

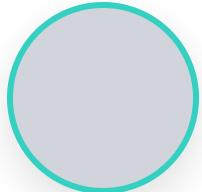
EXCLUSIVELY PREPARED FOR YOU

# SELLER'S REPORT

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**1358 5th Street**

LA VERNE, CA 91750



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**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

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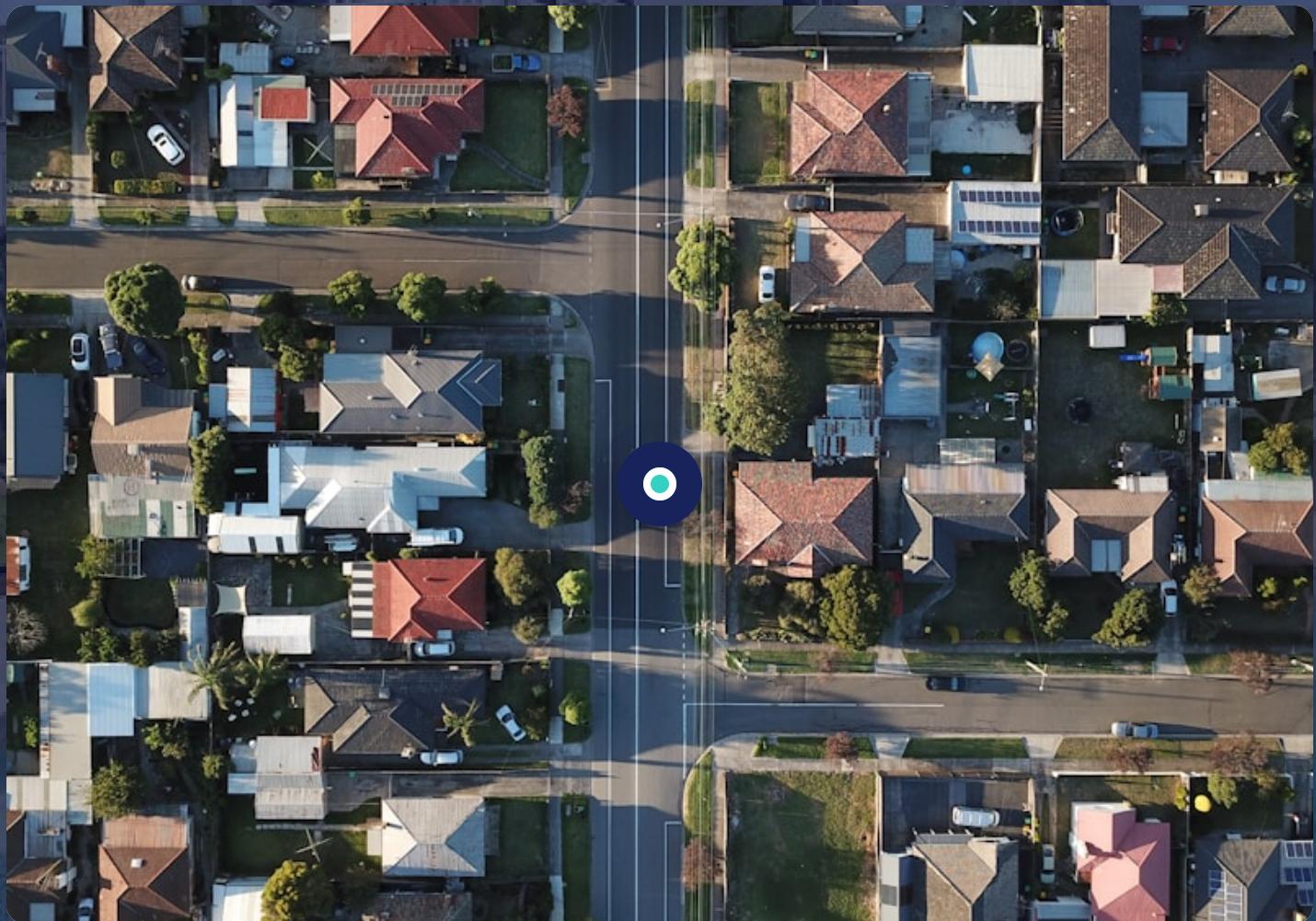
- 01 Aerial Snapshot

# 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
<b>Sales Price</b>	<b>\$369,000</b>	<b>\$470,000</b>	<b>\$610,750</b>	<b>\$635,000</b>

# SALES COMPARABLES - - -

PROPERTIES THAT HAVE RECENTLY SOLD

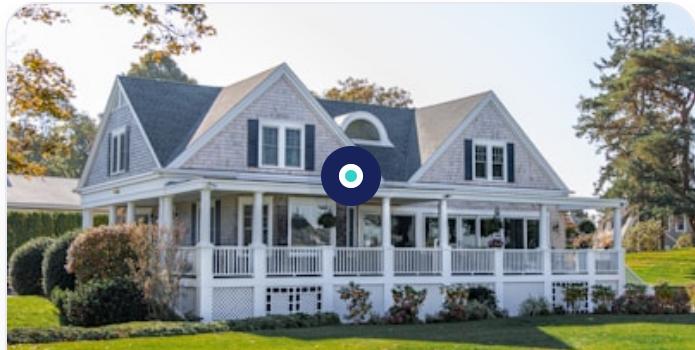


 **1889 BONITA AVE, LA VERNE**

Sale Price **\$631,500**

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

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

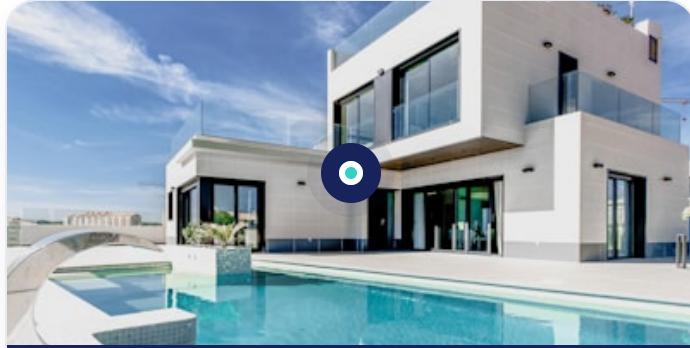


 **1507 2ND ST, LA VERNE**

Sale Price **\$635,000**

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

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



 **1845 WALNUT ST, LA VERNE**

Sale Price **\$470,000**

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

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



 **1848 1ST ST, LA VERNE**

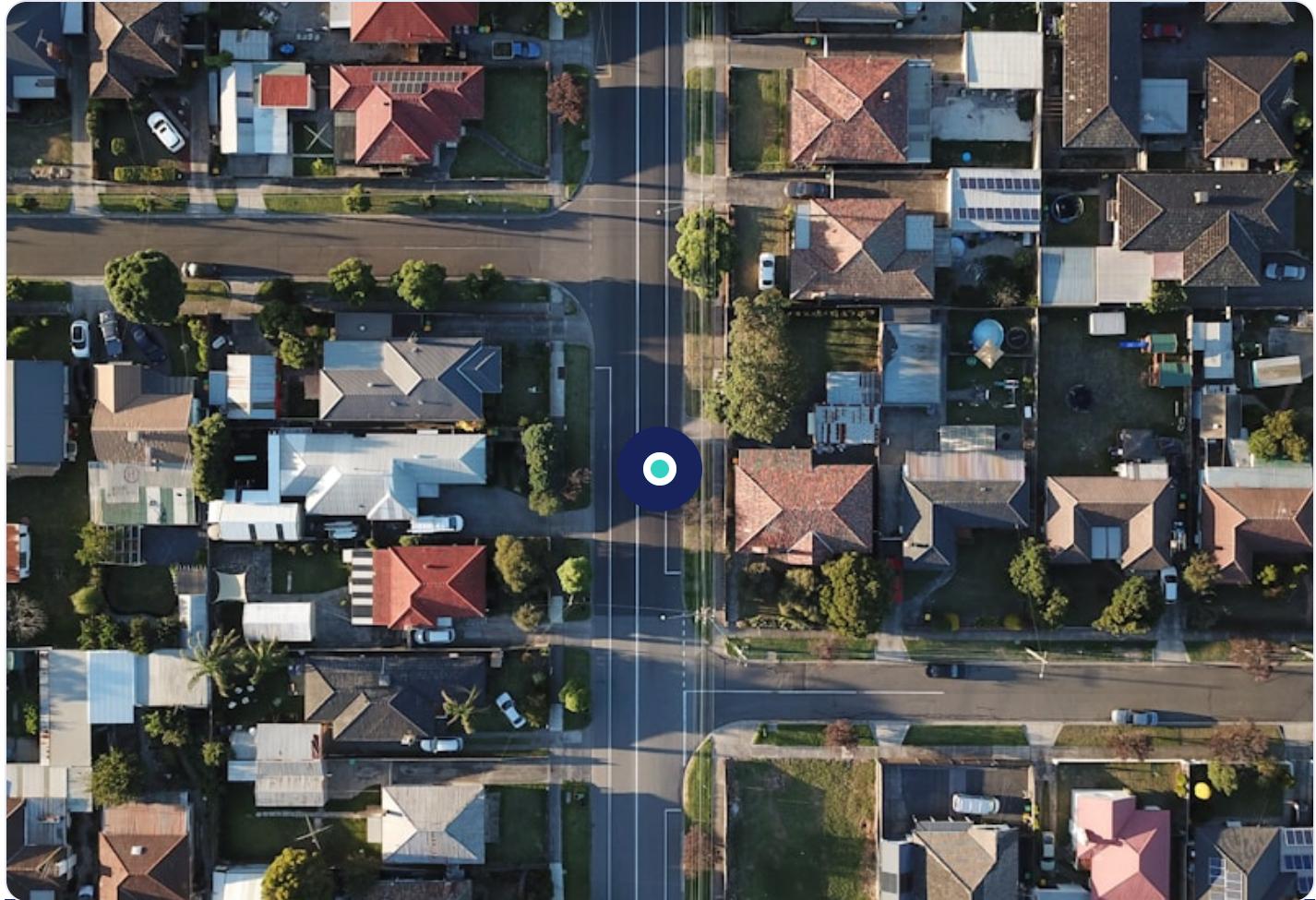
Sale Price **\$590,000**

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

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

# 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.