



Pasadena 2 to 4 Units

ADDRESS	PRICE	PRICE PER UNIT	PRICE PER SQ FT	CAP RATE	GRM	NO UNITS	DATE SOLD
1. 228 Backus Ave	\$790,000	\$263,333	\$299	8.02	20.78	3	12/5/2016
2. 144 Bonnie Ave	\$780,000	\$390,000	\$443	2.72	21.98	2	5/13/2016
3. 130 S. Sunnyslope	\$930,000	\$465,000	\$375	3.63	17.91	2	12/9/2016
AVERAGE	\$833,333	\$372,778	\$372	4.79	20.22		