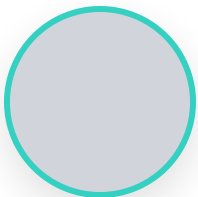


EXCLUSIVELY PREPARED FOR YOU

SELLER'S REPORT

1358 5th Street

LA VERNE, CA 91750



Zoe Noelle

Real Estate Specialist



(213) 309-7286



zoe@trendyreports.com

TR

YOUR PROPERTY PARTNER

YOUR REPORT

What's Inside

A comprehensive analysis of your property, local market trends, and comparable sales to help you make informed decisions.

CONTENTS

WHAT'S IN YOUR LISTING PROPOSAL

01 Aerial Snapshot

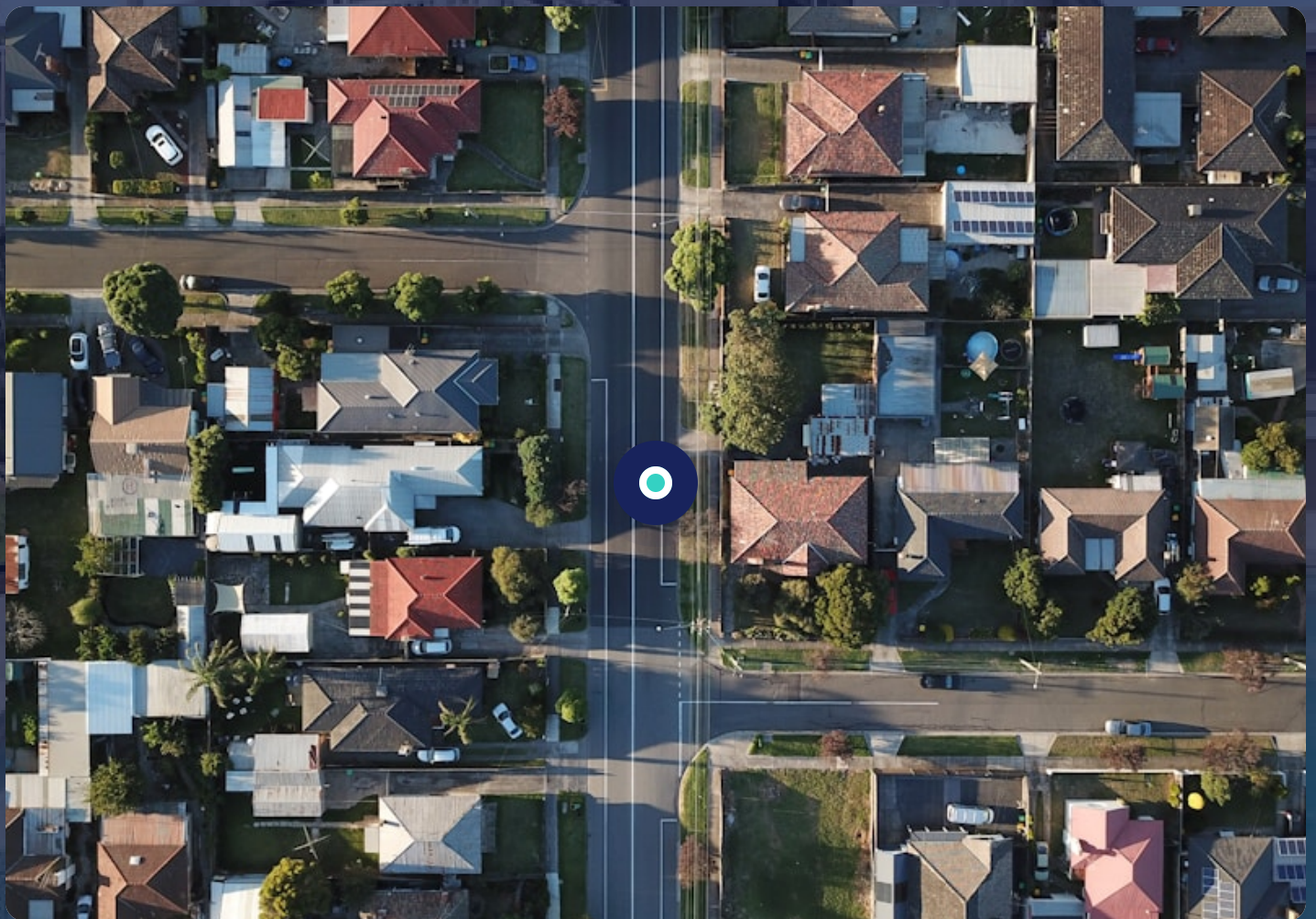
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AERIAL VIEW

This is an aerial view of the neighborhood in which your prospective property is located. This will give you the opportunity to get a birds eye view of any local parks, major streets, & highways.

WHY A 1/4-MILE RADIUS

A quarter mile radius has proven to yield the best results when it comes to properties that best match yours.



PROSPECTIVE PROPERTY —

OVERVIEW OF YOUR PROPERTY

OWNER & ADDRESS

Primary Owner:	HERNANDEZ GERARDO J	County:	LOS ANGELES
Site Address:	1358 5th St, La Verne, CA 91750	Census Tract:	4089.00
APN:	8381-021-001	Legal:	LOT 44 TR#6654

PROPERTY DETAILS

Bedrooms:	2	Year Built:	1949
Bathrooms:	1.0	Garage:	1
Square Feet:	786	Pool/Spa:	None
Lot Size:	6,155 sqft	Zoning:	LVPR4.5D*
Property Type:	Single Family Residential		

TAX & ASSESSMENT

Assessed Value:	\$428,248	Tax Amount:	\$5,198/yr
Land Value:	\$337,378	Tax Year:	2024
Improvement:	\$90,870	Tax Status:	Current

AREA SALES ANALYSIS --

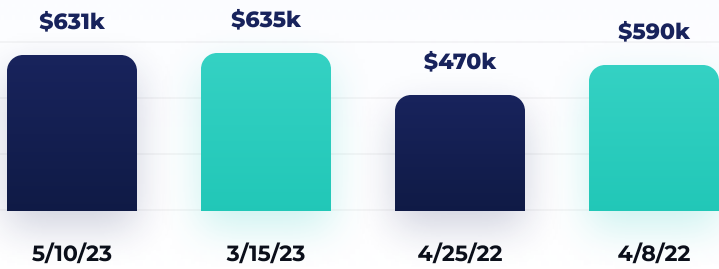
SALES IN THE PAST 12 MONTHS

MARKET OVERVIEW

Recent comparable sales in your area show strong market activity. Properties similar to yours have sold at competitive prices, indicating healthy buyer demand in your neighborhood.

4
COMPS

830
AVG SQFT



Monthly Sales Overview	PIQ	Low	Medium	High
Distance	0	0.24	0.54	0.58
Living Area	786	698	912	940
Price Per Sqft	\$469	\$610	\$696	\$845
Year Built	1949	1910	1952	1953
Lot Size	6,155	4,917	6,261	7,446
Bedrooms	2	1	3	3
Baths	1	1	1	1
Stories	1	1	1	1
Pools	0	0	0	1
Sales Price	\$369,000	\$470,000	\$610,750	\$635,000

SALES COMPARABLES —

PROPERTIES THAT HAVE RECENTLY SOLD



 **1889 BONITA AVE, LA VERNE**

Sale Price **\$631,500**

Sold Date	Dist	Sq.ft	\$/Sqft
5/10/23	0.58	940	\$671

Bed/Bath	Year Blt	Lot Area	Pool
2/1	1953	7,446	No

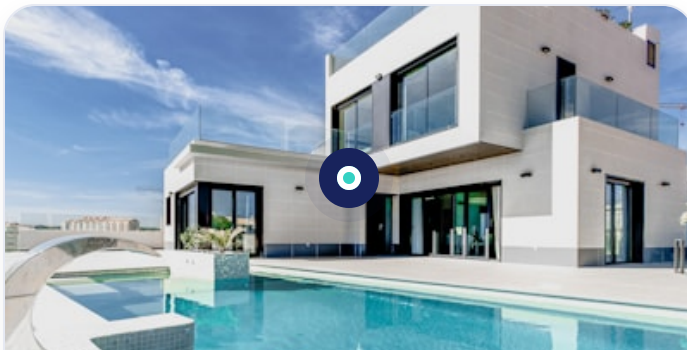


 **1507 2ND ST, LA VERNE**

Sale Price **\$635,000**

Sold Date	Dist	Sq.ft	\$/Sqft
3/15/23	0.54	912	\$696

Bed/Bath	Year Blt	Lot Area	Pool
3/1	1952	6,261	No

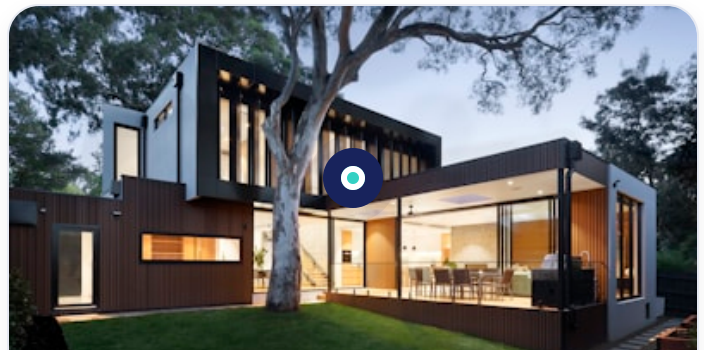


 **1845 WALNUT ST, LA VERNE**

Sale Price **\$470,000**

Sold Date	Dist	Sq.ft	\$/Sqft
4/25/22	0.24	770	\$610

Bed/Bath	Year Blt	Lot Area	Pool
3/1	1910	4,917	No



 **1848 1ST ST, LA VERNE**

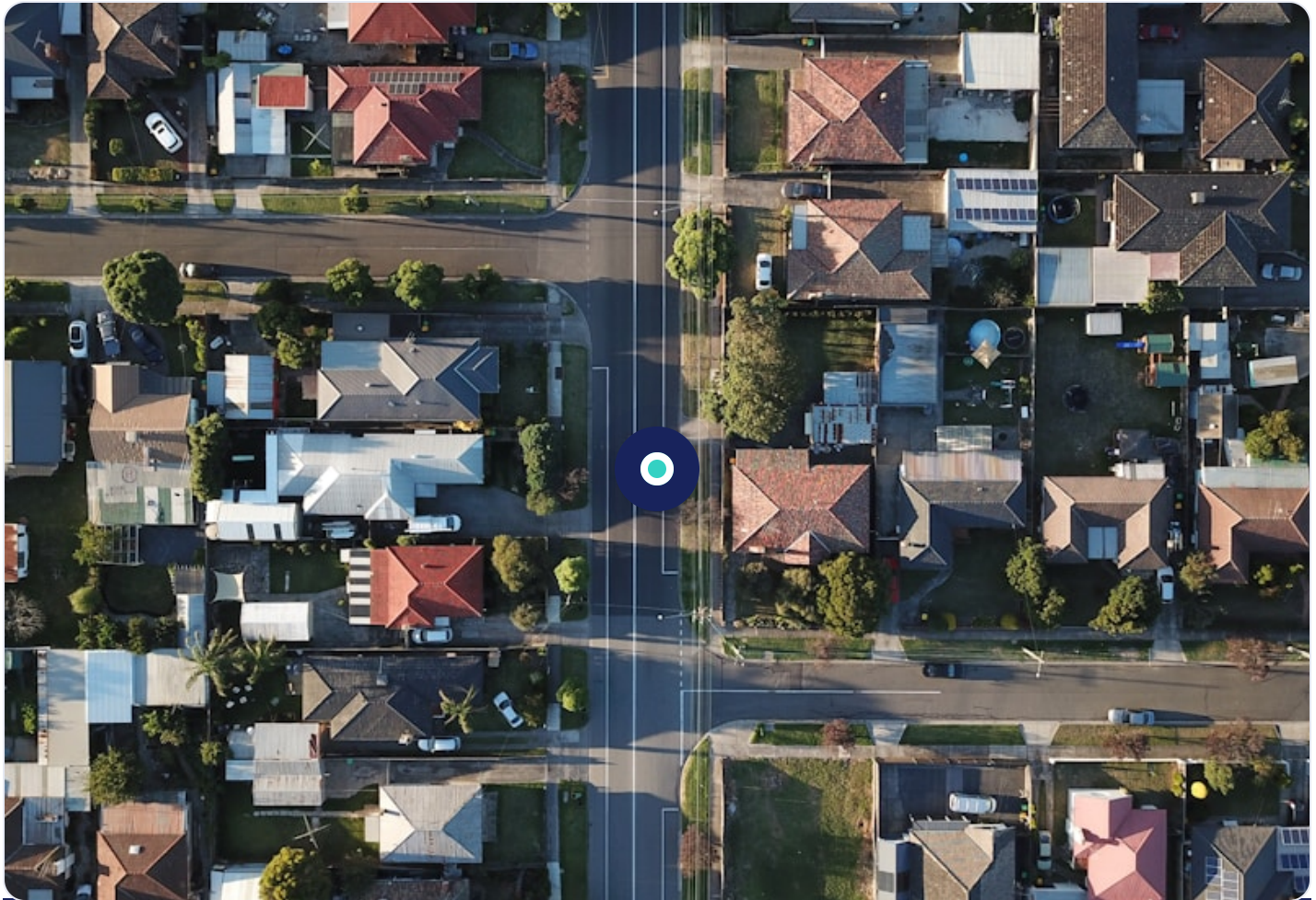
Sale Price **\$590,000**

Sold Date	Dist	Sq.ft	\$/Sqft
4/8/22	0.3	698	\$845

Bed/Bath	Year Blt	Lot Area	Pool
1/1	1950	5,500	Yes

RANGE OF SALES --

BASED ON RECENT COMPARABLE SALES.



04

TOTAL COMPS

830

AVG. SQFT

02

AVG. #BEDS

01

AVG. #BATHS

▼ \$470k

\$635k ▼



Above are the average property details for homes that are close in proximity to yours AND have been sold within the last 12-months. The range represents the low AND the high sales price for the properties that were sold in the last 12-months. Only the properties that closely match yours were used. The factors that were analyzed were Square Footage, No. Of Beds, No. of Baths, & Lot Size.