



INGLEWOOD, CA

604 EVERGREEN STREET

Multifamily Investment Services

Built in 1963, 604 Evergreen Street was approximately 59% under market rent for its 11 units and one non-conforming unit. With under-market rents and a prime location in Inglewood, 604 Evergreen Street was poised to achieve premium pricing.

Two challenges arose as Transwestern prepared to take the property to market – the Los Angeles County Stay-at-Home order in March of 2020 and Proposition 21, a looming rent-control legislation issue facing voters in November of 2020 that could affect property income for owners and investors.

Transwestern’s John Swartz, Josh Kaplan and Troy Lucero reached out to every buyer and broker in their network who had been active in the greater Inglewood submarket, and their comprehensive, targeted marketing approach resulted in multiple offers for the property and a closing price that was higher than other brokerage firms had estimated the property was worth as well as an extremely satisfied client.

“As an out-of-state owner, I never met them in person, but I chose John and his team because of their passion, persistence, dedication, and honesty in getting me the highest price possible for my property.”