

### 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 | <a href="#">IV20264584</a> | S | 7380 <a href="#">Juniper AVE</a>     | FONT | 264  | STD | 2     | \$0       |     | \$390,000    | \$195.00 | 2000 | 1936/ASR | 8,018/0.1841  | 0        | 05/11/21 | <a href="#">57/57</a> |
| 2 | <a href="#">IV20247882</a> | S | 16593 <a href="#">Paine ST</a>       | FONT | 264  | STD | 2     | \$21,000  |     | \$435,000    | \$281.01 | 1548 | 1954/ASR | 6,437/0.1478  | 2        | 05/10/21 | <a href="#">38/38</a> |
| 3 | <a href="#">TR21070483</a> | S | 13116 <a href="#">4th ST</a>         | CH   | 681  | STD | 2     | \$37,200  |     | \$730,000    | \$266.62 | 2738 | 2003/ASR | 6,816/0.1565  | 4        | 05/12/21 | <a href="#">2/2</a>   |
| 4 | <a href="#">21722158</a>   | S | 10374 <a href="#">Marion AVE</a>     | MCLR | 685  | STD | 2     |           |     | \$940,000                                                                                       | \$293.75 | 3200 | 2017     | 8,050/0.18    |          | 05/10/21 | <a href="#">0/152</a> |
| 5 | <a href="#">CV21040696</a> | S | 616 <a href="#">HOLT BLVD</a>        | ONT  | 686  | STD | 2     | \$40,800  |     | \$425,000    | \$292.30 | 1454 | 1916/ASR | 5,053/0.116   | 1        | 05/11/21 | <a href="#">21/21</a> |
| 6 | <a href="#">EV21063957</a> | S | 11278 <a href="#">San Mateo DR</a>   | LOML | 267  | STD | 4     | \$100,800 | 6   | \$900,000    | \$232.26 | 3875 | 1950/ASR | 11,000/0.2525 | 2        | 05/13/21 | <a href="#">3/3</a>   |
| 7 | <a href="#">CV20245657</a> | S | 1033 <a href="#">Springfield ST</a>  | UPL  | 690  | STD | 4     | \$73,800  |     | \$1,105,000  | \$274.33 | 4028 | 1965/PUB | 8,060/0.185   | 1        | 05/14/21 | <a href="#">81/81</a> |
| 8 | <a href="#">CV21030405</a> | S | 13401 <a href="#">Navajo RD #1-4</a> | APPV | APPV | STD | 4     | \$50,040  |     | \$525,000                                                                                       | \$146.00 | 3596 | 1979/ASR | 29,978/0.6882 | 0        | 05/11/21 | <a href="#">20/20</a> |

**Closed** • Duplex

List / Sold: **\$410,000/\$390,000** ↓

**7380 Juniper Ave** • Fontana 92336

**57 days on the market**

**2 units** • **\$205,000/unit** • **2,000 sqft** • **8,018 sqft lot** • **\$195.00/sqft** •

**Listing ID: IV20264584**

**Built in 1936**

**Just south Baseline**



GREAT OPPORTUNITY TO LIVE IN ONE AND RENT THE OTHER ONE. FRONT UNIT IS A 2 BEDROOM 1 BATH, BACK UNIT IS 2 BEDROOM 2 BATH. PROPERTY WITH A NICE FRONT GATE BLOCK WALL & IRON GATE. PLENTY OFF DRIVEAWAY SPACE. FOR YOUR CARS. UNITS HAVE BEEN PAINTED AND UPGRADED THE BATHROOMS. ALSO FRONT UNIT HAS LAMINATED FLOORING AND TRIM MOLDING. STANDARD SALE.

### Facts & Features

- Sold On 05/11/2021
- Original List Price of \$429,900
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

### Exterior

- Lot Features: Front Yard, Lot 6500-9999, Level
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$5,362
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01137432
- 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     | 0      | Unfurnished | \$0         | \$0        | \$1,500   |
| 2: | 1     | 2    | 2     | 0      | Unfurnished | \$0         | \$0        | \$1,500   |

### # Of Units With:

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

### Additional Information

- Standard sale
- 264 - Fontana area

- San Bernardino County
- Parcel # 0241271700000

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**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

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 Click arrow to display photos







**Closed** • Duplex

List / Sold: **\$425,000/\$435,000** ↑

**16593 Paine St • Fontana 92336**

**38 days on the market**

**2 units • \$212,500/unit • 1,548 sqft • 6,437 sqft lot • \$281.01/sqft •  
Built in 1954**

**Listing ID: IV20247882**

**See google maps for direction.**



GREAT INVESTMENT OPPORTUNITY IN THE CITY OF FONTANA. This is a Duplex with a 1 Bedroom 1 Bath unit in the front and a 2 bedroom 1 bath unit in the back. Each unit offers inside laundry room. Each unit comes with its' own enclosed yard area and a 1 Car Garage. More parking spots outside of the garage. Additional guest parking is available on the street in front of the property. This property has a newer roof (approx. 1.5 yrs old) on all buildings. It is located near the end of a cul-de-sac and close to shopping centers. A great opportunity for investors or you can live in one and rent the other. Please do not go direct to the property, ask any questions or disturb the occupants. Please reach out to a real estate professional for further details. THIS PROPERTY WILL NOT LAST. A MUST SEE!!!

### Facts & Features

- Sold On 05/10/2021
- Original List Price of \$425,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks
- Laundry: Inside
- \$21000 Gross Scheduled Income
- \$17800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Cul-De-Sac, Yard
- Sewer: Unknown

### Annual Expenses

- Total Operating Expense: \$190
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$70
- Cable TV: 02004333
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$120
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 1      | Unfurnished | \$850       | \$850      | \$1,275   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$900       | \$900      | \$1,550   |

### # 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

- 264 - Fontana area
- San Bernardino County
- Parcel # 0190121630000

## Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

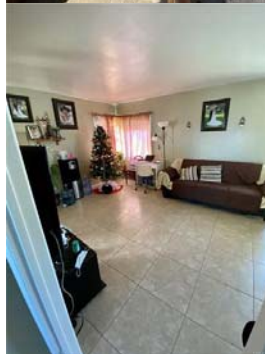
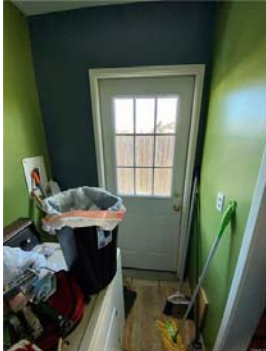
## Re/Max Property Connection

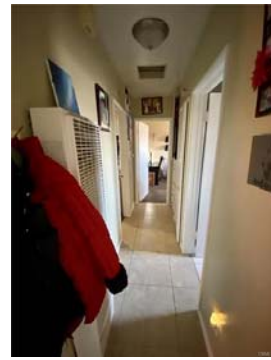
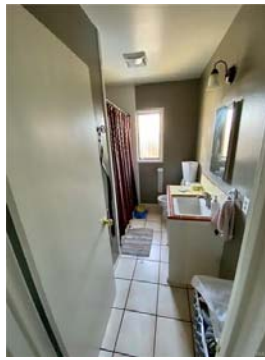
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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**Closed** • Duplex

List / Sold: **\$750,000/\$730,000** ↓

**13116 4th St • Chino 91710**

**2 days on the market**

**2 units • \$375,000/unit • 2,738 sqft • 6,816 sqft lot • \$266.62/sqft • Built in 2003**

**Listing ID: TR21070483**

**4th & C Street**



Duplex conveniently located in Chino City Hall Downtown area. Blocks from school, local shopping and freeway. Minutes to the Chino Hills Costco, 99 Ranch market, Chino Spectrum Marketplace and The Shoppes at Chino Hills. Each unit consist of a 3 bedrooms & 2 full baths (1 Master BR & Bath), 2-car attached garage with driveway. Laundry area inside the garage. Plenty of closet/storage in hallway. Laminated wood floors and tiles. Now is your chance to live in one unit and collect rent on the other unit.

### Facts & Features

- Sold On 05/12/2021
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$37200 Gross Scheduled Income
- \$27875 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom
- Appliances: Gas Range, Range Hood, Water Heater

### Exterior

- Lot Features: Rectangular Lot, Level
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$9,325
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280398
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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    | 2     | 2      | Unfurnished | \$1,600     | \$1,600    | \$2,000   |
| 2: | 1     | 3    | 2     | 2      | Unfurnished | \$1,500     | \$1,500    | \$1,900   |

### # Of Units With:

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



## Additional Information

- Standard sale

- 681 - Chino area
- San Bernardino County
- Parcel # 1020291110000

### 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

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CUSTOMER FULL: Residential Income LISTING ID: TR21070483

Printed: 05/16/2021 6:21:48 PM

**Closed •**

List / Sold: **\$940,000/\$940,000**

**10374 Marion Ave • Montclair 91763**

**0 days on the market**

**2 units • \$470,000/unit • 3,200 sqft • 8,050 sqft lot • \$293.75/sqft •  
Built in 2017**

**Listing ID: 21722158**

**Located south of the 10 freeway, the property is within a short drive of the newly redeveloped Montclair Place Mall. The properties are situated between two medical centers including the Montclair Hospital Medical Center and the Kaiser Permanente Ontario Vineyard Medical Center and are only about 6 miles from the Ontario International Airport**



We are pleased to present the opportunity to acquire 10374 Marion Ave and 10285 Poulsen Ave. 10374 Marion Ave was built in 2017 and consists of two (2) attached 3Bedroom/3Bathroom townhouse style units. With approximately 3,200 +/- square feet of living space on 8,050 square feet of land, each unit includes its own two-car garage & private patio. There is a fairly wide, shared driveway for additional potential parking. The front unit can potentially be delivered vacant and allow for an owner/user to occupy. Can be sold with 10285 Poulsen Ave, Montclair, CA 91763. With a total of four (4) units, this deal may qualify for residential financing and with below market rents and no rent control restrictions, the properties would allow a potential investor to immediately add value by bringing those rents closer to market rates.

### Facts & Features

- Sold On 05/10/2021
- Original List Price of \$940,000
- 1 Buildings
- \$35882 Net Operating Income

### Interior

### Exterior

### Annual Expenses

- Total Operating Expense: \$14,170
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 1     | 3    | 3     |        | Unfurnished | \$2,150     | \$2,150    | \$3,000   |
| 2:  | 1     | 3    | 3     |        | Unfurnished | \$2,150     | \$2,150    | \$3,000   |
| 3:  |       |      |       |        |             |             |            |           |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |



**# Of Units With:**

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

**Additional Information**

- Standard sale
- 685 - Montclair area
- San Bernardino County
- Parcel # 1010621070000

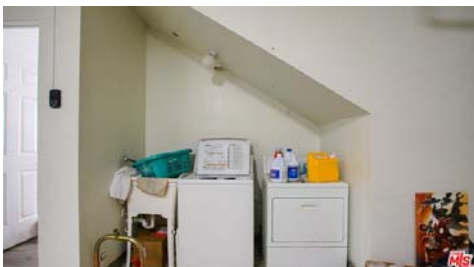
**Michael Lembeck**

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

**Re/Max Property Connection**

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

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**Closed** •

List / Sold: **\$499,000/\$425,000** ↓

**616 HOLT Blvd** • Ontario 91761

**21 days on the market**

**2 units** • **\$249,500/unit** • **1,454 sqft** • **5,053 sqft lot** • **\$292.30/sqft** •  
**Built in 1916**

**Listing ID: CV21040696**

**XST. CAMPUS**



Residential and commercial property 2 units downstairs unit 3 bedroom and I bath , laundry room by the kitchen. upstairs unit 2bedroom and I bath no laundry room . Small building on the front is not operate by current owner , was used in the pass as a commercial building (buyers to check with the city) Extra from billboard on the front yard of the property under contract..... current owner pay \$80, but they willing to negotiate with the new owner ...As per property profile is a total of 3bedrooms and 2 bathrooms for the 2 units buyers to check with the city for permits. PROPERTY SOLD AS IS DOWNSTAIRS UNIT NEEDS A LOT OF REPAIRS ...

### Facts & Features

- Sold On 05/11/2021
- Original List Price of \$499,000
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- Laundry: Inside
- \$40800 Gross Scheduled Income
- \$37800 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$10,415
- Electric:
- Gas: \$840
- Furniture Replacement:
- Trash: \$160
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 1     | 1      | Unfurnished | \$1,350     | \$1,350    | \$1,700   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$1,100     | \$1,100    | \$1,350   |

#### # Of Units With:

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

### Additional Information

- Standard sale
- 686 - Ontario area



- San Bernardino County
- Parcel # 1049093010000

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**Michael Lembeck**

State License #: 01019397

Cell Phone: 714-742-3700

**Re/Max Property Connection**

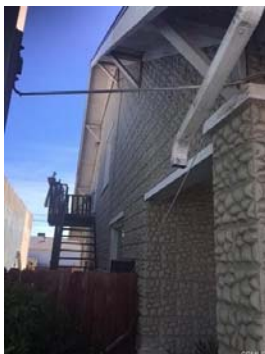
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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**Closed** • **Quadruplex**

List / Sold: **\$1,199,900/\$900,000** ↓

**11278 San Mateo Dr** • Loma Linda 92354

**3 days on the market**

**4 units** • **\$299,975/unit** • **3,875 sqft** • **11,000 sqft lot** • **\$232.26/sqft** •  
**Built in 1950**

**Listing ID: EV21063957**

**From University, go South on San Mateo Drive**



PLEASED TO PRESENT ANOTHER RESIDENTIAL INCOME PROPERTY IN THE WALKZONE IN LOMA LINDA! FIRST TIME THIS GEM HAS BEEN ON THE MARKET IN OVER 20 YEARS. TOTAL OF 4 UNITS, SPLIT INTO 2 BUILDINGS. FRONT BUILDING CONSISTS OF A HOUSE, APARTMENT, AND STUDIO. THE HOUSE HAS BEEN CAREFULLY REHABBED AND IS A 3 BEDROOM WITH JACK & JILL BATHROOM INCLUDING A MASTER BEDROOM & BATHROOM. NEXT UNIT IS A 2 BEDROOM STUDIO WITH A KITCHEN AND BATHROOM. 3RD UNIT ABOVE THE GARAGE BUILT IN THE 90's IS A 2 BEDROOM APARTMENT WITH LIVING ROOM, DINING, KITCHEN, BATHROOM, AND BALCONY WITH GORGEOUS VIEWS OF THE CITY EXTENDING ALL THE WAY TO THE MOUNTAINS. LAST UNIT IN THE FAR REAR IS THE SELLER'S PERSONAL RESIDENCE. IT IS A DETACHED HOUSE WITH FIREPLACE IN GREAT ROOM, DINING, KITCHEN, 3 BEDROOMS AND 3 BATHROOMS AND A GARAGE. 2 CAR GARAGE SERVICING FRONT UNITS. DUAL WATER AND ELECTRIC METERS. 5 MINUTES TO LLUH, LLUC, RESTAURANTS, AND QUICK DRIVE TO THE 10FWY. READY FOR THE NEW OWNERSHIP. CALL FOR MORE INFORMATION.

### Facts & Features

- Sold On 05/13/2021
- Original List Price of \$1,199,900
- 2 Buildings
- Levels: One, Multi/Split
- 2 Total parking spaces
- Heating: Central
- Laundry: In Garage
- Cap Rate: 6
- \$100800 Gross Scheduled Income
- \$71414 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

### Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$29,386
- Electric: \$6,671.00
- Gas: \$1,585
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01904376
- Gardener:
- Licenses:
- Insurance: \$2,239
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,980
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     | 1      | Unfurnished | \$0         | \$0        | \$2,250   |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$710       | \$710      | \$1,400   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$1,390     | \$1,390    | \$1,750   |
| 4: | 1     | 3    | 3     | 1      | Unfurnished | \$0         | \$0        | \$3,000   |

### # 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

- 267 - Loma Linda area
- San Bernardino County
- Parcel # 0284071090000

## 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

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Closed •

List / Sold:

**\$1,100,000/\$1,105,000** ↑

81 days on the market

Listing ID: CV20245657

**1033 Springfield St • Upland 91786**

**4 units • \$275,000/unit • 4,028 sqft • 8,060 sqft lot • \$274.33/sqft •  
Built in 1965**

**E of Mountain / N of Foothill**



Great rental income for the fourplex located on a tree-lined street in North Upland. This property offers four units and has upgrades throughout including granite kitchen countertops, updated bathrooms, newer flooring, wall/window a/c units and spacious bedrooms. This property has great rental history and is easy to maintain.

### Facts & Features

- Sold On 05/14/2021
- Original List Price of \$1,100,000
- 1 Buildings
- 5 Total parking spaces
- Laundry: Community
- \$73800 Gross Scheduled Income
- \$54050 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Unknown

### Annual Expenses

- Total Operating Expense: \$19,750
- Electric: \$300.00
- Gas: \$540
- Furniture Replacement:
- Trash: \$860
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     | 1      | Unfurnished | \$1,800     | \$1,800    | \$2,000   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$1,300     | \$1,300    | \$1,400   |
| 3: | 1     | 2    | 2     | 0      | Unfurnished | \$1,400     | \$1,400    | \$1,600   |
| 4: | 1     | 2    | 2     | 0      | Unfurnished | \$1,600     | \$1,600    | \$1,600   |

### # Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale
- 690 - Upland area



- San Bernardino County
- Parcel # 1006472140000

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**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

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**Closed •**

List / Sold: **\$525,000/\$525,000**

**13401 Navajo Rd # 1-4 • Apple Valley 92308**

**20 days on the market**

**4 units • \$131,250/unit • 3,596 sqft • 29,978 sqft lot • \$146.00/sqft •  
Built in 1979**

**Listing ID: CV21030405**

**North of Bear Valley / East of Kiowa Rd**



Four Units in Apple Valley Centrally Located! great location with easy access and close to everything... Live in one and get the rents on the other units, or buy it as an investment! Each unit is a 2 bedrooms and 1 bathroom with a small patio at rear, each unit has its own separate gas and electrical meters, their own separate water heater, and extra storage closet on the side of the building; three units were recently updated with laminated wood flooring, and the exterior of the building was recently painted! there is a carport area for covered parking, and a lot of extra space at property for an extra parking area... come and see it!

### Facts & Features

- Sold On 05/11/2021
- Original List Price of \$525,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s), Evaporative Cooling, See Remarks
- Heating: Central, Electric, See Remarks
- \$50040 Gross Scheduled Income
- \$38367 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Carpet, Laminate

### Exterior

- Lot Features: Lot 20000-39999 Sqft, Rectangular Lot, No Landscaping, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$11,673
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,028
- Cable TV: 00848848
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,160
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 4     | 2    | 1     | 0      | Unfurnished | \$4,170     | \$4,170    | \$4,800   |

#### # Of Units With:

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



- Dishwasher:
- Disposal:

- Wall AC: 4

## Additional Information

- Standard sale

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 3087351230000

## 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

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