

LA VERNE | CALIFORNIA

1960 EVERGREEN ST



EXCLUSIVE MARKETING PACKAGE



TABLE OF CONTENTS

03	EXECUTIVE SUMMARY
04	PROPERTY HIGHLIGHTS
05	PROPERTY PHOTOS
06	AERIAL MAP
07	PARCEL MAP
08	RENT ROLL & EXPENSES
09	FINANCIAL SUMMARY
10	COMMUNITY PROFILE
11	LOCAL MAP
12	AREA PERKS
13	CONTACT US

1960 Evergreen St | La Verne, Ca



KRIS GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021





1960 Evergreen St | La Verne, Ca

EXECUTIVE SUMMARY

Offered at \$1,595,000, this pride-of-ownership 4-unit multi-family investment in the desirable City of La Verne presents an opportunity to acquire a turn-key property with extensive recent capital improvements in one of the San Gabriel Valley's most established residential communities. The property features an attractive unit mix of (1) 3-Bed/2-Bath Unit and (3) 2-Bed/2-Bath Units, totaling 4,336 rentable sq. ft. on a 7,733 sq. ft. lot.

Recent improvements include a new main water line, new main sewer line, newer roof, copper plumbing, updated interiors, and new exterior paint, reducing future capital expenditure needs. Residents enjoy central air conditioning and heating, private patios and balconies, an on-site laundry facility, and covered carport parking with storage. Conveniently located near prestigious schools, restaurants, and retail shopping, this turn-key investment offers an exceptional opportunity in one of the San Gabriel Valley's most desirable communities.

\$1,595,000

PRICE

4 UNITS

UNITS

1965

YEAR BUILT

4,336 **SQFT**

7,733 **LOT SIZE**

LVPR15A*

ZONING

8375-002-022

APN

1960 Evergreen St | La Verne, Ca

PROPERTY HIGHLIGHTS

\$1,595,000: TURN-KEY CONDITION!

- Recent Improvements: New main water & sewer line, newer roof, copper plumbing, updated interiors and new exterior paint
- Unit Mix: (1) 3-bed/2-bath & (3) 2-bed/2-bath units
- 4,336 rental sq. ft. | 7,733 sq. ft. lot
- Tenants Enjoy: Central AC/heat, private patios & balconies, onsite laundry & onsite carport parking with storage
- Prime La Verne location near prestigious schools, restaurants & shopping



Turn-Key Asset/Pride of Ownership



Prime Location



Major Recent Improvements



On-site Laundry



On-site carport parking & storage

1960 Evergreen St | La Verne, Ca



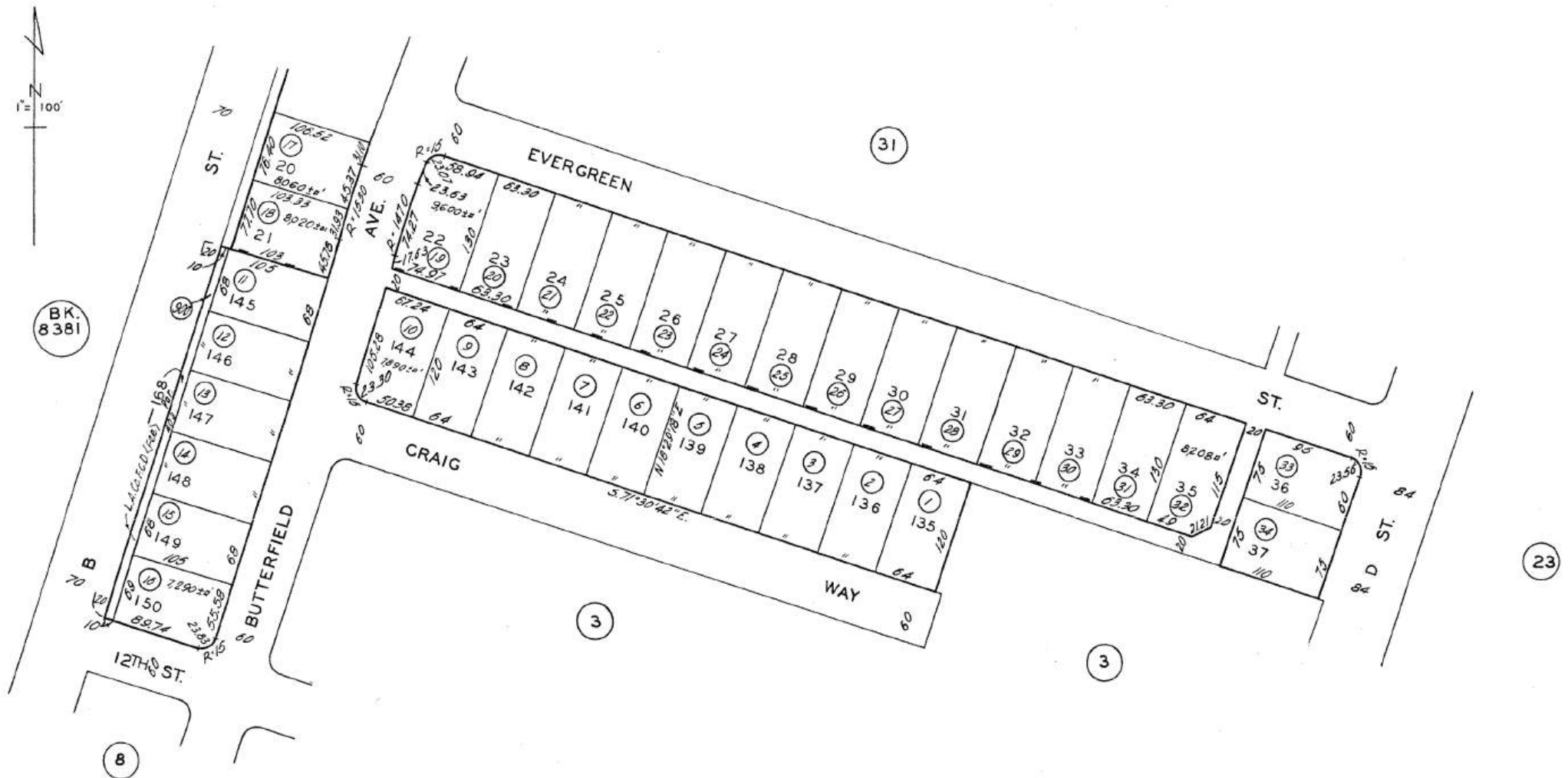
AERIAL MAP

1960 Evergreen St | La Verne, Ca



PARCEL MAP

1960 Evergreen St | La Verne, Ca



TRACT NO. 21635 M.B. 586-34-37

FINANCES

1960 Evergreen St | La Verne, Ca

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	3 + 2	\$2,840	\$3,195
2	2 + 2	\$2,285	\$2,495
3	2 + 2	\$2,050	\$2,495
4	2 + 2	\$2,050	\$2,495

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$18,078
New Insurance Quote	\$2,500
Utilities	\$7,089
Repairs & Maintenance	\$3,000
Reserves for Replacement	\$600
TOTAL EXPENSES	\$31,267

FINANCING

Loan Amount	\$1,116,500
Loan Type	30/10
Interest Rate	6.25%
Annual Debt Service	\$82,494

FINANCES

1960 Evergreen St | La Verne, Ca

ANNUALIZED OPERATING DATA

CURRENT

PROFORMA

Scheduled Gross Income		\$110,700		\$128,160
Laundry & Other Income		\$1,200		\$1,200
Total Scheduled Gross Income		\$111,900		\$129,360
Less: Vacancy Allowance	3%	\$3,357	3%	\$3,881
Effective Gross Income		\$108,543		\$125,479
Less: Expenses		\$31,267		\$31,267
Net Operating Income		\$77,276		\$94,212
Less: Debt Service		\$82,494		\$82,494

PRE-TAX CASH FLOW

-1.09%

-\$5,218

2.45% \$11,718

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
1	3 + 2	\$2,840 - \$2,840	\$2,840	\$3,195
3	2 + 2	\$2,050 - \$2,285	\$6,385	\$7,485

MONTHLY TOTALS

\$9,225

\$10,680

PROPERTY SUMMARY

PRICE \$1,595,000

Down Payment	\$478,500
Loan Amount	\$1,116,500
Number of Units	4 Units
Price/Unit	\$398,750
Price/SF	\$368
Cash on Cash %	-1.09%
Proforma COC	2.45%
Cap Rate	5.08%
Proforma Cap Rate	6.17%
GRM	14.25
Proforma GRM	12.33
Year Built	1965
Living Sq Ft	4,336
Lot Size Sq Ft	7,733



1960 Evergreen St | La Verne, Ca

	\$103,761 MEDIAN HOUSEHOLD INCOME	45.4 MEDIAN AGE	32.8 Minute AVERAGE COMMUTE	\$817,000 MEDIAN HOME VALUE

COMMUNITY PROFILE

Nestled at the base of the San Gabriel Mountains, La Verne is one of the San Gabriel Valley's most established residential communities, known for its tree-lined neighborhoods, historic downtown, and strong educational presence. Residents enjoy convenient access to the University of La Verne, Metro A Line service, regional parks, shopping, dining, and major transportation corridors including the I-210 and SR-57. The city's combination of suburban character, higher education, and regional connectivity continues to support long-term housing demand.

Rent Control: No local rent control ordinance; California statewide regulations may apply depending on property eligibility.

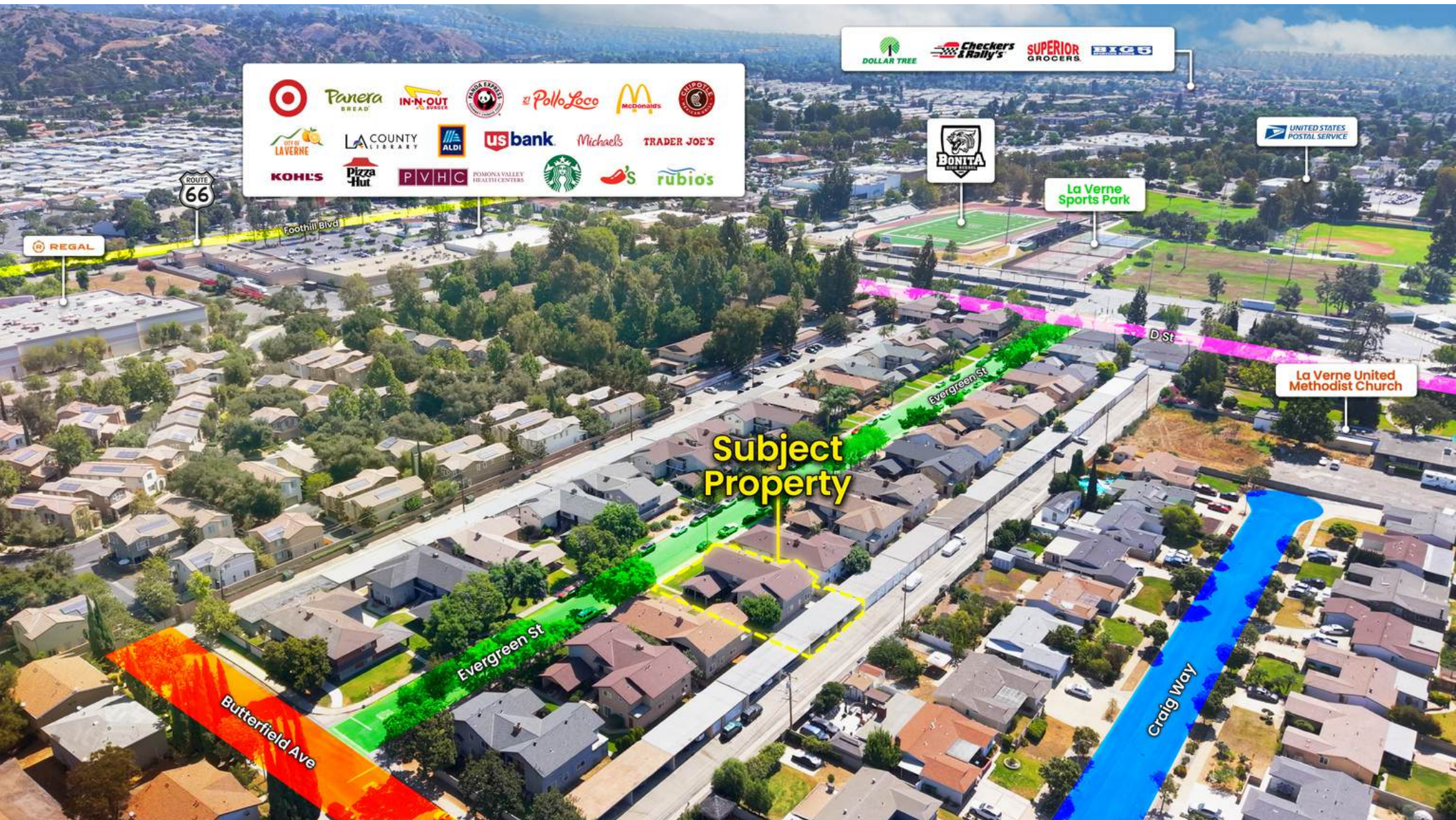
FUNDAMENTALS

- Local A+ grade given to city's public schools
- City has A grade for families
- Small city feeling within driving distance to major metro areas
- Metro A Line service provides convenient regional access



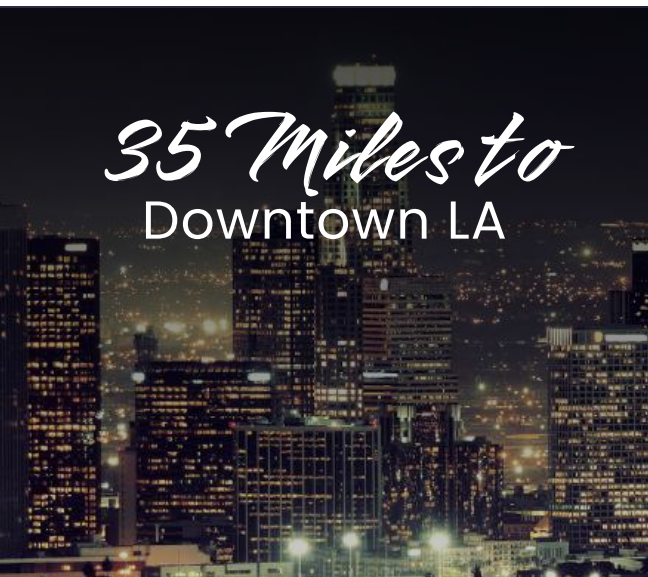
LOCAL MAP

1960 Evergreen St | La Verne, Ca



AREA PERKS

1960 Evergreen St | La Verne, Ca



CONTACT US

1960 Evergreen St | La Verne, Ca



KRISTOPHER GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021

19

Years of
Experience

400+

Number of total
transactions closed

\$600M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

TheApartmentDealer.com

Follow us @theapartmentdealer



YouTube