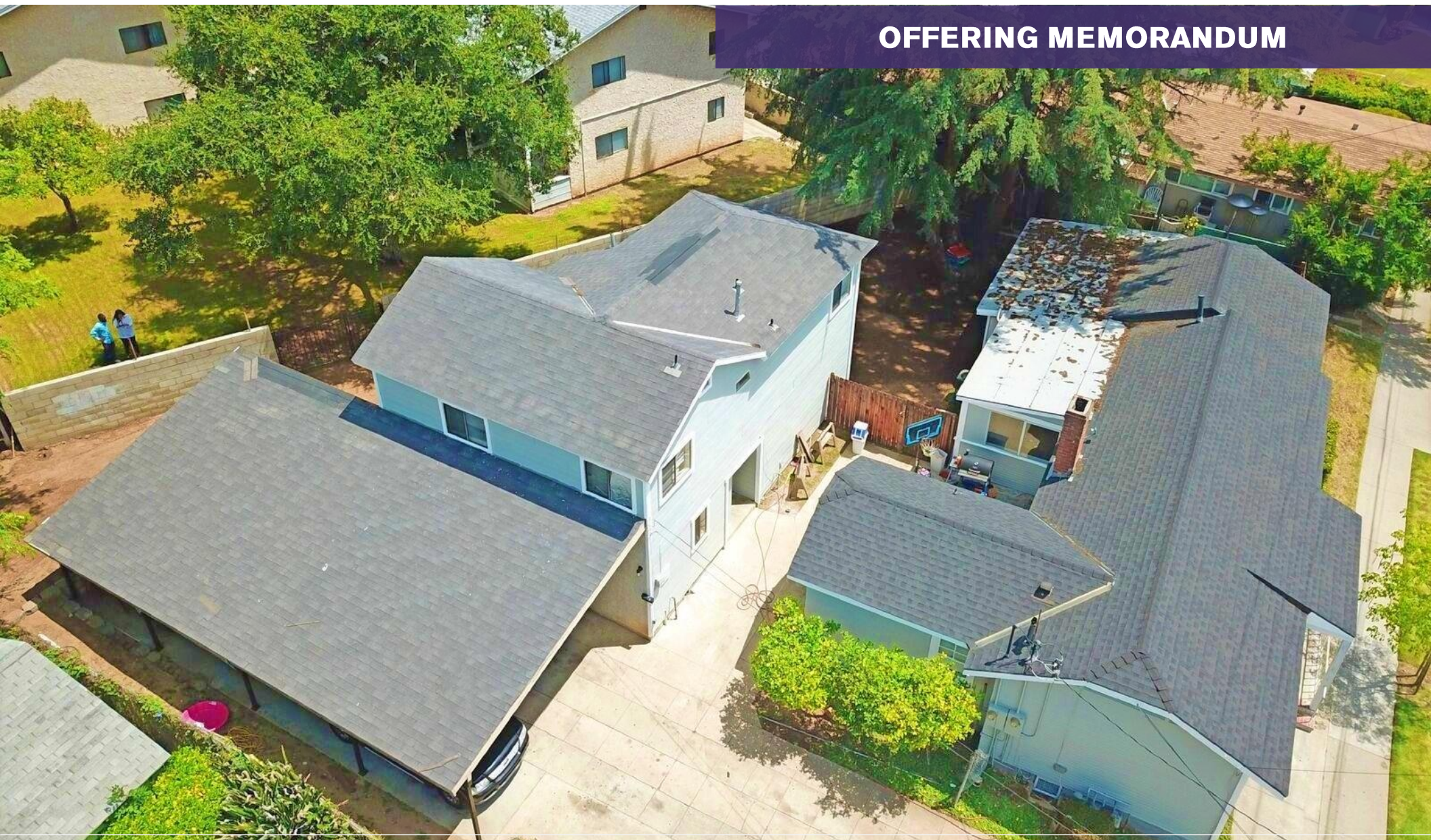


ALTADENA DUPLEX

185 E. WOODBURY ROAD, ALTADENA, CA 91001



OFFERING MEMORANDUM



Duplex consisting of one 3 Bed + 2.5 Bath and one 4 Bed + 2 Bath units

CONFIDENTIALITY AGREEMENT

185 E. WOODBURY ROAD, ALTADENA, CA 91001

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



DANTE UNDERWOOD, DIRECTOR

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CA DRE #01841690

1. **EXECUTIVE SUMMARY**

185 E. WOODBURY ROAD, ALTADENA, CA 91001

AERIAL VIEW

185 E. WOODBURY ROAD, ALTADENA, CA 91001



PROPERTY OVERVIEW

185 E. WOODBURY ROAD, ALTADENA, CA 91001

PROPERTY SUMMARY

ADDRESS	185 E. Woodbury Road
CITY STATE ZIP	Altadena, CA 91001
APN	5835-025-013
UNITS	2
BUILDING SF	2,916 SF
LOT SF	8,064 SF
YEAR BUILT	1924

We are pleased to present a well maintained duplex consisting of 2,916 square feet on 8,082 square feet of land in Altadena, California. The front house consists of one large, 3 bedrooms and 2.5 bathrooms. This unit has gone through an exterior renovation with new paint, windows, and central AC and heating. The back house consists of 4 bedrooms and 2 bathrooms. This unit has some interior renovations with a new master bathroom and central AC and heating.

Located off of Woodbury Road and Marengo Avenue, this asset is in the hub of Altadena, California. Tenants will have ample amount of covered parking. With its close proximity to shops, freeways, the Metro Line, and Old Town Pasadena, any resident will be able to complete daily tasks easily.



185 E. WOODBURY ROAD, ALTADENA, CA 91001

PROPERTY PHOTOS

185 E. WOODBURY ROAD, ALTADENA, CA 91001



THE OPPORTUNITY

185 E. WOODBURY ROAD, ALTADENA, CA 91001



DUPLEX CONSISTING OF ONE 3 BED + 2.5 BATH AND ONE 4 BED + 2 BATH UNITS

- Separately Metered
- Carport Parking Available
- Walking distance to McDonalds, 24 Hour Fitness, Jack in The Box, Bank of America, United States Postal Service, Super King Market, Aldi Supermarket
- Within Proximity of Vallarta Supermarket, Starbucks, CVS, Food 4 Less, Chase, 99 Cent Store
- The asset has gone through an exterior and some interior renovation in 2017
- The renovation consists of new paint, new windows, new foliage, and central A/C & heating in both units

LOCATION MAP

185 E. WOODBURY ROAD, ALTADENA, CA 91001

East Washington Village is a multiethnic neighborhood in Pasadena, California, straddling the border with Altadena and centered on Washington Boulevard between Hill Avenue and Altadena Drive.



2. **FINANCIAL ANALYSIS**

185 E. WOODBURY ROAD, ALTADENA, CA 91001

FINANCIAL ANALYSIS

185 E. WOODBURY ROAD, ALTADENA, CA 91001

PRICING		
Price		\$1,100,000
Price/Unit		\$550,000
Price/SF		\$377.23
GRM	23.21	11.68
Cap	3.39%	5.84%
	<i>Current</i>	<i>Market</i>

FINANCING		
Down	65%	\$715,000
Loan	35%	\$385,000
Ammort Years		30
Interest Rate		4.50%
Payments		(\$1,951)

THE ASSET	
Units	2
Year Built	1924
Gross SF	2,916
Lot SF	8,082
APN	5835-025-013

MONTHLY RENT SCHEDULE

# of Units	Type	Estimated SF	Avg.Current	Rent/SF	Total	Market	Rent/SF	Total
1	4/2 (183)	1,458	\$2,000	\$1.37	\$2,000	\$3,600	\$2.47	\$4,200
1	3/2.5 (185)	1,458	\$1,900	\$1.30	\$1,950	\$3,650	\$2.50	\$3,650
2					\$3,950		0	\$7,850
Other Income (Laundry, Misc.)					\$0			\$0

ANNUALIZED INCOME			Current	Market
Gross Potential Rent			\$47,400	\$94,200
Less Vacancy			0%	3%
Scheduled Gross Income			\$47,400	(\$2,826)
				\$91,374

ANNUALIZED EXPENSES			Current	Market
Real Estate Taxes	1.117155%		\$3,583	\$12,289
Insurance			\$1,107	\$3,291
Utilities (Water & Trash)			\$1,818	\$1,818
Landscaping			\$1,350	\$600
Repairs & Maint.	4% of SGI		\$1,235	\$3,655
Reserves	\$250 /Unit /Year		\$1,000	\$1,500
Total Expenses			\$10,093	\$27,094
Expenses/Unit			\$5,047	\$13,547
Expenses/SF			\$3.46	\$9.29
% of EGI			21.29%	29.65%

RETURN		Current	Market
NOI		\$37,307	\$64,280
Less Debt		(\$23,409)	(\$23,409)
Cashflow		\$13,898	\$40,871
Cash on Cash		1.94%	5.72%

3. **MARKET COMAPARABLES**

185 E. WOODBURY ROAD, ALTADENA, CA 91001

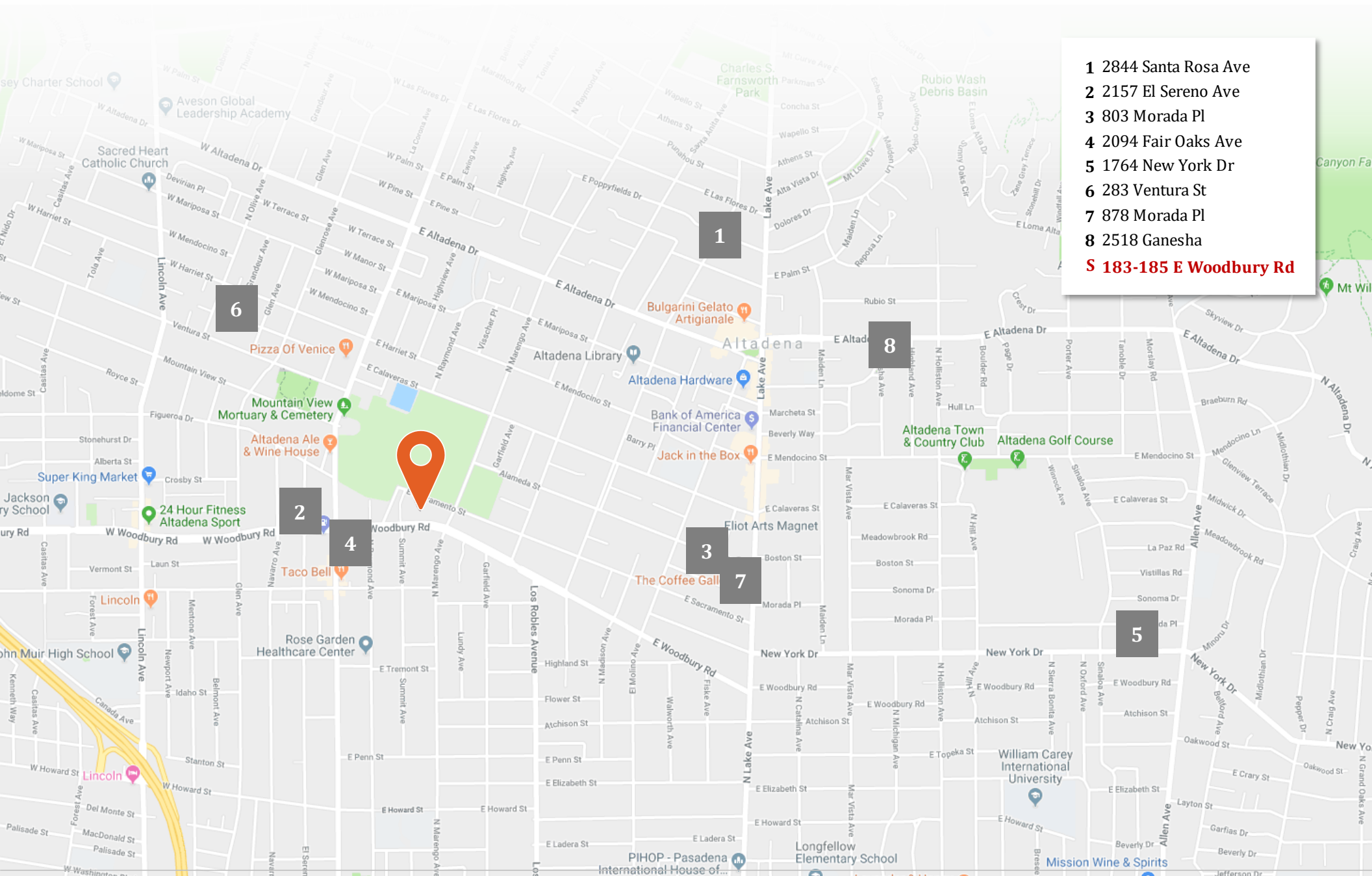
SALES COMPARABLES

185 E. WOODBURY ROAD, ALTADENA, CA 91001

Address & Total Units	Units	Building SF	Unit Mix	Built	Sale Date	Price	Price/Unit	Price/SF	Cap Rate	GRM
1 2844 Santa Rosa Ave Altadena, CA 91001	2	1,929	2 - 2/1	1923	Active	\$849,000	\$424,500	\$440.12	-	-
2 2157 El Sereno Ave Altadena, CA 91001	2	3,221		1923	Active	\$850,000	\$425,000	\$263.89	-	-
3 803 Morada Pl Altadena, CA 91001	2	2,665	2 - 2/1	1951	Active	\$969,888	\$484,944	\$363.94	5.60%	17.00
4 2094 Fair Oaks Ave Altadena, CA 91001	2	-		1927	Pending	\$699,000	\$349,500	-	-	-
5 1764 New York Dr Altadena, CA 91001	2	2,760	1 - 1/1 1 - 2/2	1965	Pending	\$935,000	\$467,500	\$338.77	-	-
6 283 Ventura St Altadena, CA 91001	2	2,758	1 - 3/1 1 - 4/2	1944	Pending	\$1,298,000	\$649,000	\$470.63	-	-
7 878 Morada Pl Altadena, CA 91001	2	-		1947	03/22/19	\$818,000	\$409,000	-	-	-
8 2518 Ganesha Altadena, CA 91001	2	-		1948	10/12/18	\$1,200,000	\$600,000	-	-	-
Total/Averages							\$476,181	\$375.47	5.60%	17.00
East Woodbury Apartments	2	2,916	1 - 4/2 (183)	1924		\$1,100,000	\$550,000	\$377.23	3.39%	23.21
S 183-185 E Woodbury Rd Altadena, CA 91001			1 - 3/2.5 (185)							

SALES COMPARABLES

185 E. WOODBURY ROAD, ALTADENA, CA 91001



- 1 2844 Santa Rosa Ave
- 2 2157 El Sereno Ave
- 3 803 Morada Pl
- 4 2094 Fair Oaks Ave
- 5 1764 New York Dr
- 6 283 Ventura St
- 7 878 Morada Pl
- 8 2518 Ganesha
- S 183-185 E Woodbury Rd**

4.



LOCATION OVERVIEW

185 E. WOODBURY ROAD, ALTADENA, CA 91001

ALTADENA, CA

185 E. WOODBURY ROAD, ALTADENA, CA 91001



8.7

Area Square Miles



27,056

Total Population



\$88,236

Average HH Income



\$621,400

Median Home Price

With the abruptly rising San Gabriel Mountains as backdrop, Altadena's tree-lined neighborhoods and commercial zones comprise one of oldest and most beautiful communities in the San Gabriel Valley. A distinct history, diverse population, and independent identity characterize the town, which shares a border, school district, and other cultural resources with Pasadena to the south.

The economy of Altadena, CA employs 22,356 people and is specialized in Information; Arts, Entertainment, Recreation; and Educational Services, which employ respectively 2.55; 2.13; and 1.53 times more people than what would be expected in a location of this size. The largest industries in Altadena, CA are Healthcare & Social Assistance (3,305), Educational Services (3,208), and Professional, Scientific, Tech Services (2,378), and the highest paying industries are Utilities (\$77,443), Professional, Scientific, Tech Services (\$71,813), and Finance & Insurance (\$63,411). Median household income in Altadena, CA is \$86,050.

SUBMARKET OVERVIEW

185 E. WOODBURY ROAD, ALTADENA, CA 91001

AMENITIES

Farnsworth Park: Hiking Echo Mountain is a rewarding experience, rich with history. Echo Mountain itself is the site of the ruins of the Echo Mountain House a hotel built in the late 1800's by Thaddeus Lowe. There were no roads to this hotel you reached it by an incline railway that climbed over 1,000 feet. The hotel burned to the ground in a fire, but there are remnants of the grandeur that once shone brightly atop Echo Mountain.

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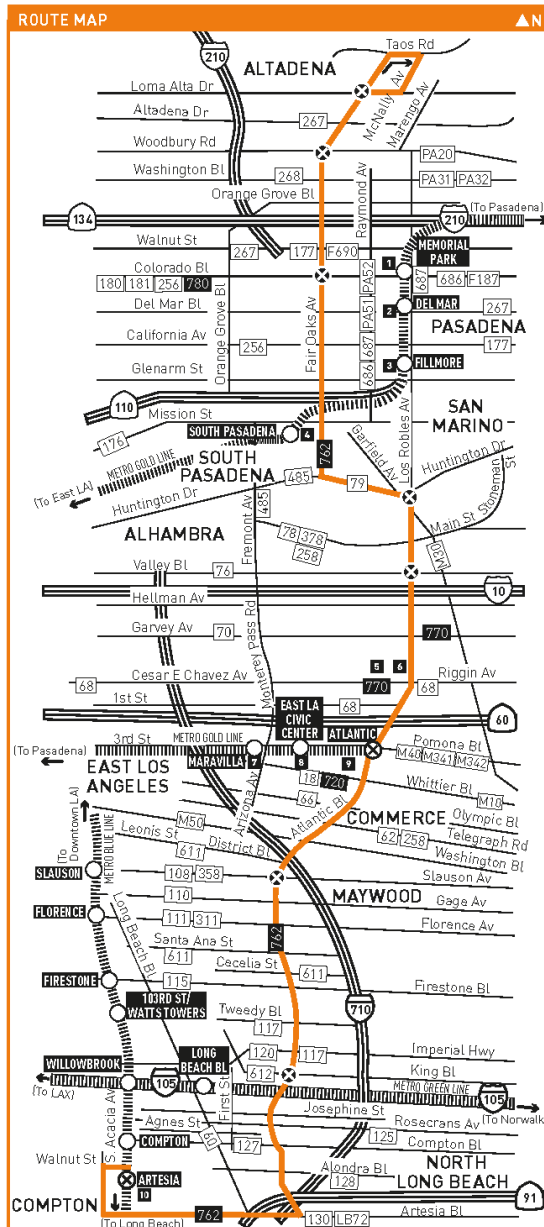


OFFICIAL TREE & FLOWER

The Deodar Cedar (*Cedrus deodara*). Indigenous to the Himalayas, the deodar was brought as seeds to Altadena in 1883 by founder John Woodbury who saw the beautiful trees in Italy. After growing the trees for two years, the trees were transplanted to Santa Rosa Avenue where they now stand majestically as Christmas Tree Lane.

TRANSPORTATION PROFILE

185 E. WOODBURY ROAD, ALTADENA, CA 91001



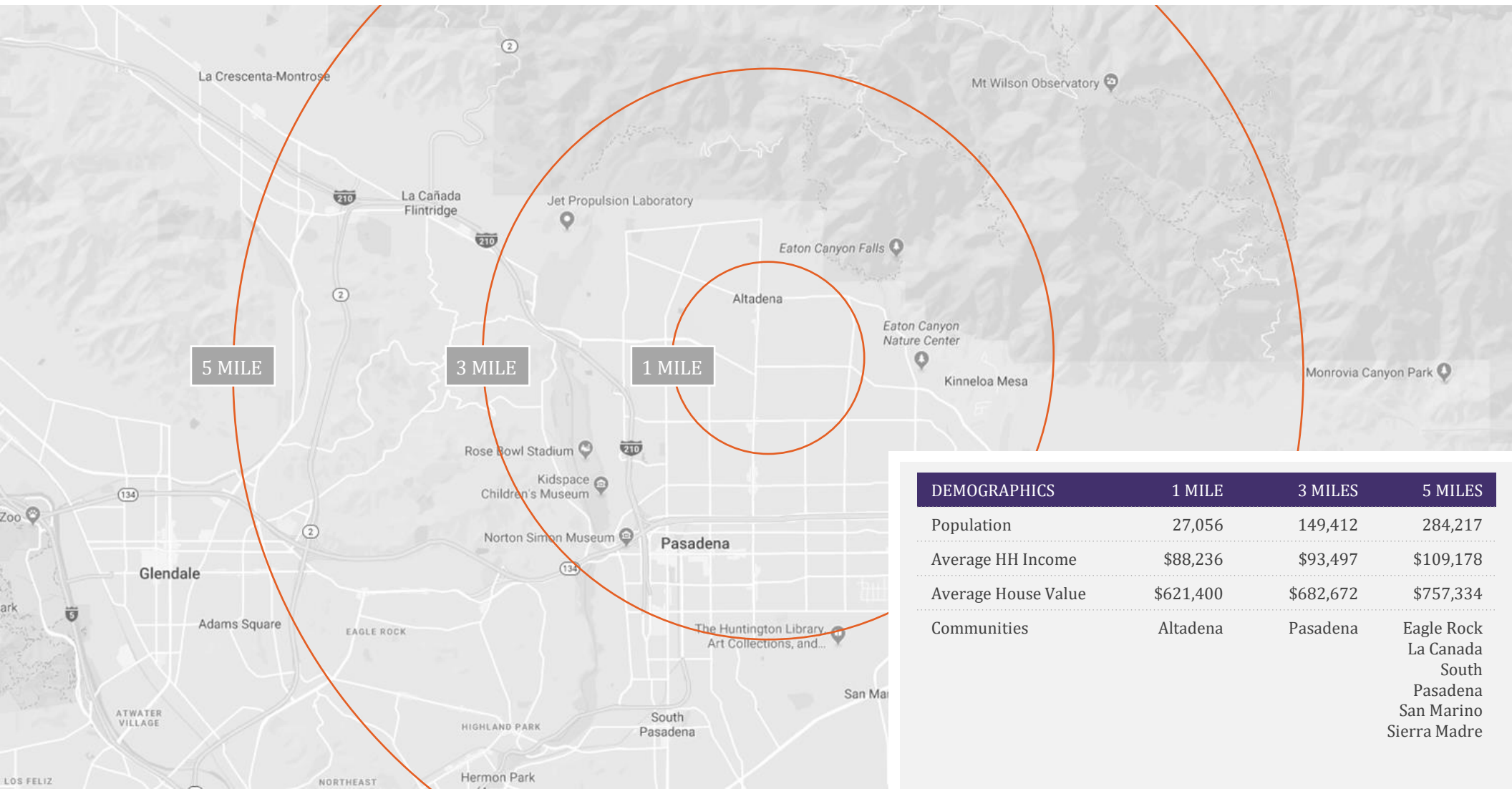
- MAP NOTES**
- Memorial Park Station**
Metro 177, 256, 260, 686, 687, Metro Rapid 762; CE549; PA10, PA20, PA40, PA51, PA52, FT690
 - Del Mar Station**
Metro 177, 256, 260, 686, 687, Metro Rapid 762; PA20, PA51, PA52.
 - Fillmore Station**
Metro 686, 687; PA20
 - South Pasadena Station**
Metro 176
 - East LA College**
 - East LA College Transit Center**
Metro 68, M10, MP2, MP5
Street Level: Metro 68, 260, Metro Rapid 762, 770; MP1; El Sol Shuttle
 - Maravilla Station**
Metro 256; El Sol Shuttle; M40
 - East LA Civic Center Station**
Metro 258; El Sol Shuttle; M40
 - Atlantic Station**
Metro 260, Metro Rapid 762; El Sol Shuttle; M10, M40, M341, M342.
 - Artesia Station**
Metro 60, 130, 202, 205, 260, Metro Rapid 762; COM5, LB51, LB61; T6

- LEGEND**
- Line 260 Route
 - Timetable Timepoint
 - Metro Rail
 - Metro Rail Station
 - Metro Rail Station + Timetable Timepoint
 - Transit Center
 - Map Notes
 - Connecting Line
 - Rapid Connecting Line
 - LADOT Commuter Express
 - CE Compton Renaissance Transit
 - F Foothill Transit
 - LB Long Beach Transit
 - M Montebello Bus Lines
 - MP Monterey Park Spirit
 - PA Pasadena ARTS
 - T Torrance Transit



DEMOGRAPHICS

185 E. WOODBURY ROAD, ALTADENA, CA 91001



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	27,056	149,412	284,217
Average HH Income	\$88,236	\$93,497	\$109,178
Average House Value	\$621,400	\$682,672	\$757,334
Communities	Altadena	Pasadena	Eagle Rock La Canada South Pasadena San Marino Sierra Madre

ALTADENA DUPLEX

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