



# 2524 Price Dr

LA VERNE

Offer Memorandum

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# INVESTMENT OVERVIEW

## 2524 PRICE DR, LA VERNE, CA 91750

2524 Price Dr presents investors with the opportunity to acquire a fully occupied three-unit multifamily asset in La Verne, one of the San Gabriel Valley's desirable foothill communities. The property consists of approximately 3,756 square feet of building area on a 6,768-square-foot lot and includes dedicated two-car garage parking for each unit. All three units are month-to-month tenancy. Close proximity to the 210, 57, and 10 freeways. Walkable access to nearby retail, including Target, Trader Joe's, and restaurants.

### PROPERTY HIGHLIGHTS:

- Purchase Price \$1,298,000
- 3-Unit Multifamily
- 100% Occupied
- Unit Mix: 1 x 3BD/2BA; 2 x 2BD/2BA
- ±3,756 SF Building
- ±6,768 SF Lot
- APN: 8370-039-003
- Year Built 1964
- In-Unit W/D in Each Unit
- Partial roof replacement (2 years ago)
- Dedicated 2-Car Garage for each unit





## PROPERTY FEATURES & TENANT APPEAL

- **Unit Features**

- One (1) 3 BD / 2 BA unit - ±1,350 SF
- Two (2) 2 BD / 2BA units - ±1,203 SF
- In-unit W/D
- Updated water heaters and wall heaters
- Prior unit updates include kitchen countertops, sinks, appliances, and select bathroom improvements
- In-wall A/C units
- Ceiling fans

- **Property Features**

- Dedicated detached 2-car garage for each unit
- Two downstairs units; one upstairs unit
- Shared courtyard/common area
- Partial upper-story roof replacement completed approx. 2 years ago
- 100% occupied; all tenants currently month-to-month

# EXTERIOR & SITE OVERVIEW

2524 Price Dr is configured as a three-unit multifamily property with two downstairs units, one upstairs unit, a shared courtyard/common area, and a detached garage structure. Each unit benefits from its own dedicated 2-car garage, providing a strong tenant amenity and supporting long-term rental demand

## Site Details:

- 3-unit multifamily property
- Two downstairs units; one upstairs unit
- Detached garage structure
- Dedicated 2-car garage per unit
- Six total garage parking spaces
- Ample street parking
- ADU opportunity



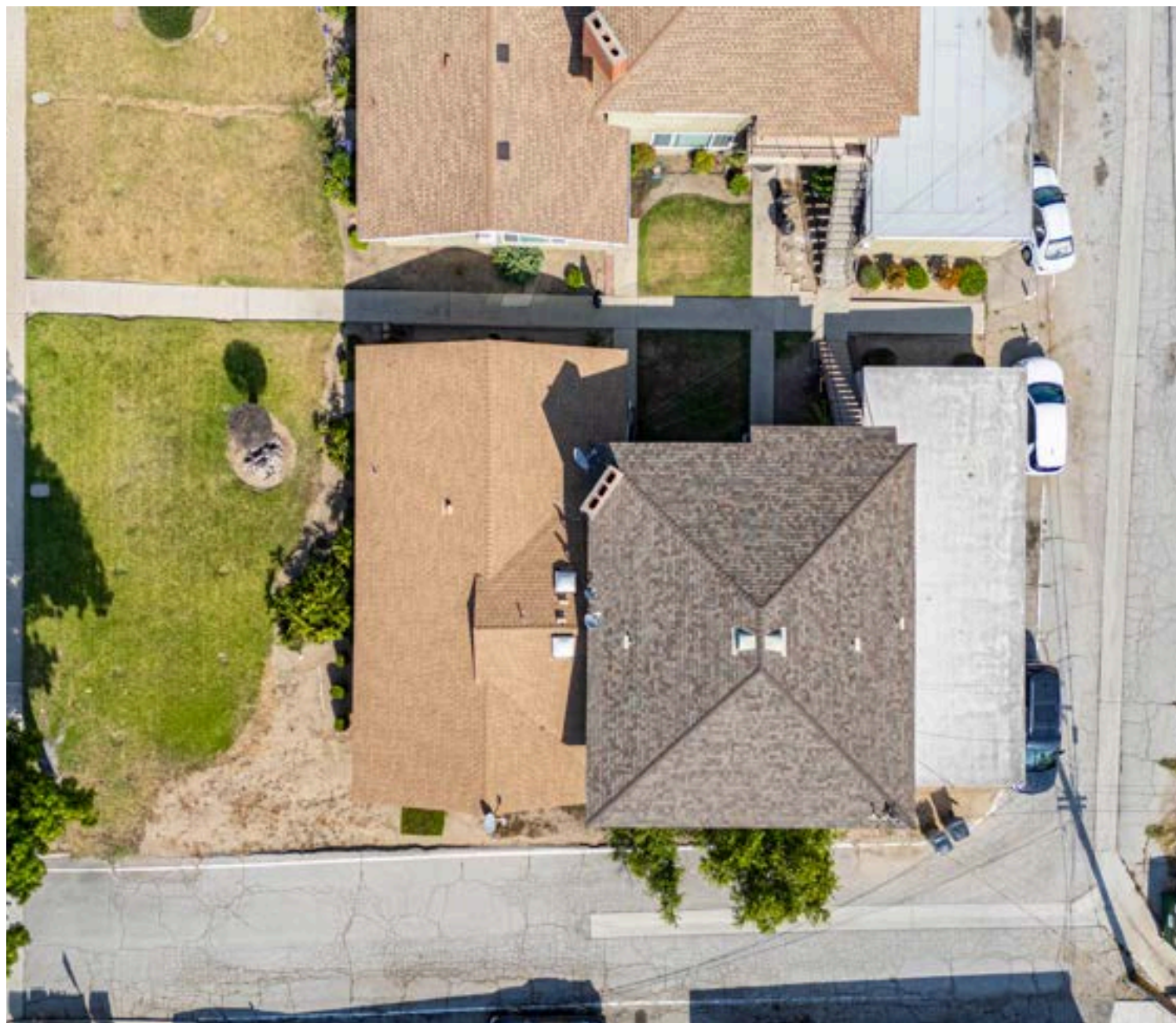
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# PHOTO GALLERY



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# PHOTO GALLERY



# THE LOCATION

Well-positioned near La Verne's key retail, education, recreation, and transportation amenities. The property is approximately one mile from the University of La Verne and within walking distance of Bonita High School, La Verne Sports Park, Trader Joe's, Target, and nearby restaurants.

## Nearby Amenities

- University of La Verne - ± 1 mile
- Bonita High School - walking distance
- La Verne Sports Park - walking distance
- Trader Joe's - walking distance
- Target - walking distance
- Claremont Colleges - ± 10-minute drive
- Pomona Valley Hospital - ± 8-minute drive
- Ontario International Airport - ± 20-minute drive
- 210, 10, and 57 freeways - nearby access



# RENT ROLL & TENANCY SNAPSHOT

2525 Price Dr is 100% occupied, with all tenants on month-to-month leases. Two units are occupied by housing voucher tenants, and one unit is occupied by a non-voucher tenant.

Metric	Current	Pro Forma
Monthly Gross Rent	\$6,400	\$7,550
Annual Gross Rent	\$76,800	\$90,600
Avg. Monthly Rent / Unit	\$2,133	\$2,517
Avg. Rent / SF	\$1.70	\$2.01

Unit	Type	SF	Current Rent	Pro Forma Rent	Tenancy
Unit 1	3BD / 2BA	±1,350	\$2,400	\$2,750	Housing Voucher
Unit 2	2BD / 2BA	±1,203	\$2,000	\$2,400	Housing Voucher
Unit 3	2BD / 2BA	±1,203	\$2,000	\$2,400	Non-Voucher

**Potential Rent Upside:**  
**\$1,150/mo. | \$13,800/yr | ±18.0%**

Utility Note: Electricity is separately metered and tenant-paid. Water/sewer and trash are landlord-paid.

Rent Regulation / Voucher Note: Pro forma rents are below published LACDA 2025 payment standards for Zip code 91750. Property may be subject to AB 1482; buyer to verify applicability, allowable increases, voucher terms, leases, and rent restrictions

Note: Rent roll, tenancy, utility responsibilities, and proforma rent assumptions to be confirmed by Seller. Buyer to independently verify all income, expenses, leases, utility obligations, and property information.

# FINANCIAL SUMMARY

## Investment Metrics

Metric	Current	Pro Forma
Gross Scheduled Rent	\$76,800	\$90,600
Estimated Operating Exp (insurance, taxes, trash) (water/sewer, and gardener)	\$23,685	\$23,685
Net Operating Income	\$53,570	\$67,370
Cap Rate	4.09%	5.16%
GRM	16.90	14.33

## Valuation Metrics

Metric	Amount
Asking Price	\$1,298,000
Price / Unit	±\$432,667
Price / SF	±\$345.58

The following financial summary is based on the current rent roll, pro forma rent assumptions, seller-provided operating expenses, and asking price of \$1,298,000. Buyer to independently verify all income, expenses, leases, utility obligations, tax assessments, rent increases, LACDA approval process, HAP contract terms, all applicable rent restrictions, insurances, and property information.

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## DISCLAIMER & BUYER VERIFICATION

Information contained in this Offering Memorandum has been obtained from sources believed reliable, including Seller-provided information and public records; however, neither Seller nor BR Real Estate makes any representation or warranty as to its accuracy or completeness.

Buyer shall independently verify all property information, including square footage, lot size, zoning, unit mix, rents, expenses, leases, utility obligations, tax estimates, rent restrictions, voucher/payment standards, financial assumptions, physical condition, and any other matters affecting the Property.

Any pro forma rents, expense estimates, cap rates, GRM calculations, or projections are for discussion purposes only and are not guarantees of current or future performance. Buyer should consult with its own legal, tax, financial, lending, insurance, and inspection professionals.

Property is offered subject to prior sale, price change, withdrawal, or rejection of any offer without notice. Please do not disturb tenants. All tours and access must be coordinated through the listing broker.

**For Offering Details & Property Tours:**

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