

\$1,789,000 - 2530 Magnolia Avenue, La Verne

MLS® #CV25036100

\$1,789,000

8 Bedroom, 8.00 Bathroom, 3,607 sqft

Residential on 0 Acres

N/A, La Verne,

Great Investment Opportunity in La Verne , the return CAP rate is over 5%, The newly built property offers 8 bedrooms, 8.5 bathrooms, and is divided into three separate units. One unit is 3 beds, 3 baths , monthly rent is \$3200, One unit is 2 beds and 2 baths , monthly rent is \$2500, One unit is 3 beds and 3.5 baths, market monthly rent is about \$4300, total monthly rent is about \$10,000.00, very low property Tax with NO HOA fee. It is great location with privacy Corner Lot, minutes walk to Park, close to an award-winning elementary school and Bonita Unified high School ,baseball fields, the University of La Verne, and the charming downtown area. There are many parking spaces besides 2 car garage , at least for 8 cars. There's also an extra-long driveway perfect for RV parking. The newly upgraded fence and courtyard feature concrete pavers and artificial turf with less maintenance. A few blocks away from Hillcrest Retirement Community offering club house, indoor swimming pool and more at very low cost.

It is your DREAM HOUSE WITH GREAT INCOME!!!



Built in 1948

Essential Information

MLS® # CV25036100

Price \$1,789,000

Bedrooms	8
Bathrooms	8.00
Full Baths	8
Square Footage	3,607
Acres	0.29
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Fenping Wang
Listing Office	Vantage Capital Inc.

Community Information

Address	2530 Magnolia Avenue
Area	684 - La Verne
Subdivision	N/A
City	La Verne
County	Los Angeles
Zip Code	91750

Amenities

Parking Spaces	2
# of Garages	2
View	Courtyard
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior Features	All Bedrooms Down
Heating	Electric
Cooling	Wall/Window Unit(s), Electric
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Bonita Unified
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Additional Information

Date Listed February 18th, 2025
Days on Market 12
Zoning LVPR45D*
Short Sale N
RE / Bank Owned N

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