

Cross Property Customer 1 Line

Listing ID	S	St#	St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	Grg Spcs	Date	DOM/CDOM
1	WS20257767	S	801 Campus AVE	REDL	268	STD	2	\$38,400		\$567,000 ↓	\$302.08	1877	1955/ASR	10,368/0.238	1	01/08/21	3/3
2	JT20231797	S	6455 Linda Lee DR	YCCV	DC552	STD	2	\$19,200		\$233,000 ↑	\$140.53	1658	1981/ASR	9,900/0.2273	2	01/07/21	16/16
3	JT20207731	S	6358 Indio AVE	YCCV	DC552	STD	2	\$24,000		\$239,900 ↓	\$153.78	1560	1980/ASR	7,800/0.1791	2	01/05/21	7/7
4	JT20151948	S	61809 Valley View Circle	JT	DC612	STD	2	\$20,400		\$290,000 ↓	\$185.19	1566	2013/SLR	12,348/0.2835	2	01/05/21	55/55
5	OC20208535	S	1031 N Mountain View AVE	SB	274	STD	3	\$29,800		\$369,000	\$239.77	1539	1979/ASR	6,000/0.1377	0	01/08/21	39/39
6	DW20246235	S	16594 Orange WAY	FONT	264	STD	4	\$4,350		\$808,000 ↑	\$244.85	3300	1974/PUB	16,560/0.3802	8	01/05/21	28/28
7	SR20167811	S	6985 Perris Hill RD	SB	274	STD	4	\$48,000		\$420,000 ↓	\$525.00	800	1926/ASR	16,000/0.3673	0	01/04/21	2/2
8	AR20186192	S	8755 Calaveras AVE	RCUC	688	STD	4	\$48,000		\$743,000 ↓	\$392.71	1892	1952/ASR	9,978/0.2291	0	01/06/21	65/65
9	EV20195637	S	2526 W 2nd AVE	SB	274	STD	5	\$5,100		\$460,000 ↓	\$96.84	4750	1935/ASR	21,120/0.4848	0	01/05/21	81/81
10	523124	S	13521 Navajo RD	APPV		STD	8	\$0		\$840,000 ↓	\$124.17	6765	0	6,765/0.16	4	01/04/21	147/147

Closed •

List / Sold: **\$575,000/\$567,000** ↓

801 Campus Ave • Redlands 92374

3 days on the market

2 units • **\$287,500/unit** • **1,877 sqft** • **10,368 sqft lot** • **\$302.08/sqft** •

Listing ID: WS20257767

Built in 1955

Campus Ave. and Church St.



Your investment opportunity is here! Great upside potential as well! Two houses on one lot! 801 Campus Ave. and 805 Campus Ave. are great option to live in one home and rent out the other. Located just 3 blocks from the University of Redlands. Main house offers 3 bedrooms and 2 baths that has been tastefully remodeled with a new kitchen, tile flooring throughout, new windows and updated bathrooms. All bedrooms are spacious with ample closet space. Master has an attached 3/4 bath. Separate laundry room/mud room just off the kitchen with washer dryer hookups and a door to the backyard. The open concept kitchen and living area is perfectly set up for indoor/outdoor entertaining. The kitchen has beautiful off white kitchen cabinets, quartz countertops and stainless steel appliances. Second detached house offers 1 bedroom and 1 bath is a semi-remodeled with its own laundry, private yard, and attached carport. Both homes will be sold furnished with stove, washer, and dryer included. Both homes have had the plumbing replaced with PEX. Tenant pays all utilities except for water and trash.

Facts & Features

- Sold On 01/08/2021
- Original List Price of \$575,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Laundry: Inside, Washer Hookup
- \$38400 Gross Scheduled Income
- \$28091.5 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Lot 10000-19999 Sqft, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,309
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,050
- Cable TV: 01996796
- Gardener:
- Licenses:
- Insurance: \$1,021
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,050
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,000	\$2,000	\$2,300
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 268 - Redlands area
- San Bernardino County
- Parcel # 0170011010000

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

List / Sold: **\$225,000/\$233,000** ↑

6455 Linda Lee Dr • Yucca Valley 92284

16 days on the market

2 units • **\$112,500/unit** • **1,658 sqft** • **9,900 sqft lot** • **\$140.53/sqft** • **Built in 1981**

Listing ID: JT20231797

From the HWY take Linda Lee north. 2nd duplex on right.



Nice duplex conveniently located close to shopping and eating on the east end of town. This property had a new roof installed approx 4 years ago along with new HVAC units (wall heaters and evap coolers removed) and new garage roll-up doors. Unit A had a new water heater installed approx 6 months ago. Windows are dual pane. Laundry for each unit is located in each garage. Sewer has been connected. Have you thought about living in one unit and renting out the other using your FHA or VA loan?

Facts & Features

- Sold On 01/07/2021
- Original List Price of \$225,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$19200 Gross Scheduled Income
- \$14413 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Water Heater, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s), Formica Counters

Exterior

- Lot Features: Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,787
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01517134
- Gardener:
- Licenses:
- Insurance: \$1,013
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$660
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$700	\$700	\$900
2:	1	2	1	1	Unfurnished	\$0	\$0	\$900

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet:
- Dishwasher: 2
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 1
- Wall AC:

- Disposal: 2

Additional Information

- Standard sale
- DC552 - Paradise Area area
- San Bernardino County
- Parcel # 0601123170000

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: JT20231797

Printed: 01/11/2021 6:48:37 AM

Closed • Duplex

List / Sold: **\$239,900/\$239,900** ↓

6358 Indio Ave • Yucca Valley 92284

7 days on the market

2 units • \$119,950/unit • 1,560 sqft • 7,800 sqft lot • \$153.78/sqft •
Built in 1980

Listing ID: JT20207731

Hwy 62 to Indio Ave., north to property.



BIG CAP POTENTIAL! Call for details. BEAUTIFUL INVESTMENT PROPERTY IN YUCCA VALLEY! Beautifully rehabbed duplex property with units that are model match to each other. Each unit has NEW Roof, NEW Kitchen with white Shaker cabinets and elegant granite counter tops. NEW Stainless Steel appliances, NEW refrigerators, NEW shower with stainless clear slider door, NEW modern bath cabinets with stainless accents. 2 bedrooms with NEW carpet, NEW ceiling fans, and NEW windows throughout. NEW custom paint with 4.5 in baseboards, NEW interior doors and casings. Each unit with it's own single car garage, individual laundry hook ups, and automatic garage door opener and natural gas. Both unites have energy saving swamp cooler, property already hooked up to sewer, and lot is surrounded by security gate. Subject to cancellation of current escrow.

Facts & Features

- Sold On 01/05/2021
- Original List Price of \$259,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Central, Natural Gas
- Laundry: Gas Dryer Hookup, In Garage
- \$24000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Built-In Range, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Chain Link
- Sewer: Sewer Assessments

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01517134
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$975	\$975	\$0
2:	1	2	1	1	Unfurnished	\$975	\$975	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- DC552 - Paradise Area area
- San Bernardino County
- Parcel # 0601162060000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Closed • Duplex

List / Sold: **\$305,000/\$290,000** ↓

61809 Valley View Circle • Joshua Tree 92252

55 days on the market

2 units • \$152,500/unit • 1,566 sqft • 12,348 sqft lot • \$185.19/sqft •
Built in 2013

Listing ID: JT20151948

Head North on Hwy 62 make a right on Park blvd. Building is located on the left o hand side



Thriving duplex in the heart of Joshua Tree CA. With 2 bedrooms 2 bath in each unit, with their own garage and laundry and a fenced in back yard, makes it easy to rent and maintain a steady income. Conveniently located within walking distance to downtown Joshua Tree. Less then a 10 min drive to the Joshua Tree National Park. Keep renting out for maximum income or rent one side and live in the other for a great way to get a portion of your mortgage paid by someone else. Serious inquiries only. Call now to schedule a showing!

Facts & Features

- Sold On 01/05/2021
- Original List Price of \$315,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Laundry: In Garage
- \$20400 Gross Scheduled Income
- \$15636 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile

Exterior

- Lot Features: 0-1 Unit/Acre, Desert Front
- Fencing: Chain Link
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$4,764
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$672
- Cable TV: 01904376
- Gardener:
- Licenses:
- Insurance: \$756
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$780
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$800	\$800	\$195,450
2:	1	2	2	1	Unfurnished	\$900	\$900	\$195,450

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- DC612 - Joshua Tree Village area
- San Bernardino County
- Parcel # 0603071010000

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: JT20151948

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Closed •

List / Sold: **\$369,000/\$369,000**

1031 N Mountain View Ave • San Bernardino 92410

39 days on the market

3 units • \$123,000/unit • 1,539 sqft • 6,000 sqft lot • \$239.77/sqft • Built in 1979

Listing ID: OC20208535

Base line to Mountain view



Great Location, Gated building, long time tenants. Seller has just added cabinets in Carports for extra storage. Each unit has it's own Laundry area. Large lot- more room to park cars or, make a little play area. Upside Potential for the right Investor. Currently there is Storage Container to help Tenants store things. Each unit has Wall A/C and Heater. Tenants pay for Gas and Electric. Owner pays for Water-Sewer and Trash.

Facts & Features

- Sold On 01/08/2021
- Original List Price of \$369,000
- 1 Buildings
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Washer Hookup
- \$29800 Gross Scheduled Income
- \$27528 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Entry
- Appliances: Free-Standing Range, Gas Range

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,232
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,020
- Cable TV: 01356147
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,210
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$975	\$975	\$975
2:	1	1	1	0	Unfurnished	\$715	\$715	\$715
3:	1	1	1	0	Unfurnished	\$800	\$800	\$800

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0140104230000

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: OC20208535

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Closed •

List / Sold: **\$799,000/\$808,000** ↑

16594 Orange Way • Fontana 92335

28 days on the market

4 units • \$199,750/unit • 3,300 sqft • 16,560 sqft lot • \$244.85/sqft • Built in 1974

Listing ID: DW20246235

Between Cypress/Juniper Ave



This is Quadruplex. 4 Residential Units you can either live in one or rent them all for income. The Footage Lot is 16,560 Square Feet!!!! With 3,300 SQFT of living Space. Each Unit has 3 bedrooms & 1 Bath with 2 car garage, and airy floor plan. 12 Total Bedrooms for all the units. Laminate Flooring throughout the units. The Kitchens come with beautiful cabinetry and counters tops. Tile throughout all the bathrooms. There are Water heaters, Central AC. Detached 2 Car Garage with long drive way and Fencing in the back! Separate laundry rooms in the complex. Come see this beautiful property! It will go fast!

Facts & Features

- Sold On 01/05/2021
- Original List Price of \$799,000
- 1 Buildings
- 12 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room, Outside
- \$4350 Gross Scheduled Income
- \$4150 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom
- Floor: Laminate
- Appliances: Water Line to Refrigerator
- Other Interior Features: Laminate Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Flag Lot, Rectangular Lot
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01855211
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$900	\$900	\$1,500
2:	1	3	1	2	Unfurnished	\$900	\$900	\$1,500
3:	1	3	1	2	Unfurnished	\$750	\$900	\$1,500
4:	1	3	1	2	Unfurnished	\$900	\$900	\$1,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 264 - Fontana area
- San Bernardino County
- Parcel # 0191241580000

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: DW20246235

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Closed •

List / Sold: **\$499,999/\$420,000** ↓

6985 Perris Hill Rd • San Bernardino 92404

2 days on the market

4 units • **\$125,000/unit** • **800 sqft** • **16,000 sqft lot** • **\$525.00/sqft** •
Built in 1926

Listing ID: SR20167811

Cross Streets: Pacific street and Baseline st



GREAT OPPRTUNITY for INVESTORS or Developers !!! If you are looking to make some extra monthly income you have come to a right place. This is a four unit on 16,000/sq.ft. Consist of a front house which is 2 Bd/1 Ba and 3 separated studios with their own entrances. Each unit has their own designated parking space with private patio loocated in a quiet area of San Bernardino. Close to shopping, school and public transportation. This property is zoned for multiple units and there are plenty of future opportunities. LOT is zoned for multiple units and there are countless ideas.

Facts & Features

- Sold On 01/04/2021
- Original List Price of \$499,999
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks
- Laundry: In Kitchen
- \$48000 Gross Scheduled Income
- \$37404 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,498
- Electric: \$150.00
- Gas: \$80
- Furniture Replacement:
- Trash: \$84
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$1,150
2:	3	0	1	0	Unfurnished	\$2,850	\$2,850	\$2,850

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0273103060000

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SR20167811

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Closed • **Quadruplex**

List / Sold: **\$768,000/\$743,000** ↓

8755 Calaveras Ave • Rancho Cucamonga 91730

65 days on the market

4 units • **\$192,000/unit** • **1,892 sqft** • **9,978 sqft lot** • **\$392.71/sqft** •
Built in 1952

Listing ID: AR20186192

North of the 10 Freeway



Great income property! This rare 4-unit rental is located on a cul-de-sac street in Rancho Cucamonga and each unit has its own front patio, privately fenced back yard, and washer and dryer connections. All units have updated kitchens with wood cabinets and granite counter tops. All units have all tile flooring throughout the Bedroom, Bathroom, Kitchen, Living room and dining area. The exterior of the building has been recently painted. Submit your offer today!

Facts & Features

- Sold On 01/06/2021
- Original List Price of \$768,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Natural Gas
- Laundry: Gas Dryer Hookup
- \$48000 Gross Scheduled Income
- \$43884 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen
- Floor: Tile
- Appliances: Gas Range, Range Hood, Water Heater
- Other Interior Features: Tile Counters

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$7,298
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,036
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$720
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,544
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$955	\$955	\$1,300
2:	1	1	1	0	Unfurnished	\$955	\$955	\$1,300
3:	1	1	1	0	Unfurnished	\$955	\$955	\$1,300
4:	1	1	1	0	Unfurnished	\$955	\$955	\$1,300

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator:
- Wall AC: 4

- Disposal:

Additional Information

- Standard sale
- 688 - Rancho Cucamonga area
- San Bernardino County
- Parcel # 0207242050000

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: AR20186192

Printed: 01/11/2021 6:48:37 AM

Closed • **Single Family Residence**

List / Sold: **\$474,900/\$460,000** ↓

2526 W 2nd Ave • San Bernardino 92407

81 days on the market

5 units • **\$94,980/unit** • **4,750 sqft** • **21,120 sqft lot** • **\$96.84/sqft** •
Built in 1935

Listing ID: EV20195637

[Google Map](#)



Absolutely amazing opportunity to own this 5 unit property . The Front Unit is a large 4bed. 2bath Home with roughly 1700 SQFT. The rear units consist of 2 Homes 3Bed . 2Bath with 1100 and 1300 SQFT approximate, and 2 additional Studios. All of these sits on almost 1/2 acre of land. Rents are low for the area so there is opportunity for increase in income. Great for investor looking for rental income. Buyers to do their own Due Diligence. These property is tenants occupied , collecting over \$5K in rental income ,there is not for sale sign. Please do not disturb tenants under any circumstances. Please call listing agent for additional information. Al offers subject to inspection of units. Front unit is permitted , the rest 4 units are unpermitted.

Facts & Features

- Sold On 01/05/2021
- Original List Price of \$589,900
- 5 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Evaporative Cooling
- Laundry: Individual Room
- \$5100 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 21-25 Units/Acre
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01814504
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$1,500	\$1,500	\$1,700
2:	1	3	2	0	Unfurnished	\$1,300	\$1,300	\$1,400
3:	1	3	2	0	Unfurnished	\$1,250	\$1,250	\$1,400
4:	1	1	1	0	Unfurnished	\$550	\$550	\$700
5:	1	1	1	0	Unfurnished	\$500	\$500	\$700

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0262091520000

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: EV20195637

Printed: 01/11/2021 6:48:37 AM

Closed •

List / Sold: **\$850,000/\$840,000** ↓

13521 Navajo Rd • Apple Valley 92308

147 days on the market

8 units • \$106,250/unit • 6,765 sqft • 6,765 sqft lot • \$124.17/sqft • Built in 0

Listing ID: 523124

Cross Street: Highway 18.



8 Unit Multi-Family Apartment Complex located on Navajo Rd in Apple Valley, CA. Desert and mountain views of Apple Valley surrounded by quiet desert hiking as well as direct access to Highway 18. Private yards, detached carports, inside laundry hookups, and swamp coolers inside make for comfortable living. Connected to sewer. Within Apple Valley Unified School District. Complex is two miles from the Apple Valley Commons Shopping Center, with popular stores such as Super Target, Starbucks, Dollar Tree, UPS Store & Ross Dress for Less. Plenty of dining options include Round Table Pizza, Denny's, Viva Maria Mexican Restaurant, as well as fast food options including McDonald's, Carl's Jr, Jack in the Box, Del Taco, Taco Bell and Panda Express. Complex is within walking distance of James. A Woody Community Center. Association Amenities: None Lot Location Type: Standard LocationPAVE Model 14 # of Full Baths: 0 Model 15 # of Full Baths: 0 Model 1 # 1/2 Baths: 0 Model 2 # 1/2 Baths: 0 Model 3 # 1/2 Baths: 0 Model 4 # 1/2 Baths: 0 Model 5 # 1/2 Baths: 0 Model 6 # 1/2 Baths: 0 Model 7 # 1/2 Baths: 0 Model 8 # 1/2 Baths: 0 Model 9 # 1/2 Baths: 0 Model 10 # 1/2 Baths: 0 Model 11 # 1/2 Baths: 0 Model 12 # 1/2 Baths: 0 Model 13 # 1/2 Baths: 0 Model 14 # 1/2 Baths: 0 Model 15 # 1/2 Baths: 0 Model 14 Bedrooms: 0 Model 15 Bedrooms: 0 Model 14 # Of Units: 0 Model 14 # Of Units: 0 Model 1 # 1/4 Baths: 0 Model 2 # 1/4 Baths: 0 Model 3 # 1/4 Baths: 0 Model 4 # 1/4 Baths: 0 Model 5 # 1/4 Baths: 0 Model 6 # 1/4 Baths: 0 Model 7 # 1/4 Baths: 0 Model 8 # 1/4 Baths: 0 Model 9 # 1/4 Baths: 0 Model 10 # 1/4 Baths: 0 Model 11 # 1/4 Baths: 0 Model 12 # 1/4 Baths: 0 Model 13 # 1/4 Baths: 0 Model 14 # 1/4 Baths: 0 Model 15 # 1/4 Baths: 0 Model 14 Rent: 0.00 Model 15 Rent: 0.00 Model 1 SQFT: 0 Model 2 SQFT: 0 Model 3 SQFT: 0 Model 4 SQFT: 0 Model 5 SQFT: 0 Model 6 SQFT: 0 Model 7 SQFT: 0 Model 8 SQFT: 0 Model 9 SQFT: 0 Model 10 SQFT: 0 Model 11 SQFT: 0 Model 12 SQFT: 0 Model 13 SQFT: 0 Model 14 SQFT: 0 Model 15 SQFT: 0 Model 1 # 3/4 Baths: 0 Model 2 # 3/4 Baths: 0 Model 3 # 3/4 Baths: 0 Model 4 # 3/4 Baths: 0 Model 5 # 3/4 Baths: 0 Model 6 # 3/4 Baths: 0 Model 7 # 3/4 Baths: 0 Model 8 # 3/4 Baths: 0 Model 9 # 3/4 Baths: 0 Model 10 # 3/4 Baths: 0 Model 11 # 3/4 Baths: 0 Model 12 # 3/4 Baths: 0 Model 13 # 3/4 Baths: 0 Model 14 # 3/4 Baths: 0 Model 15 # 3/4 Baths: 0 Furnishings: None Patio: NOPublic Sewer Special Features: None

Facts & Features

- Sold On 01/04/2021
- Original List Price of \$850,000
- 3 Buildings
- 12 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Natural Gas
- Laundry: Inside

Interior

- Floor: See Remarks
- Appliances: Range

Exterior

- Lot Features: Paved
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01434356
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	0				\$0	
2:	4	1	0				\$0	
3:	0	0	0				\$0	
4:	0	0	0				\$0	
5:	0	0	0				\$0	
6:	0	0	0				\$0	
7:	0	0	0				\$0	
8:	0	0	0				\$0	
9:	0	0	0				\$0	
10:	0	0	0				\$0	
11:	0	0	0				\$0	
12:	0	0	0				\$0	
13:	0	0	0				\$0	

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
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- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

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- San Bernardino County
- Parcel # 308734127

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