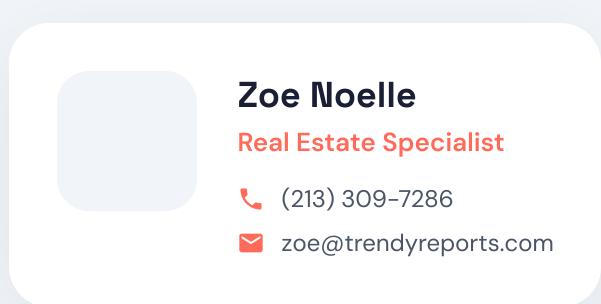


PREPARED EXCLUSIVELY FOR YOU

Seller's Report

1358 5th Street

La Verne, CA 91750



WHAT'S INSIDE

Your Property Report

A comprehensive analysis of your property including market comparables, valuation data, and neighborhood insights.

01 Aerial Property View

03

02 Property Information

04

03 Area Sales Analysis

05

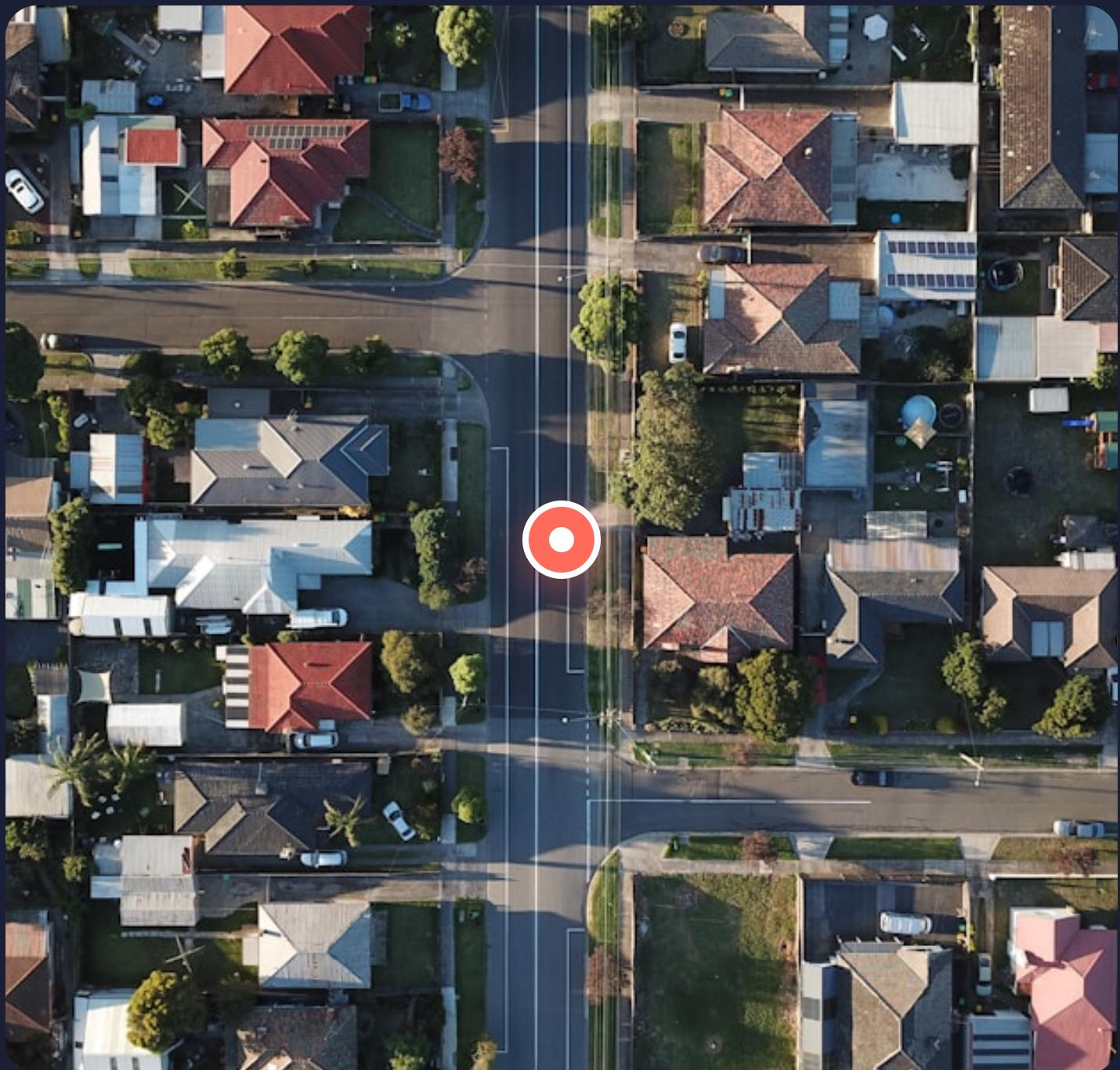
04 Sales Comparables

06

05 Estimated Value Range

07

Aerial View



Neighborhood Context

This aerial view showcases your property's location, highlighting proximity to parks, schools, and major thoroughfares.

Quarter-Mile Radius

Properties within this radius provide the most accurate comparables with similar neighborhood characteristics.

PROPERTY OVERVIEW

Prospective Property



Owner & Legal Information

Primary Owner

HERNANDEZ GERARDO J

APN

8381-021-001

Secondary Owner

MENDOZA YESSICA S

County

LOS ANGELES

Site Address

1358 5th Street, La Verne

Legal

LOT 44 TR#6654



Property Specifications

Bedrooms

2

Year Built

1949

Bathrooms

1.0

Property Type

Single Family Residential

Square Feet

786

Zoning

LVPR4.5D*

Lot Size

6,155 sq ft

Pool/Spa

None



Tax & Assessment

Assessed Value

\$428,248

Annual Tax

\$5,198

Land Value
Modern Collection

\$337,378

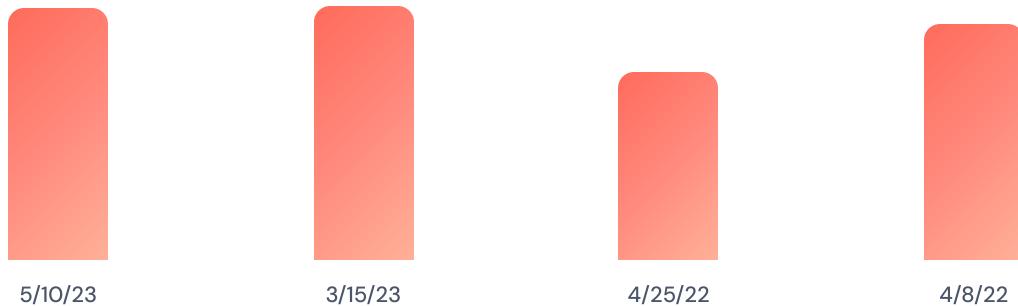
Tax Year

2024

Area Sales Analysis

Recent Sales Activity

LAST 12 MONTHS



| Metric | Subject | Low | Medium | High |
|-------------------|------------------|------------------|------------------|------------------|
| Distance | 0 | 0.24 | 0.54 | 0.58 |
| Living Area | 786 | 698 | 912 | 940 |
| Price/Sq.Ft. | \$469 | \$610 | \$696 | \$845 |
| Year Built | 1949 | 1910 | 1952 | 1953 |
| Bedrooms | 2 | 1 | 3 | 3 |
| Sale Price | \$369,000 | \$470,000 | \$610,750 | \$635,000 |

Sales Comparables



📍 1889 Bonita Ave, La Verne

| | | | |
|----------|---------|-----------|-------|
| Sold | 5/10/23 | Sq.Ft. | 940 |
| Bed/Bath | 2/1 | \$/Sq.Ft. | \$671 |



📍 1507 2nd St, La Verne

| | | | |
|----------|---------|-----------|-------|
| Sold | 3/15/23 | Sq.Ft. | 912 |
| Bed/Bath | 3/1 | \$/Sq.Ft. | \$696 |



📍 1845 Walnut St, La Verne

| | | | |
|----------|---------|-----------|-------|
| Sold | 4/25/22 | Sq.Ft. | 770 |
| Bed/Bath | 3/1 | \$/Sq.Ft. | \$610 |



📍 1848 1st St, La Verne

| | | | |
|----------|--------|-----------|-------|
| Sold | 4/8/22 | Sq.Ft. | 698 |
| Bed/Bath | 1/1 | \$/Sq.Ft. | \$845 |

Range of Sales

**04**

TOTAL COMPS

830

AVG. SQ.FT.

02

AVG. BEDS

01

AVG. BATHS

\$470k**\$635k**

The above statistics represent average property details for comparable homes sold within the last 12 months. The price range indicates the low and high sale prices for properties matching your home's characteristics.