

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	PrvPool	Grg Spcs	Date	DOM/CDOM
1	SB22233230	S	156 N 2nd ST	CLTN	699	STD	2	\$0		\$509,000 ↓	\$267.47	1903	1920/PUB	5,000/0.1148	N	2	01/19/23	30/112
2	CV22242797	S	505 W 44th St A/B/C	SB	274	STD	3	\$41,400		\$610,000 ↓	\$292.57	2085	1927/ASR	18,360/0.4215	N	0	01/18/23	19/19
3	PW22253915	S	17076 Ivy AVE #1-4	FONT	264	TRUS	4	\$76,620		\$1,000,000 ↓	\$279.33	3580	1981/ASR	15,380/0.3531	N	0	01/18/23	5/5
4	IV22201800	S	3946 N Sierra WAY	SB	274	STD	5	\$54,300		\$560,000	\$139.86	4004	1930/ASR	11,706/0.2687	N	3	01/17/23	20/20

Closed • Duplex

List / Sold: **\$509,000/\$509,000** ↓

156 N 2nd St • Colton 92324

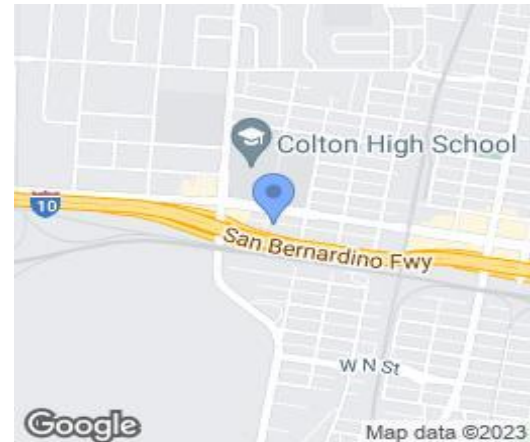
30 days on the market

2 units • **\$254,500/unit** • **1,903 sqft** • **5,000 sqft lot** • **\$267.47/sqft** •

Listing ID: SB22233230

Built in 1920

corner of Valley blvd and 2nd st



Welcome to this beautiful Renovated Duplex in the city of Colton! This amazing Duplex sits on a cul-de-sac street! Property has been freshly painted inside and out both units. A/C installed in front unit. Right next to fwy access and many shopping centers and entertainments blocks away! Many more features you have to come see for yourself!!!Hidden Gem! Great Investment opportunity live in one and rent out the other!!Perfect for a first time homebuyer or returning buyers!

Facts & Features

- Sold On 01/19/2023
- Original List Price of \$519,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- \$667 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01129578
- 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	2	0	Unfurnished	\$0	\$0	\$2,200
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

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
- 699 - Not Defined area
- San Bernardino County

• Parcel # 0162124160000

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 • **Single Family Residence**

List / Sold: **\$619,900/\$610,000** ↓

505 W 44th St A/B/C • San Bernardino 92407

19 days on the market

3 units • **\$206,633/unit** • **2,085 sqft** • **18,360 sqft lot** • **\$292.57/sqft** •
Built in 1927

Listing ID: CV22242797

waterman north , left on 40th right on jackson Cross Streets: jackson



In San Bernardino you will find a great opportunity to own these 3 homes on a lot, separate meters for gas and electric. 1 unit is 3bd/1 bath, second unit is 2bd/1bth + den, third unit is 1 bd/1bth.

Facts & Features

- Sold On 01/18/2023
- Original List Price of \$619,900
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$766 (Estimated)
- Laundry: Outside
- \$41400 Gross Scheduled Income
- \$36600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Lot 10000-19999 Sqft
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$4,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01182091
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,300
2:	1	3	1	0	Unfurnished	\$0	\$0	\$1,500
3:	1	1	1	0	Unfurnished	\$850	\$850	\$950

Of Units With:

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

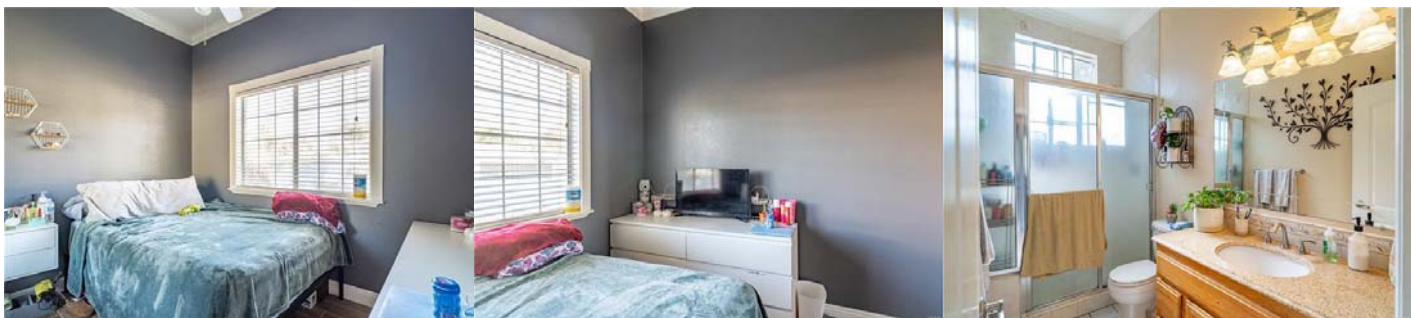
Additional Information

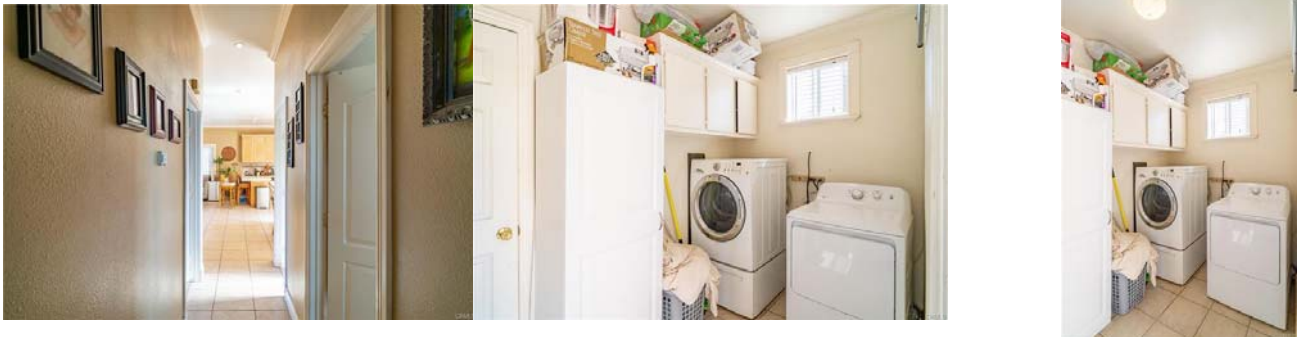
- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0271011040000

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: CV22242797

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Closed • **Quadruplex**

List / Sold:

\$1,045,000/\$1,000,000 ↓

5 days on the market

Listing ID: PW22253915

17076 Ivy Ave # 1-4 • Fontana 92335

**4 units • \$261,250/unit • 3,580 sqft • 15,380 sqft lot • \$279.33/sqft •
Built in 1981**

South of Foothill Blvd/ East of Sierra (Corner of Mango & Ivy)



PRIME LOCATION ~ Single level 4-Plex situated on a corner lot of over 1/3 of an acre (15390 sq. ft) which includes a 3580 sq. ft. 4 unit building built in 1981 ~ Expansive grassy areas for kids and 8 assigned parking spaces plus additional parking curbside on Ivy ~ Each identical unit feel like small homes consisting of approx 900 sq. ft. with 2 bedrooms-2 full baths-inside laundry in hallways-fenced patios off eating area ~ 2 of the 4 units face Ivy and the 2 rear face parking area with nobody above or below ~ Separate meters for all but water which owner pays ~ Each unit features central air-dishwashers-disposals-gas ranges ~ Convenient to freeways-post office-library-police station-restaurants-shopping

Facts & Features

- Sold On 01/18/2023
- Original List Price of \$1,045,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$1,427 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$76620 Gross Scheduled Income
- \$52742 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom, Main Floor Master Bedroom
- Appliances: Dishwasher, Free-Standing Range, Disposal

Exterior

- Lot Features: Corner Lot, Lot 10000-19999 Sqft
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,878
- Insurance: \$1,800
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$2,800
- Water/Sewer: \$5,000
- Cable TV: 00576671
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,100	\$1,100	\$1,600
2:	1	2	2		Unfurnished	\$1,760	\$1,760	\$1,800
3:	1	2	2		Unfurnished	\$1,700	\$1,700	\$1,800
4:	1	2	2		Unfurnished	\$1,825	\$1,825	\$1,900

Of Units With:

- Separate Electric: 4
- Drapes:
- Gas Meters: 4
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4

- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- 264 - Fontana area
- San Bernardino County
- Parcel # 0192022370000

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 • **Commercial/Residential**

List / Sold: **\$560,000/\$560,000**

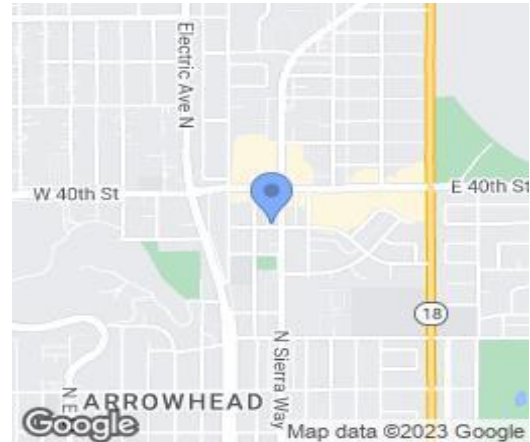
3946 N Sierra Way • San Bernardino 92405

20 days on the market

5 units • **\$112,000/unit** • **4,004 sqft** • **11,706 sqft lot** • **\$139.86/sqft** •
Built in 1930

Listing ID: IV22201800

W Ralston & N Sierra



Mixed-use! Retail and apartments! Barbershop w/ street frontage and includes storage unit (adjacent to building) Also included are 4 residential units that are all 1 bed/1bath. 3 of the residential units include a 1-car garage.

Facts & Features

- Sold On 01/17/2023
- Original List Price of \$560,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$425 (Estimated)
- \$54300 Gross Scheduled Income
- \$54300 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

Exterior

- Lot Features: Corner Lot, No Landscaping, Paved
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,570
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,260
- Cable TV: 02116752
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 6480
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$750	\$750	\$750
2:	1	1	1	1	Unfurnished	\$775	\$775	\$775
3:	1	1	1	1	Unfurnished	\$900	\$900	\$900
4:	1	1	1	1	Unfurnished	\$900	\$900	\$900
5:	1	0	1	0	Unfurnished	\$1,200	\$1,200	\$1,200

Of Units With:

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

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0154262200000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

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