



Specializing in 2-25 Units

Pasadena 5 to 25 Unit Properties

ADDRESS	PRICE	PRICE PER UNIT	PRICE PER SQ FT	CAP RATE	GRM	NO UNITS	DATE SOLD
1. 839 N Summit	\$2,550,000	\$182,142	\$286	4.46	13.78	14	10/13/2016
2. 176 N Michigan	\$1,190,000	\$238,000	\$339	4.77	12.55	5	9/29/2016
3. <u>429 N Hill Ave</u>	<u>\$1,946,700</u>	<u>\$278,100</u>	<u>\$460</u>	<u>4.08</u>	<u>14.97</u>	<u>7</u>	<u>1/27/2017</u>
AVERAGE	\$1,895,567	\$232,747	\$362	4.43	13.76		