

\$10,980,000 - 1728 N Sierra Bonita Avenue,

MLS® #AR24028994

\$10,980,000

4 Bedroom, 0.00 Bathroom,
Residential Income on 1 Acres

Altadena Country Club area, , CA

Offered at 4.29% CAP Rate with 6.12% Proforma CAP (buyer to verify), Sierra Bonita Bungalows is a 26-unit Turnkey Single-story bungalows community in the foothill area of San Gabriel Mountain, and only 2 blocks south of Altadena Country Club. Situated in the prestigious San Gabriel Mountain foothill area, and within walking distance to Altadena Country Club and Altadena Golf Course, this exclusive property consists of 26 units that are spread over 15 buildings and meticulously designed and fully upgraded from top to bottom, providing an attractive proposition for investors looking for steady rental income and long-term value appreciation. The property consists of 3 parcels with highly desirable layouts; a combination of single-story bungalow style single-family houses and duplexes, each unit provides serene and single-family house atmosphere to it, making each unit very easy to rent and highly desirable amongst renters. The large, combined lots allow FOUR (4) ADUs OR MORE (buyer to verify). It is in a quiet residential area surrounded by mostly multi-million dollars SFR. Located just several properties away from the world renown EF International Language Campus (www.EF.com), and EF Academy, this strategic location provides excellent location for international students, or short rentals. The area commands a fantastic demographic of \$170,962 Average Household Income within a-mile-radius. This offering provides rare opportunity to investors



who appreciates quality asset and location
with multiple exit strategies such as: operate
as apartments and enjoy cash-flow and tax
benef

Additional Information

County	Los Angeles
Zip	91104
MLS® #	AR24028994
Bedrooms	4
Lot Size	0.86
Neighborhood	PASADENA (91104)

Listing Details

Provided By: Growth Investment Group Pasade

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation © 2024 San Diego MLS®, Inc. Listing information last updated on May 10th, 2024 at 11:46pm PDT