

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	IV23212407	S	516 E D ST	ONT	686	STD	2	\$33,600		\$545,000 	\$391.52	1392	1923/ASR	6,542/0.1502	N	1	01/08/24	27/27
2	IV23198342	S	8293 Pepper AVE	FONT	264	STD	5	\$7,100		\$975,000 	\$305.64	3190	1957/PUB	11,250/0.2583	N	5	01/10/24	48/48

Closed • Duplex

List / Sold: **\$555,000/\$545,000** ↓

516 E D St • Ontario 91764

27 days on the market

2 units • **\$277,500/unit** • **1,392 sqft** • **6,542 sqft lot** • **\$391.52/sqft** •

Listing ID: IV23212407

Built in 1923

cross streets Euclid & Holt



DUPLEX with huge potential in Ontario! Front house 2 bed/1 bath, back house Studio/1 bath. Property being sold in as is present condition. All information deemed reliable but not guaranteed. Buyers to verify & satisfy themselves as to permits, square footage, condition.

Facts & Features

- Sold On 01/08/2024
- Original List Price of \$555,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- \$0 (Assessor)
- Laundry: In Kitchen
- \$33600 Gross Scheduled Income
- \$2645 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,740
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$40
- Cable TV: 01526842
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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	2	1	Unfurnished	\$1,500	\$1,500	\$2,000
2:	1	0	1	0	Unfurnished	\$1,300	\$1,300	\$1,500

Of Units With:

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

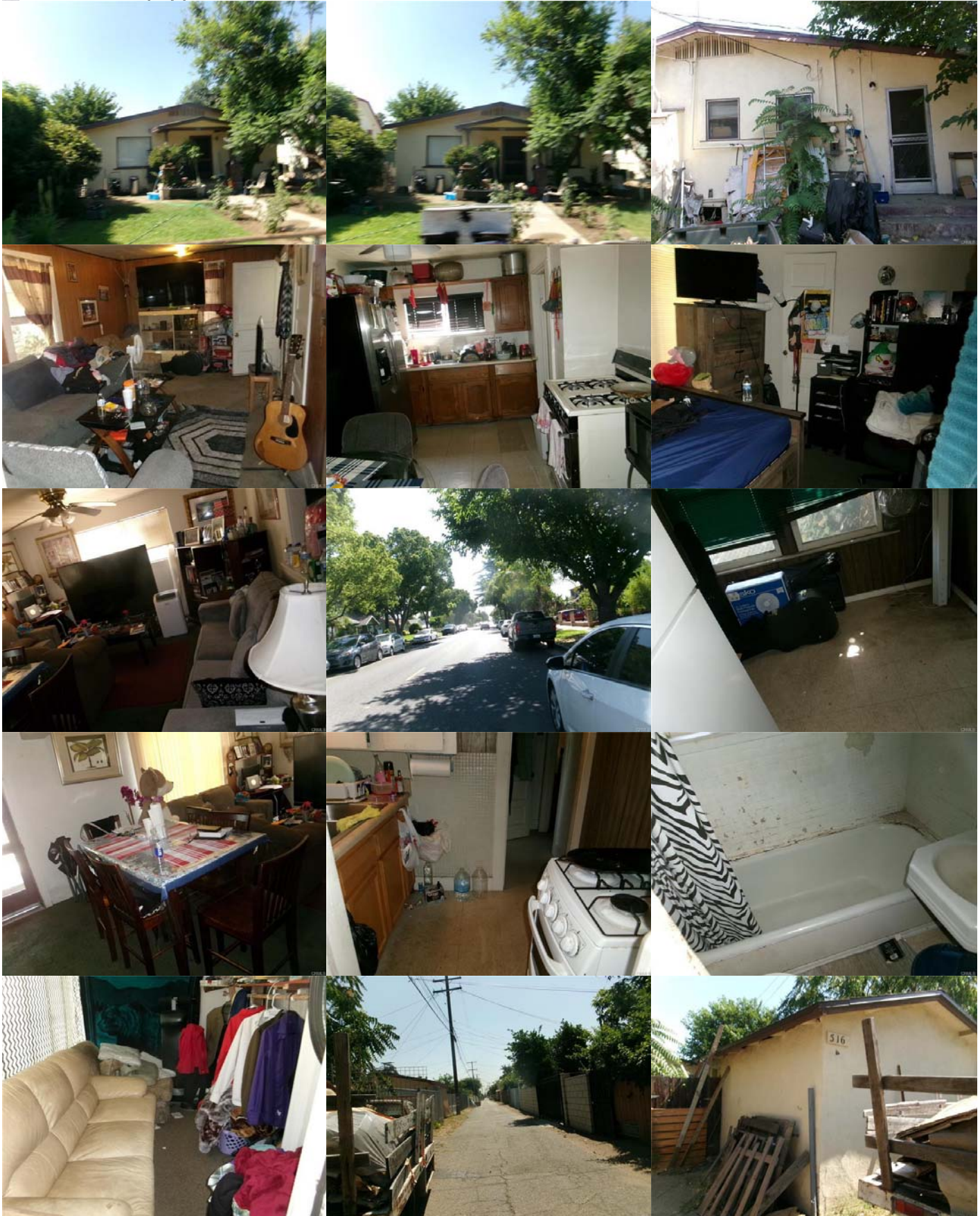
Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 686 - Ontario area
- San Bernardino County
- Parcel # 1048531040000

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

 Click arrow to display photos





Closed

• Apartment

8293 Pepper Ave • Fontana 92335

5 units • \$240,000/unit • 3,190 sqft • 11,250 sqft lot • \$305.64/sqft •

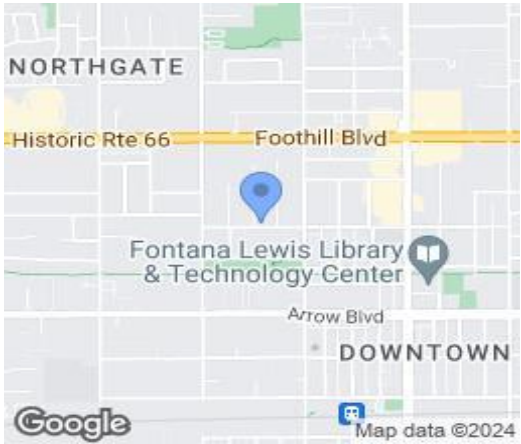
Built in 1957

N/E corner of Pepper and Upland S of Foothill

List / Sold: \$1,200,000/\$975,000

48 days on the market

Listing ID: IV23198342



5 one bedroom, one bath apartments. New interior paint, new carpet, one car garage.

Facts & Features

- Sold On 01/10/2024
 - Original List Price of \$1,200,000
 - 1 Buildings
 - Levels: One
 - 5 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$2,156 (Estimated)
- Laundry: Common Area, In Garage, Outside
 - \$7100 Gross Scheduled Income
 - \$5900 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 0 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Carpet, Vinyl
- Appliances: Free-Standing Range, Disposal, Gas Range

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street
- Fencing: None
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,100
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 02003950
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$900
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1	1	Unfurnished	\$7,100	\$7,100	\$1,500
# Of Units With:								
• Separate Electric: 5 • Gas Meters: 5 • Water Meters: 0 • Carpet: 5 • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard sale
- 264 - Fontana area

• Buyer Agency Compensation: 2.5%

• San Bernardino County
• Parcel # 0191103010000

Michael Lembeck

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV23198342

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