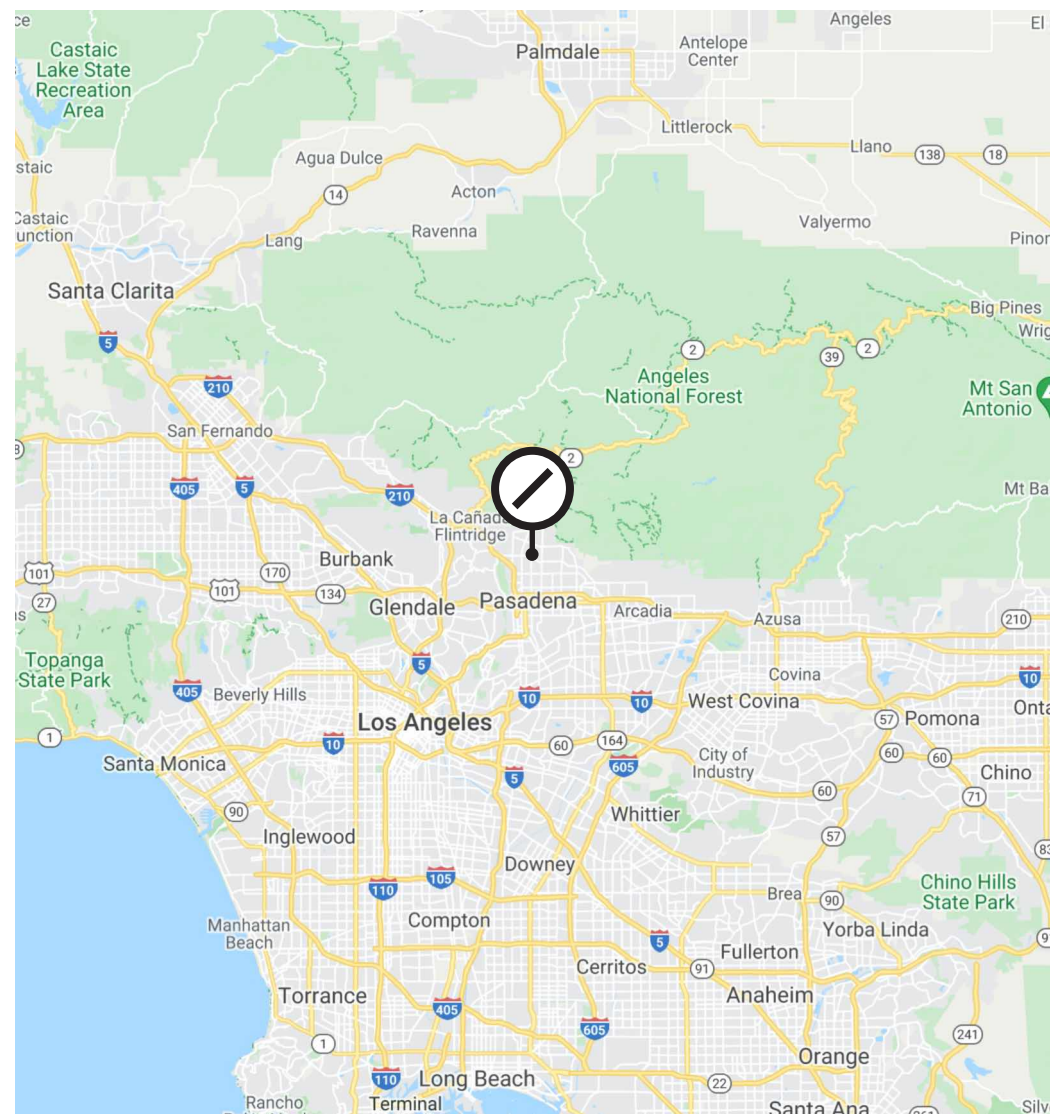
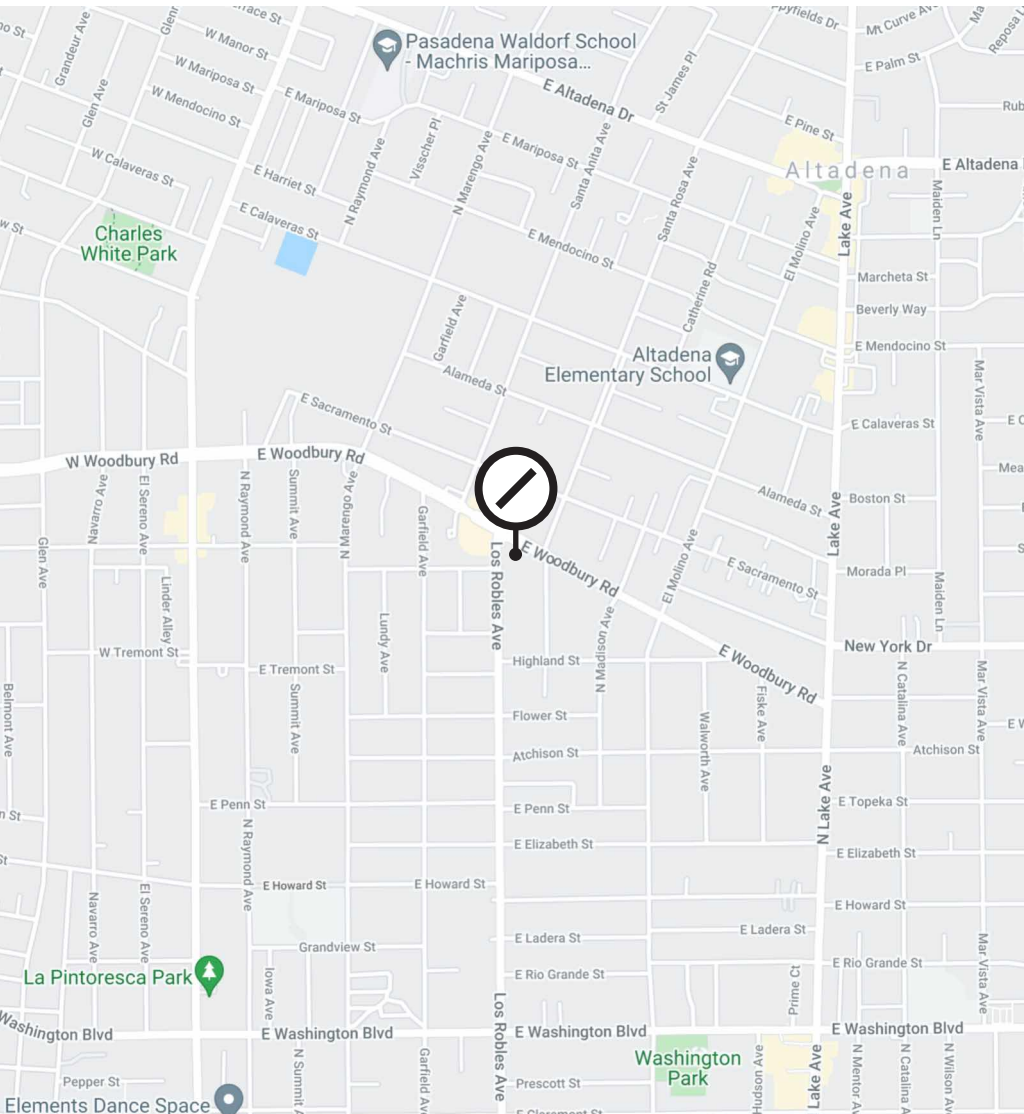
PROPERTY DETAILS		
Approx. Lot Size	17,711 SF	
Approx. Building Size	6,623 SF	
Year Built	1941	
Total Expenses	Per SF: \$8.20	Per Unit: \$6,788

No. of Units	Unit Mix	Current Mo. Rent/Unit	Current Monthly Income	Market Mo. Rent/Unit	Market Monthly Rent
6	1+1	\$1,356	\$8,137	\$1,995	\$11,970
2 (Townhomes)	2+1	\$1,302	\$2,604	\$2,500	\$5,000
Other Income			\$50		\$50
Monthly Scheduled Gross Income		Per SF \$1.62	\$10,791	Per SF \$2.56	\$17,020
Annual Scheduled Gross Income			\$129,491		\$204,240

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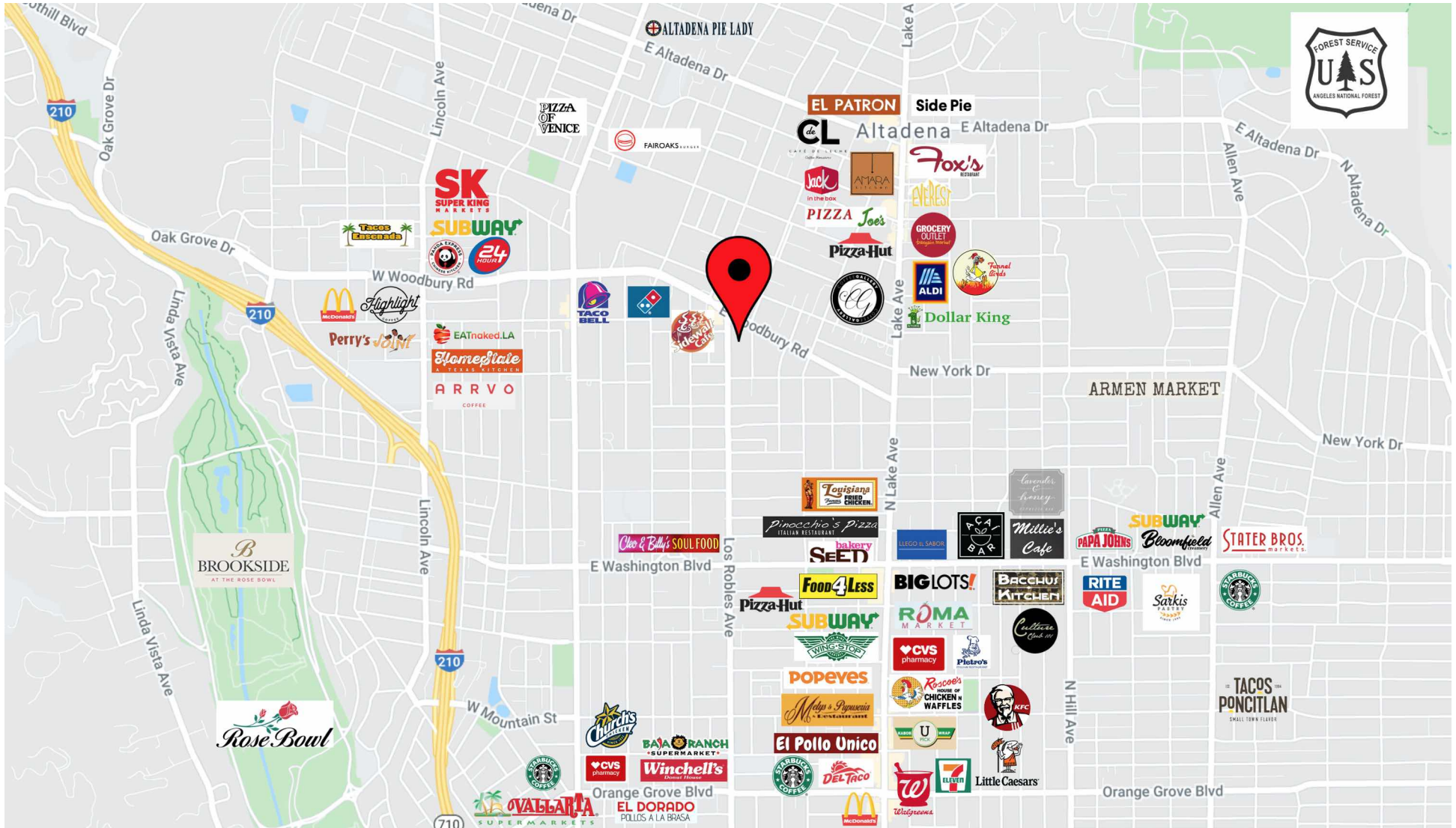
Maps



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Area Map



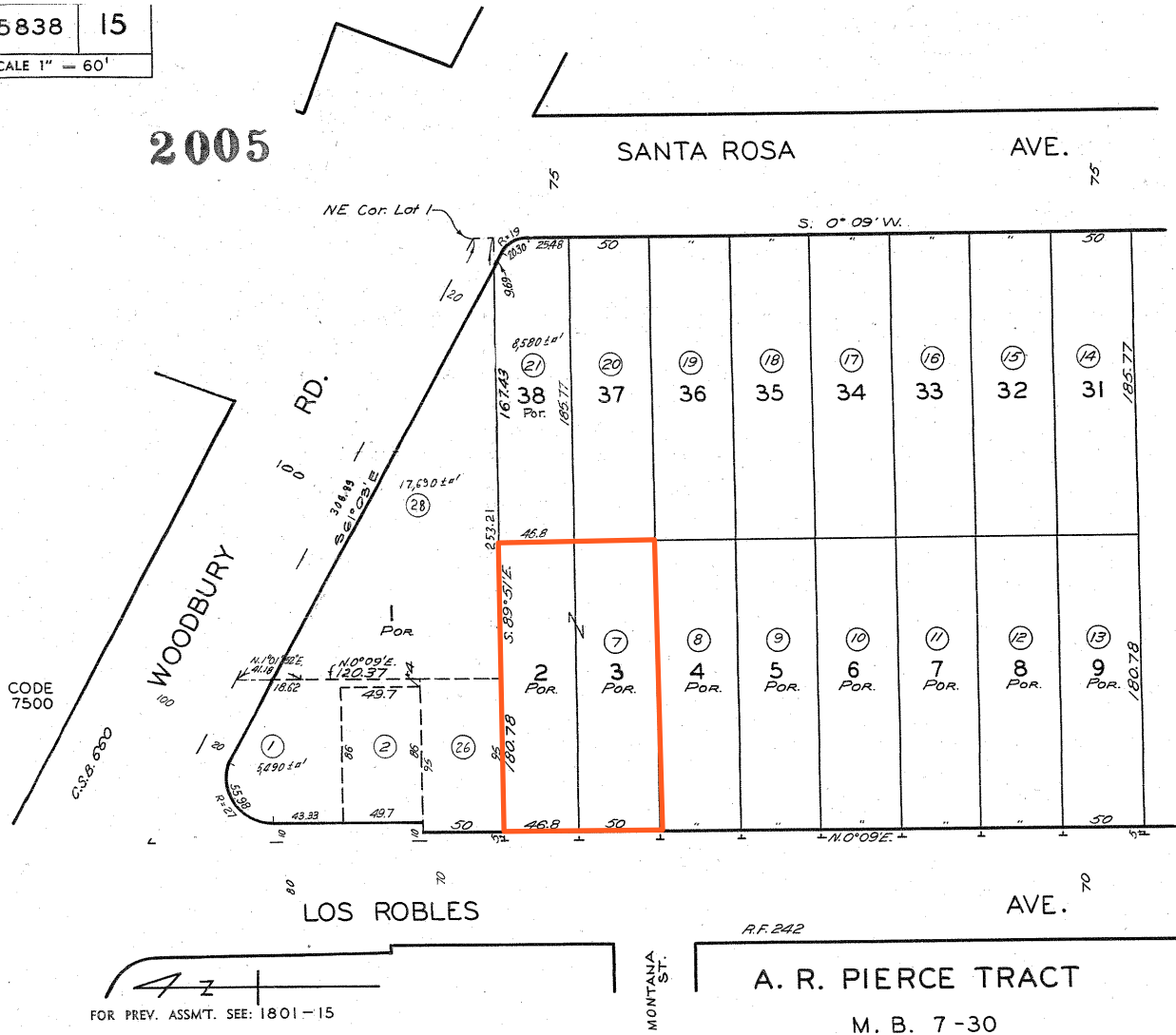
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Parcel Map

5838 15
SCALE 1" = 60'

68121101
890812170
700124309
700432117
89071881-85-L
2004080703008001-05



FOR PREV. ASSMT. SEE: 1801-15

R.F. 242

A. R. PIERCE TRACT

M. B. 7 - 30

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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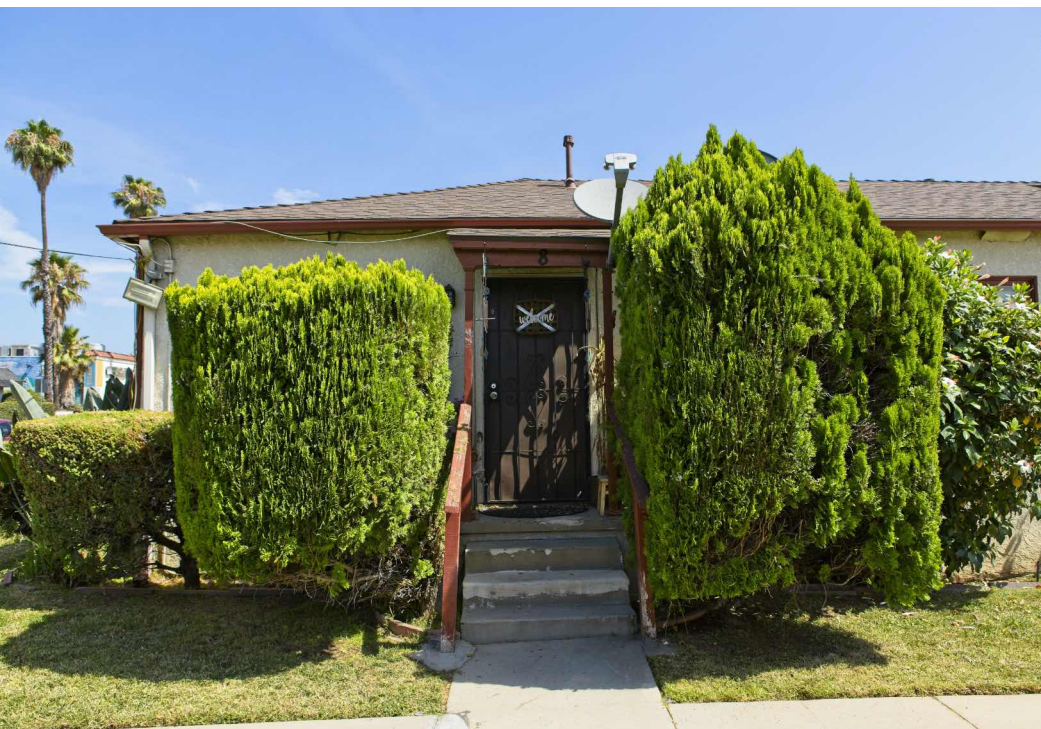


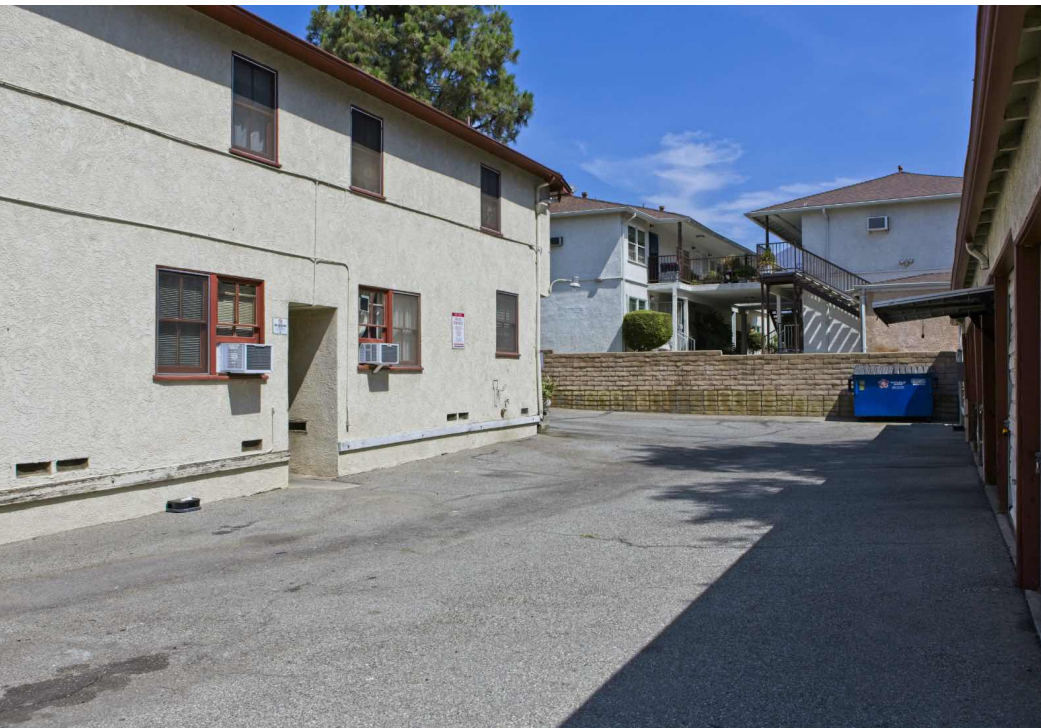


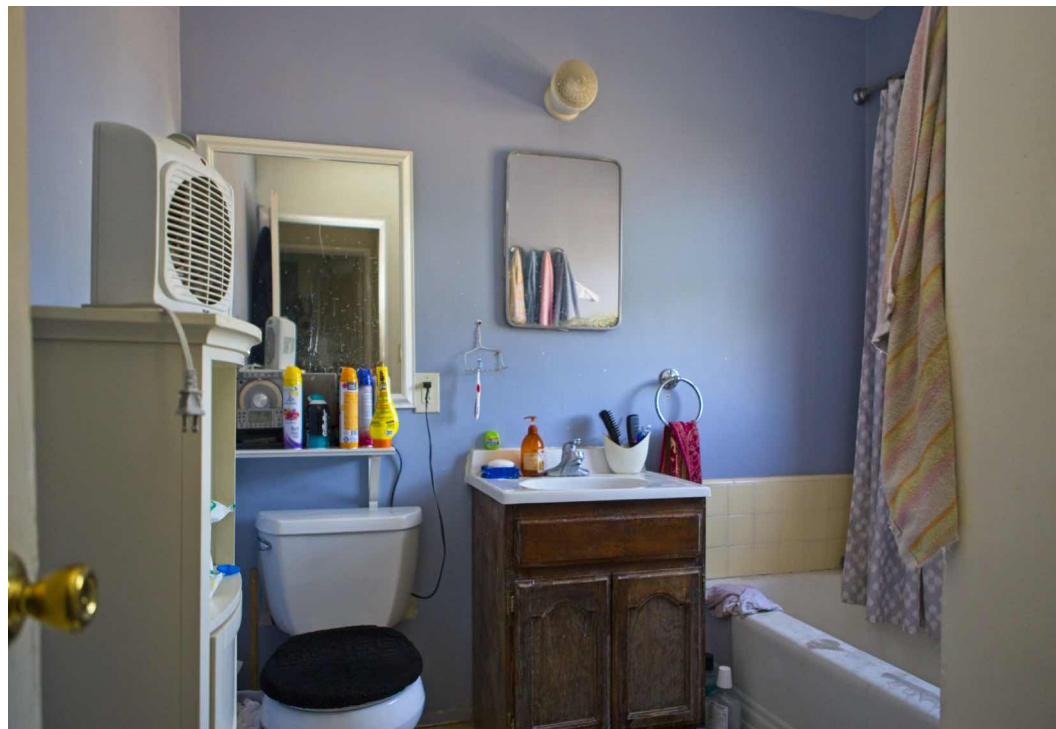
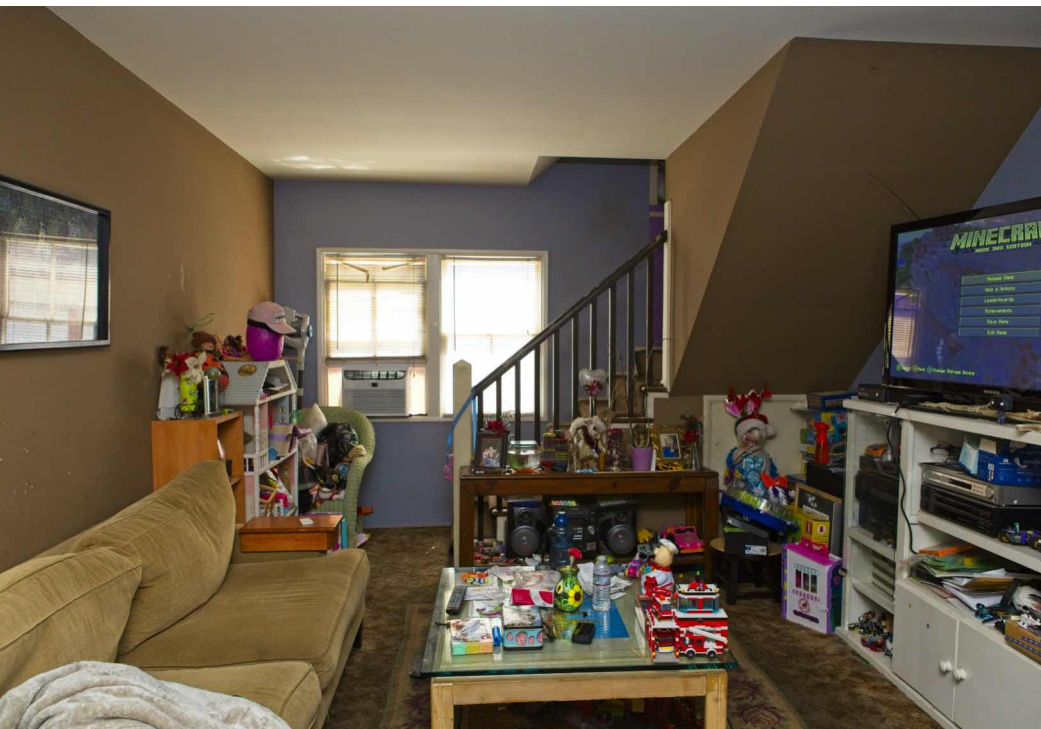


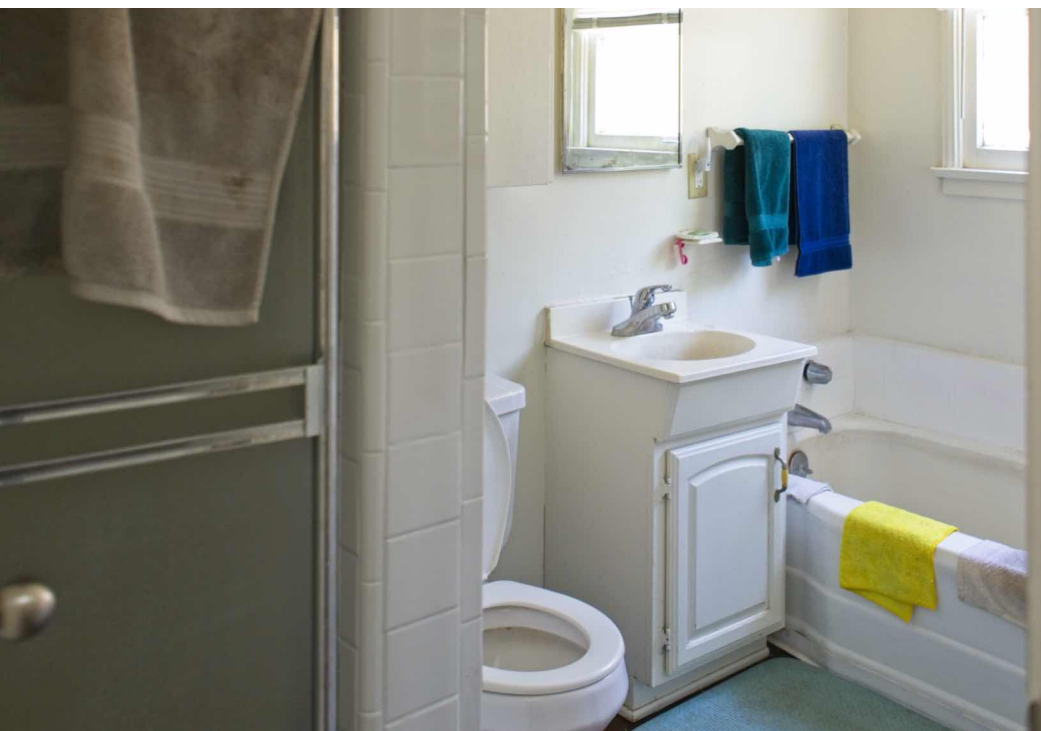


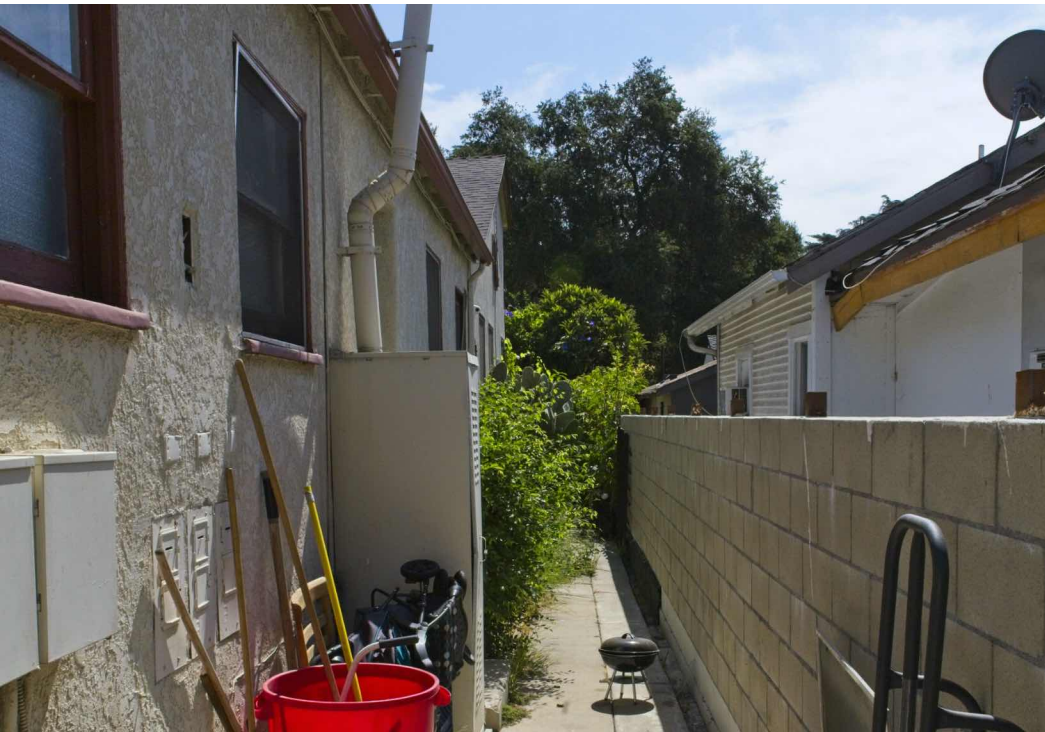
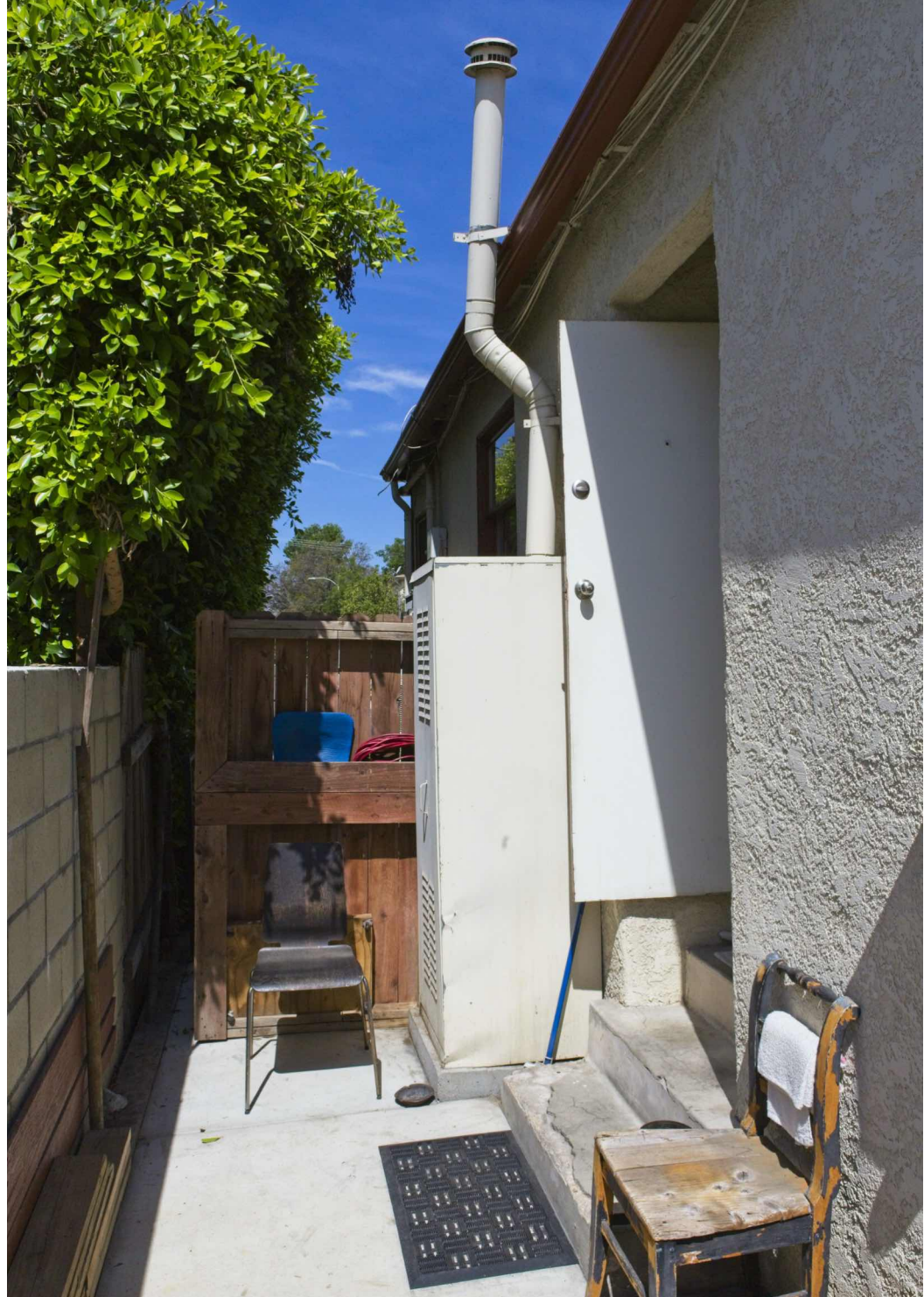




















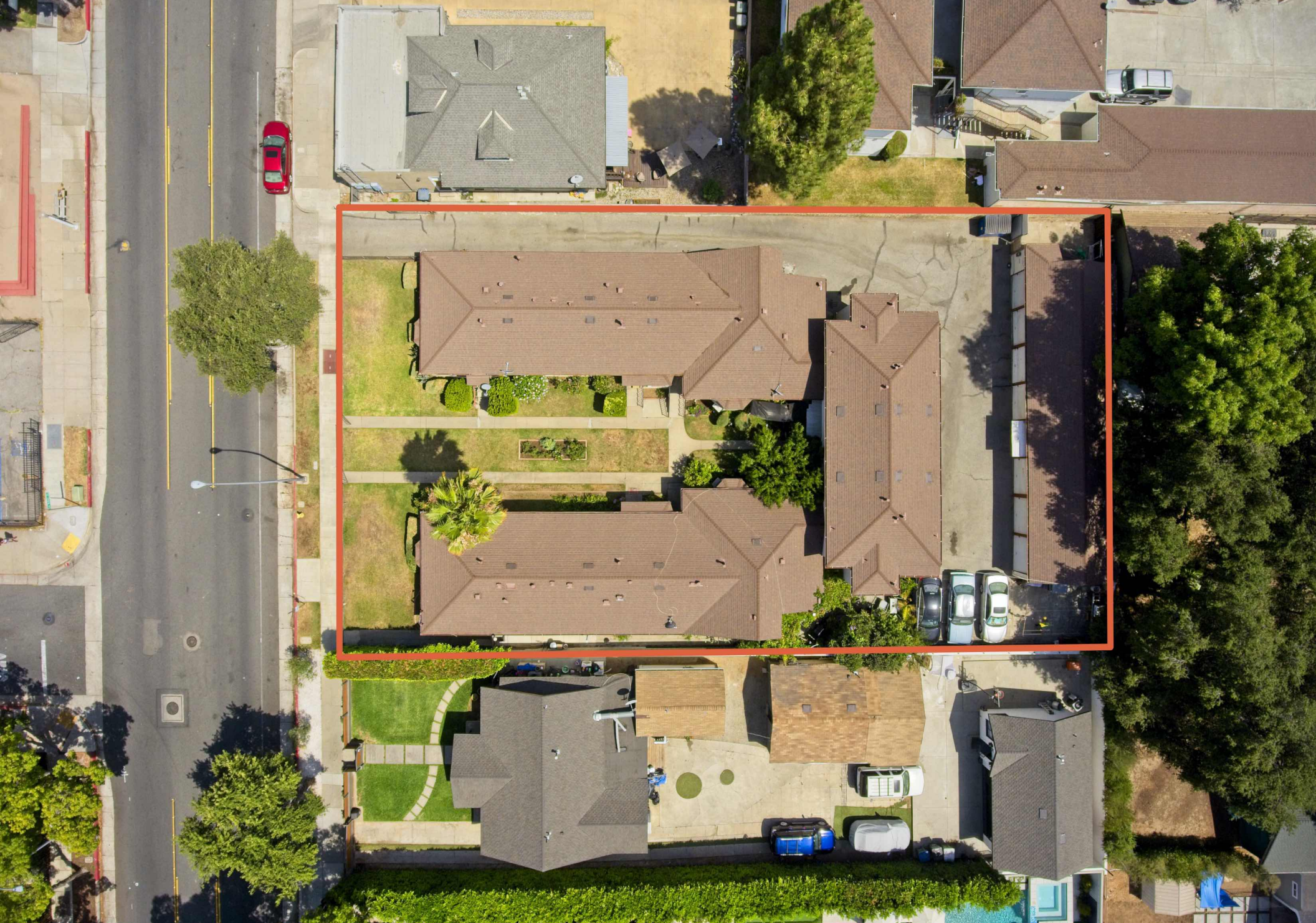












Partners CRE

Agent



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Dario Svidler grew up with Real Estate all around him. Dario's father, a Structural Engineer and practicing General Contractor, and his mother, an Architect, would take Dario to their job-sites all throughout his childhood.

With experience in all facets of the Construction and Real Estate Businesses, ranging from Commercial and Industrial to all types of Residential, Dario has sold in excess of \$500 million in Real Estate and is well on his way to doubling that number.

Dario's talent for finding Value-Add Properties has made him an indispensable asset to a select group of Clients and Investors looking to add higher-yielding properties to their portfolios.

Dario is a member of the Real Estate and Construction Division of the Jewish Federation and an alumnus of the American Jewish University.

Compass Commercial

About Compass Commercial

Commercial Investment Services

At Compass Commercial, our focus is to provide clients with comprehensive and superior, trustworthy services. This full spectrum of value-added services, from market research to ongoing advisory services, is offered to all commercial property types including multi-family, office, retail, industrial, land and development investments.

Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.

Our Services

The following outlines the distinctive platform of transaction and consultative services we offer our clients:

Acquisitions-Commercial Properties

We specialize in identifying underperforming investment opportunities. We provide accurate and reliable evaluation of an asset's performance relative to other real estate and non-real estate investment alternatives. Using our financial analysis, investment alternatives are scrutinized for projected cash flow, residual values at risk.

Dispositions-Commercial Properties

Maximizing an asset's value by developing individualized marketing plans is our area of expertise.

Commercial Leasing Services

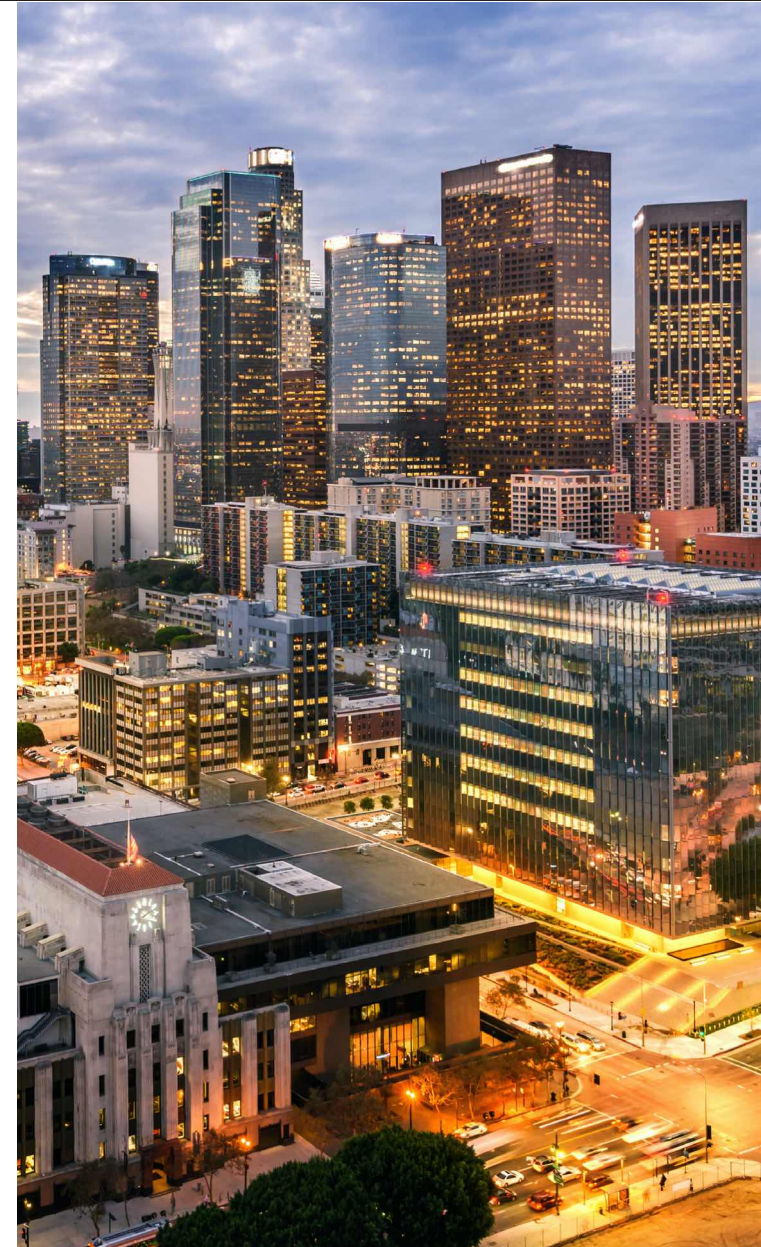
We specialize in office, retail, and creative space.

Advisory Services

Asset management - We provide a comprehensive real estate investment analysis to maximize the investment return by determining if the asset should be sold, refinanced, renovated, or held.

Market Research

We have access to the latest commercial real estate information and trends that are essential in making informed decisions. This includes researching and analyzing competitive properties, prevailing market conditions, and building occupancy.



Compass Commercial

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The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

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