

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	CV21123216	S	6613 Ave Catawba	FONT	264	STD	2	\$39,600	4	\$715,000	\$353.09	2025	1953/ASR	10,020/0.23	N	0	10/13/21	24/24
2	DW21178328	S	10878 Mountain View AVE	LOML	267	STD	2	\$32,400		\$560,000	\$402.30	1392	1954/ASR	6,750/0.155	N	2	10/14/21	39/39
3	IG21144380	S	1025 Herald ST	REDL	268	STD	2	\$0		\$470,000	\$288.52	1629	1960/ASR	6,521/0.1497	N	0	10/14/21	73/156
4	IV21142708	S	1328 Wall AVE	SB	274	STD	2	\$2,650		\$451,000	\$295.35	1527	1955/ASR	7,950/0.1825	N	1	10/13/21	15/15
5	MC21176338	S	951 E Elma ST	ONT	686	REO	2	\$1		\$478,000	\$329.88	1449	1956/PUB	5,676/0.1303	N	0	10/14/21	23/23
6	DW21094747	S	6286 Ronald DR	YCCV	DC571	STD	2	\$17,100		\$245,000	\$150.12	1632	1972/ASR	9,900/0.2273	N	0	10/12/21	127/127
7	DW21065341	S	14327 Rodeo DR	VTVL	VIC	STD	2	\$36,000		\$385,000	\$192.79	1997	1990/SEE	14,276/0.3277	N	2	10/15/21	86/86
8	CV21180133	S	323 N Magnolia AVE	RLT	272	TRUS	3	\$33,180		\$629,000	\$260.46	2415	1989/ASR	5,520/0.1267	N	3	10/14/21	6/6
9	EV21149026	S	2174 W Lincoln AVE	SB	274	STD,TRUS	3	\$48,300		\$602,500	\$228.31	2639	1947/ASR	49,658/1.14	N	3	10/14/21	7/7
10	OC21187322	S	7411 Valaria DR	HLND	276	STD	3	\$41,400		\$520,000	\$200.15	2598	1947/ASR	10,498/0.241	N	1	10/15/21	0/0
11	CV21180242	S	210 N Campus AVE	ONT	686	STD	3	\$72,000	6	\$1,025,000	\$527.81	1942	1924/ASR	9,000/0.2066	N	0	10/14/21	18/43
12	IV21135143	S	201 W Williams ST	BSTW	BSTW	STD	3	\$0		\$270,000	\$102.04	2646	1952/ASR	13,008/0.2986	N	0	10/15/21	0/0
13	EV21156518	S	1097 Club View DR	BB	MOON	STD	3	\$1,200		\$732,000	\$322.32	2271	1995/ASR	7,200/0.1653	N	0	10/15/21	60/60
14	535687	S	16585 Green Tree BLVD	VTVL		STD	4	\$0		\$666,000	\$178.84	3724	1986	15,800/0.36	N	4	10/12/21	10/10
15	535681	S	16597 Green Tree BLVD	VTVL		STD	4	\$0		\$666,000	\$168.52	3952	1986	17,000/0.39	N	4	10/12/21	10/10

Closed •

List / Sold: **\$675,000/\$715,000** ↑

6613 Ave Catawba • Fontana 92336

24 days on the market

2 units • \$337,500/unit • 2,025 sqft • 10,020 sqft lot • \$353.09/sqft •

Listing ID: CV21123216

Built in 1953

West of Citrus, South of Higglan



2 homes on a lot. One was remodeled (3bed/1ba) & the rear unit, an ADU of 1200 s.ft. (3bed/2ba), is all new construction (Both done around 2019-2020). Live in one, rent the other for passive income to start your investment portfolio! They come with new cabinets, granite counter tops, laminate floors, new full bathrooms, fixtures, plumbing, upgraded carpeting, recessed lighting. It also comes with a long driveway & lots of parking on concrete, thereby it is Low maintenance. Both are tenant occupied. PLEASE DO NOT DISTURB TENANTS. ALL COVID CONVENTIONS TO BE FOLLOWED This is a great area of Fontana with large beautiful custom homes in the immediate neighborhood. It is also very close to shopping and entertainment close to Sierra Lakes Shopping Center and the recently built Renaissance Market Place! Easy access to the 210 freeway going East or West & close to the 15 fwy! NOTE: This description was done based on information previously used by the developer/R.E. Broker with personal embellishments & may be subject to perceived descriptive errors. Buyers & their respective brokers are encouraged to do their own due diligence to satisfy themselves before offering to purchase. PLEASE SEE SHOWING INSTRUCTIONS FOR SCHEDULED OPEN HOUSE.

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Closet
- Cap Rate: 4.48
- \$39600 Gross Scheduled Income
- \$30235 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,365
- Electric: \$3,521.00
- Gas: \$1,164
- Furniture Replacement:
- Trash: \$480
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,500	\$1,500	\$2,100
2:	1	3	2	0	Unfurnished	\$1,800	\$1,800	\$2,300

Of Units With:

- Separate Electric: 1
- Drapes:

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

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

Additional Information

- Standard sale

- 264 - Fontana area
- San Bernardino County
- Parcel # 0228293090000

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: CV21123216

Printed: 10/17/2021 12:25:00 PM

Closed • Duplex

List / Sold: **\$550,000/\$560,000** ↑

10878 Mountain View Ave • Loma Linda 92354

39 days on the market

2 units • **\$275,000/unit** • **1,392 sqft** • **6,750 sqft lot** • **\$402.30/sqft** •
Built in 1954

Listing ID: DW21178328

Mountain View and Van Leuven



Charming attached Duplex in Loma Linda. Each Unit features 2 Bed / 1 Bath, 1 - Car Garage, per Unit and fenced yard for each unit. Property features 1,392 Building SQ FT on 6,750 Lot Size.

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$550,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,015 (Assessor)
- Laundry: In Garage
- \$32400 Gross Scheduled Income
- \$30800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01248449
- Gardener:
- Licenses:
- Insurance: \$800
- 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	1	Unfurnished	\$1,300	\$1,500	\$1,600
2:	1	2	1	1	Unfurnished	\$1,400	\$1,500	\$1,600

Of Units With:

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

Additional Information

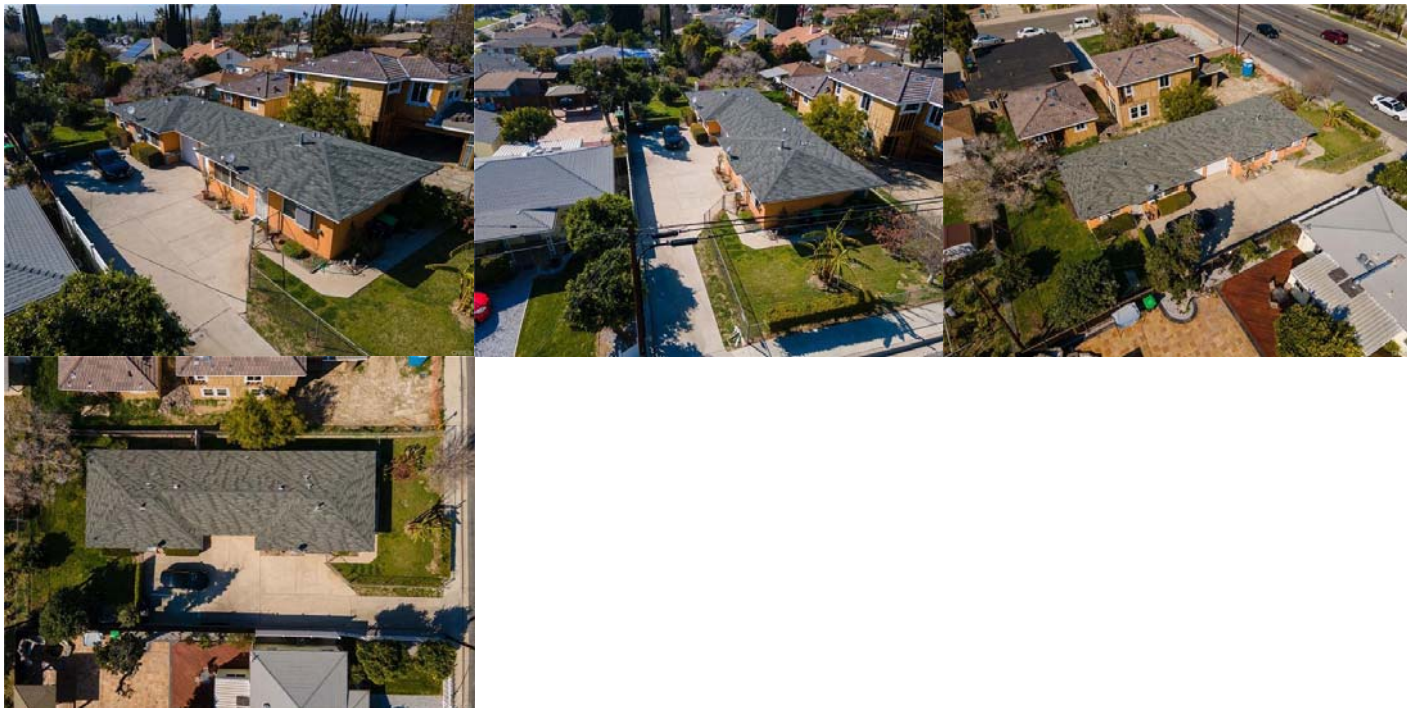
- Standard sale
- 267 - Loma Linda area
- San Bernardino County
- Parcel # 0283192510000

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: DW21178328

Printed: 10/17/2021 12:25:01 PM

Closed •

List / Sold: **\$479,900/\$470,000** ↑

1025 Herald St • Redlands 92374

73 days on the market

2 units • \$239,950/unit • 1,629 sqft • 6,521 sqft lot • \$288.52/sqft • Built in 1960

Listing ID: IG21144380

Goggle



Welcome to the Great city of Redlands! Close to downtown Redlands, Redlands University, and Loma Linda University. This property has 2 Single Family residences on a single lot! One property facing Herald and the other property facing Brockton ave. The two units are separated by a fence. Property provides a great chance to live in one unit and rent out the other! Gas and electricity are separately metered, while water is only one meter. Good tenants with month-to-month tenancy. Back unit tenant has been renting out for more 20 years!

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$469,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Outside
- 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: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- 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	0	Unfurnished	\$1,350	\$1,300	\$1,600
2:	1	1	1	0	Unfurnished	\$800	\$800	\$1,000

Of Units With:

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

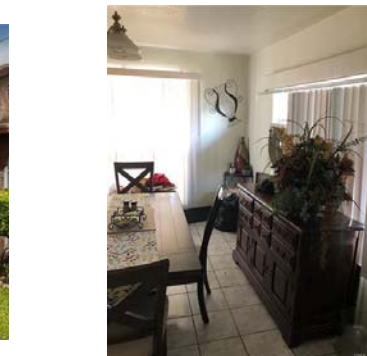
Additional Information

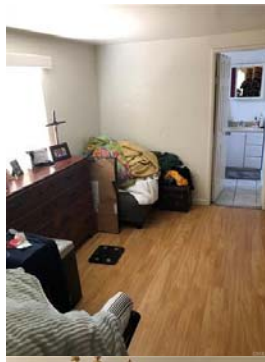
- Standard sale
- 268 - Redlands area
- San Bernardino County
- Parcel # 0169081080000

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: **\$439,000/\$451,000** ↑

1328 Wall Ave • San Bernardino 92404

15 days on the market

2 units • **\$219,500/unit** • **1,527 sqft** • **7,950 sqft lot** • **\$295.35/sqft** •
Built in 1955

Listing ID: IV21142708

FROM E. BASELINE STREET GO NORTH PN WALL AVE, PROPERTY WILL BE ON YOUR LEFT SIDE



TWO HOUSES IN ONE LOT, CITY OF SAN BERNARDINO, BOTH UNITS ARE CLEAN AND IN READY MOVE-IN CONDITIONS. THE FRONT HOUSE HAS 3 BEDROOMS AND 2 BATHROOMS, A LIVING AREA OF 1,013 SQ. FT. (ASSESSOR RECORDS), A LIVING ROOM, A DINING AREA, AND THE KITCHEN WAS UPGRADED, THIS UNIT HAS A CENTRAL AC, LAMINATED WOOD FLOORING, AND TILE. WASHER AND DRYER ARE INCLUDED **** THE HOUSE IN THE BACK HAS 1 BEDROOM AND 1 BATHROOM, A LIVING OF 514 SQ FT (ASSESSORS RECORDS) AREA OF UPGRADED KITCHEN AND HAS ITS OWN AC UNIT IN THE ROOF. A SEPARATE WASHER AND DRYER ARE INCLUDED IN THE SALE. **** THERE IS A GATE FOR PRIVACY ON THE PROPERTY. **** HOUSES HAVE SEPARATE MAILING ADDRESSES.

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$429,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air, Electric
- Heating: Central, Natural Gas
- Laundry: Inside
- \$2650 Gross Scheduled Income
- \$2480 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom, Master Bedroom
- Floor: Tile
- Other Interior Features: Attic Fan, Ceiling Fan(s), Formica Counters

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$170
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$65
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$85
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$105
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,550	\$1,550	\$1,600
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,100

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0146211090000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

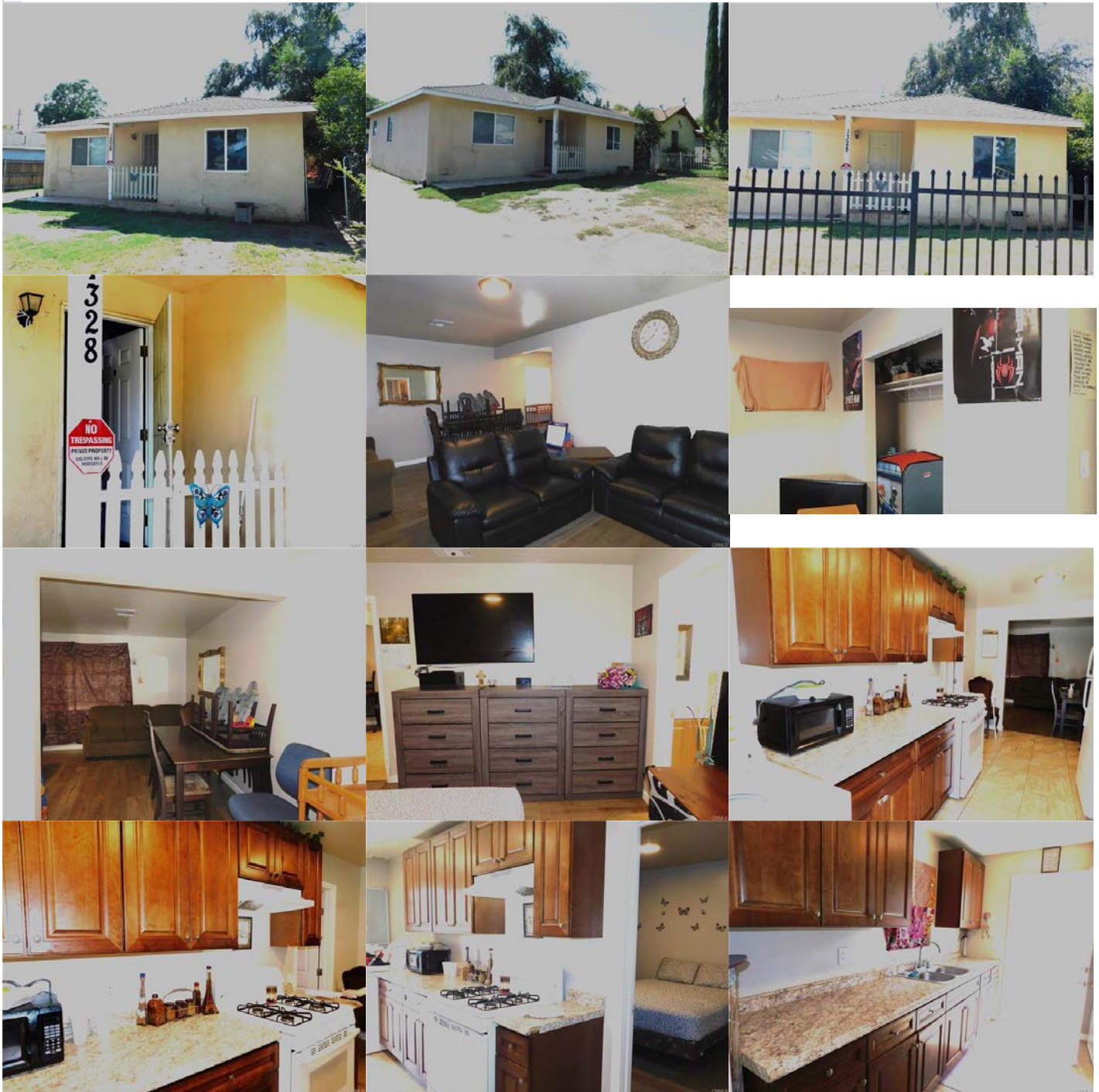
Re/Max Property Connection

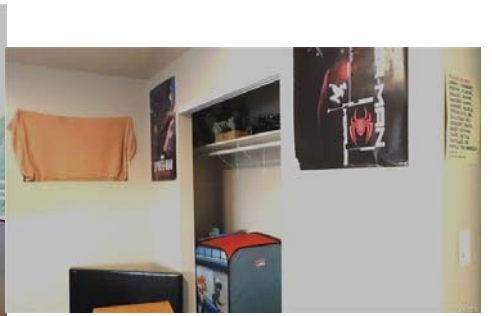
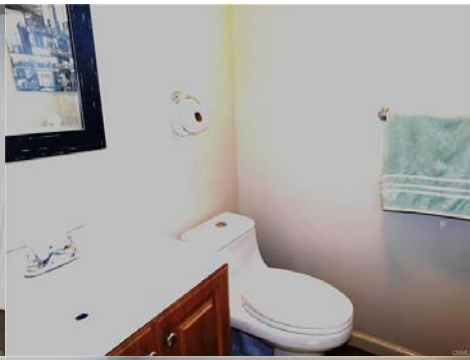
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$509,900/\$478,000** ↓

951 E Elma St • Ontario 91764

23 days on the market

2 units • **\$254,950/unit** • **1,449 sqft** • **5,676 sqft lot** • **\$329.88/sqft** •
Built in 1956

Listing ID: MC21176338

Haven Ave, left on to Mission, right onto S. Bon View, right on Elma



Located near the heart of Ontario CA makes this home an excellent location with its quick and easy access to nearby amenities. This home offers 2 units. Unit 1 is a 2bed/1bath and Unit 2 is 1bed/1 bath. Residents will be able to reach downtown Ontario in minutes as well as the 10 and 15 freeways for easy access to neighboring cities. For those who travel, the Ontario Airport can be reached in less than ten minutes drive. The home itself is pleasant featuring a long driveway with a fence and back patio space for entertaining.

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$509,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks, Wall/Window Unit(s)
- \$0 (Unknown)
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- 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
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1

Of Units With:

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

Additional Information

- Real Estate Owned sale

- 686 - Ontario area
- San Bernardino County
- Parcel # 1048491420000

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: MC21176338

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Closed • Duplex

List / Sold: **\$270,000/\$245,000** ↓

6286 Ronald Dr • Yucca Valley 92284

127 days on the market

2 units • \$135,000/unit • 1,632 sqft • 9,900 sqft lot • \$150.12/sqft • Built in 1972

Listing ID: DW21094747

West of Yucca Mesa Rd



This turn key property has recent interior and exterior paint, new tile throughout and new roof. All done within the the last few years. Each unit has 2 bedrooms and 1 bath. Property has been well maintained. Each unit has a carport space, a laundry room with storage space as well.

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$270,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- Cooling: Heat Pump
- Laundry: See Remarks
- \$17100 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01805772
- 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	\$825	\$825	\$900
2:	1	2	1	0	Unfurnished	\$600	\$600	\$900

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
- DC571 - Yucca Mesa area

- San Bernardino County
- Parcel # 0601112070000

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: DW21094747

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Closed • Duplex

List / Sold: **\$399,999/\$385,000** ↓

14327 Rodeo Dr • Victorville 92395

86 days on the market

**2 units • \$200,000/unit • 1,997 sqft • 14,276 sqft lot • \$192.79/sqft •
Built in 1990**

Listing ID: DW21065341



TAKE ADVANTAGE OF THIS GREAT OPPORTUNITY TO OWN A HOUSE OF 3 BEDROOMS AND 2 BATHS WITH A TWO CAR GARAGE PLUS!!! HAS A ADDITION 2 BEDROOMS AND 1 BATH WITH THEIR OWN PRIVATE ENTRANCE ATTACHED TO THE PROPERTY IN VICTORVILLE!! LIVE IN ONE AND RENT THE OTHER ONE. PERFECT FOR AN INVESTOR OR FIRST TIME BUYER TO ACQUIRE AN INCOME PROPERTY. THE MAIN HOUSE HAS THEIR OWN WATER HEATER AND A/C AND HEATER UNIT. THE BACK ADDITION HAS THEIR OWN WATER HEATER AND A/C AND HEATER UNIT PLUS 3 STORAGE ROOM IN THE BACK AND PLENTY OF BACKYARD PLENTY OF PARKING SPACE IN THE FRONT CLOSE TO SHOPPING AND RESTAURANTS, DON'T MISS THIS GREAT OPPORTUNITY.

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$450,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$36000 Gross Scheduled Income
- \$35500 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Front Yard, Patio Home, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$490
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 01978283
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$220
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$1,800	\$1,800
2:	1	2	1	2	Unfurnished	\$0	\$1,200	\$1,200

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

- VIC - Victorville area
- San Bernardino County
- Parcel # 0477522280000

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: DW21065341

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Closed • **Triplex**

List / Sold: **\$629,000/\$629,000**

323 N Magnolia Ave • Rialto 92376

6 days on the market

3 units • **\$209,667/unit** • **2,415 sqft** • **5,520 sqft lot** • **\$260.46/sqft** •
Built in 1989

Listing ID: CV21180133

Going west on Foothill, make right on N. Magnolia Ave.



Great Investment Property. Located on a quiet residential street near Route 66 / Foothill Blvd in Downtown Rialto. Well maintained Triplex consists of three 2 bedroom, 1 1/2 bathroom units. Each unit has a one car garage and a private rear patio. Minutes away from the new Renaissance Shopping Center and the Rialto Shopping Center, schools, restaurants and entertainment. Close access to 210, 10, and the 215 freeways. Unit 325 has been renovated to meet section 8 guidelines.

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$629,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$973 (Estimated)
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- \$33180 Gross Scheduled Income
- \$28530 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room
- Appliances: Gas Oven, Water Heater
- Floor: Carpet, Laminate

Exterior

- Lot Features: 0-1 Unit/Acre, Lawn, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,650
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$450
- Cable TV: 01375978
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,035	\$1,025	\$1,415
2:	1	2	2	1	Unfurnished	\$890	\$890	\$1,415
3:	1	2	2	1	Unfurnished	\$840	\$840	\$1,415

Of Units With:

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

- Disposal:

Additional Information

- Trust sale
- 272 - Rialto area
- San Bernardino County
- Parcel # 0130044050000

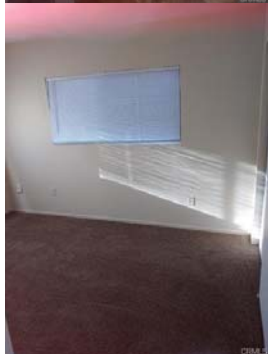
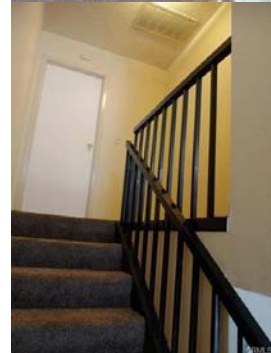
Michael Lembeck

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:** CV21180133

Printed: 10/17/2021 12:25:14 PM

Closed •

List / Sold: **\$602,500/\$602,500** ↑

2174 W Lincoln Ave • San Bernardino 92411

7 days on the market

**3 units • \$200,833/unit • 2,639 sqft • 49,658 sqft lot • \$228.31/sqft •
Built in 1947**

Listing ID: EV21149026

210 Fwy Exit State St. Head South to Lincoln Ave. Head West to PIQ



Don't miss another great Investment Opportunity. 3 nice sized units on a 1.14-acre lot. This triplex is located on the rural area known as Muscoy. Which is the North-West end of San Bernardino boarding Rialto. Each unit is occupied and a little different. Unit A is a 2-bedroom 1 full bathroom. Open living room and kitchen. Single car garage with laundry hook-ups and a medium fenced in backyard. Wall furnace & swamp cooler cooling. Unit B is a 2-bedroom 1 full bathroom with a detached studio. Open living room and nice sized kitchen with newer cabinets and paint. Single car garage with laundry hook-ups. Tile throughout, wall furnace & swamp cooler for cooling. Unit C is a 2 bedroom 1 ¾ bathroom with all tile, newer windows, central AC & heat. Updated kitchen and indoor laundry. Also has a single car garage and extra storage. Plenty of parking and fenced area in the back for additional possible RV storage. Lots of potential. Do not disturb tenants.

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$535,000
- 4 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- Laundry: In Garage, Individual Room
- \$48300 Gross Scheduled Income
- \$43260 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Lot Over 40000 Sqft
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$11,206
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01346255
- Gardener:
- Licenses: 68
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,050	\$1,050	\$1,400
2:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,450
3:	1	2	2	1	Unfurnished	\$1,625	\$1,625	\$1,625

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 1
- Drapes: 0
- Patio: 2
- Ranges: 3
- Refrigerator: 0
- Wall AC: 2

Additional Information

- Standard, Trust sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0269051270000

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 •

List / Sold: **\$550,000/\$520,000** ↓

7411 Valaria Dr • Highland 92346

0 days on the market

**3 units • \$183,333/unit • 2,598 sqft • 10,498 sqft lot • \$200.15/sqft •
Built in 1947**

Listing ID: OC21187322

Baseline and Victoria



GREAT INVESTMENT WITH THREE INCOME PRODUCING UNITS! 3 separate single homes on one lot. 3ed/1Bath, 2Bed/1Bath and 2 Bed/1Bath. Back unit has new vinyl flooring in kitchen, living room and both bedrooms, newly painted inside rear unit, new ceiling fans, window A/C in Living room. All three units are leased. Two of the tenants are very long term tenants and pay their rents! Third tenant is newer. Each unit has a separate laundry area. Rock landscaping for easy maintenance DO NOT DISTURB TENANTS. Close to San Bernardino International Airport, freeways, shopping, and Amazon Distribution Centers.

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$550,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- 1 Total carport spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$788 (Estimated)
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Gas Dryer Hookup, In Carport, In Kitchen, Inside, Outside
- \$41400 Gross Scheduled Income
- \$24689 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom
- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Gas Oven, Gas Range, Vented Exhaust Fan, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,435
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$960
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$1,449
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,250	\$1,250	\$1,700
2:	1	2	1	0	Unfurnished	\$950	\$950	\$1,350
3:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$1,450

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Drapes:
- Patio:
- Ranges: 3

- Carpet: 1
- Dishwasher: 0
- Disposal:

- Refrigerator: 0
- Wall AC: 2

Additional Information

- Standard sale

- 276 - Highland area
- San Bernardino County
- Parcel # 1192121120000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

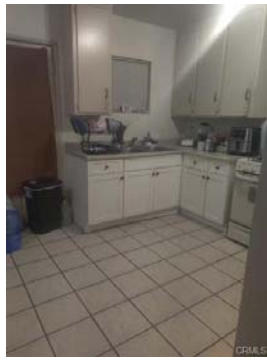
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC21187322

Printed: 10/17/2021 12:25:21 PM

Closed •

List / Sold:

\$1,000,000/\$1,025,000 ↑

18 days on the market

Listing ID: CV21180242

210 N Campus Ave • Ontario 91764

**3 units • \$333,333/unit • 1,942 sqft • 9,000 sqft lot • \$527.81/sqft •
Built in 1924**

Euclid to D Street, East to Campus, South to PIQ



A very RARE find. Three separate SFR's on a large single lot, each with their own yards and each separately metered. This location is part of the City Of Ontario Historical Society which preserves the original Clapboard exteriors, yet the interior of all 3 homes were taken down to the studs and rebuilt per city code/permits. Each home enjoys all new plumbing, electrical, fully insulated walls and ceilings, new mini-split w/heat and AC, new tankless water heater w/insta hot, new white shaker cabs w/slow close hinges and drawers, LED lighting, SS Samsung 5 burner stove, microwave, dishwasher and side by side refer w/water filter and ice maker, SS undermount double sink w/upgraded faucet, garbage disposal and soap dispenser, new vinyl dual pane windows, 2" one touch blinds, quartz counter tops and 8mm vinyl water proof wood grain flooring. Each bathroom includes undermount square sinks w/brushed nickel faucets, quartz counter tops, LED lighting, new tub/shower surrounds. ***Come See it, Love it and Make it your own!!***

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$979,000
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Heat Pump, High Efficiency
- Heating: Heat Pump
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Individual Room, See Remarks, Stackable, Washer Hookup
- Cap Rate: 6
- \$72000 Gross Scheduled Income
- \$59000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Office, See Remarks
- Floor: See Remarks, Vinyl
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, High Efficiency Water Heater, Microwave, Refrigerator, Tankless Water Heater, Water Line to Refrigerator
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Recessed Lighting

Exterior

- Lot Features: Corner Lot, Front Yard, Lot 6500-9999
- Fencing: Chain Link
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$13,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 250
- Insurance: \$1,950
- 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
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1:	1	3	1	0	Unfurnished	\$0	\$2,300	\$2,300
2:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,000
3:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- 686 - Ontario area
 - San Bernardino County
 - Parcel # 1048511050000

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: CV21180242

Printed: 10/17/2021 12:25:21 PM

Closed •

List / Sold: **\$270,000/\$270,000**

201 W Williams St • Barstow 92311

0 days on the market

**3 units • \$90,000/unit • 2,646 sqft • 13,008 sqft lot • \$102.04/sqft •
Built in 1952**

Listing ID: IV21135143

Use navigation



Three units. A good opportunity for investors or 1st Time Home Buyers. The buyer can live in one unit and rent the others. All three units are rented. The rental market is strong in Barstow. Please do not disturb tenants. Drive-by only subject to interior inspection. Close to freeway and rail transportation access

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$270,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: See Remarks
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft, Near Public Transit, • Sewer: Public Sewer
- No Landscaping

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 00965994
- Gardener:
- Licenses: 0
- Insurance: \$1,200
- Maintenance: \$500
- Workman's Comp: \$0
- 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:	3	1	1	0	Unfurnished	\$2,600	\$2,600	\$2,100

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- BSTW - Barstow area
- San Bernardino County
- Parcel # 0181092010000

Michael Lembeck

Re/Max Property Connection

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Closed •

List / Sold: **\$779,000/\$732,000** ↓

1097 Club View Dr • Big Bear 92315

60 days on the market

**3 units • \$259,667/unit • 2,271 sqft • 7,200 sqft lot • \$322.32/sqft •
Built in 1995**

Listing ID: EV21156518

The Property is on the left hand side while driving up Clubview Drive.



Attention Investors! Opportunity knocks loudly on this sweet Moonridge Triplex. Location only seconds away from popular Bear Mountain Ski Resort. This property features 3 separate units with their own access. Two 1 bedroom and 1 bathroom units and one 2 bedroom / 2 Baths unit. This unit can be split into two studio's if you please based on the layout. The owner regularly collected over \$4,200 in rental income per month with the potential to earn even more. Each unit has wonderful views of the mountains, golf course and small pond out back. This property is on the golf course and also very close to the village, trails and the zoo. Come check out this property today!

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$779,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$1200 Gross Scheduled Income
- \$14400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

- Lot Features: On Golf Course
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$3,276
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522739
- Gardener:
- Licenses:
- Insurance: \$3,276
- 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:	2	1	2	0	Unfurnished	\$1,500	\$0	\$0
2:	1	2	2	0	Unfurnished	\$1,200	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale

- MOON - Moonridge area
- San Bernardino County
- Parcel # 0310321120000

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: **\$650,000/\$666,000** ↑

16585 Green Tree Blvd • Victorville 92395

10 days on the market

**4 units • \$162,500/unit • 3,724 sqft • 15,800 sqft lot • \$178.84/sqft •
Built in 1986**

Listing ID: 535687

Arrowhead and Green Tree Drive Cross Street: Second Ave.



This property is in good condition, and all units are fully occupied. Each unit contains 2 bedrooms, 2 bathrooms, and a great kitchen and spacious living room with a fireplace. Each unit is approximately 955 sq, and also have central HVAC service. All units also have a single private garage, which is located in the back of the property. There is an on site laundry room for tenants. Perfect investment opportunity.

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$650,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas
- \$0
- Laundry: Individual Room

Interior

- Floor: See Remarks, Vinyl
- Appliances: Range, Oven, Dishwasher, Disposal

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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:	1	2	2				\$925	
2:	1	2	2				\$925	
3:	1	2	2				\$925	
4:	1	2	2				\$1,000	
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:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- San Bernardino County
- Parcel # 3090171130000

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: 535687

Printed: 10/17/2021 12:25:29 PM

Closed •

List / Sold: **\$650,000/\$666,000** ↑

16597 Green Tree Blvd • Victorville 92395

10 days on the market

**4 units • \$162,500/unit • 3,952 sqft • 17,000 sqft lot • \$168.52/sqft •
Built in 1986**

Listing ID: 535681

Arrowhead and Green Tree Blvd. Cross Street: Rodeo Dr.



This property is in good condition, and all units are fully occupied. Each unit contains 2 bedrooms, 2 bathrooms, a great kitchen and spacious living room with a fireplace. Each unit is approximately 955 sf, and also have central HVAC service. All units also have a single private garage, which is located in the back of the property. There is an on site laundry room for tenants. Perfect investment opportunity.

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$650,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas
- \$0
- Laundry: Individual Room

Interior

- Floor: Concrete, See Remarks, Vinyl
- Appliances: Oven, Dishwasher, Disposal

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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:	1	2	2				\$925	
2:	1	2	2				\$925	
3:	1	2	2				\$925	
4:	1	2	2				\$1,000	
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:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- San Bernardino County
- Parcel # 3090171140000

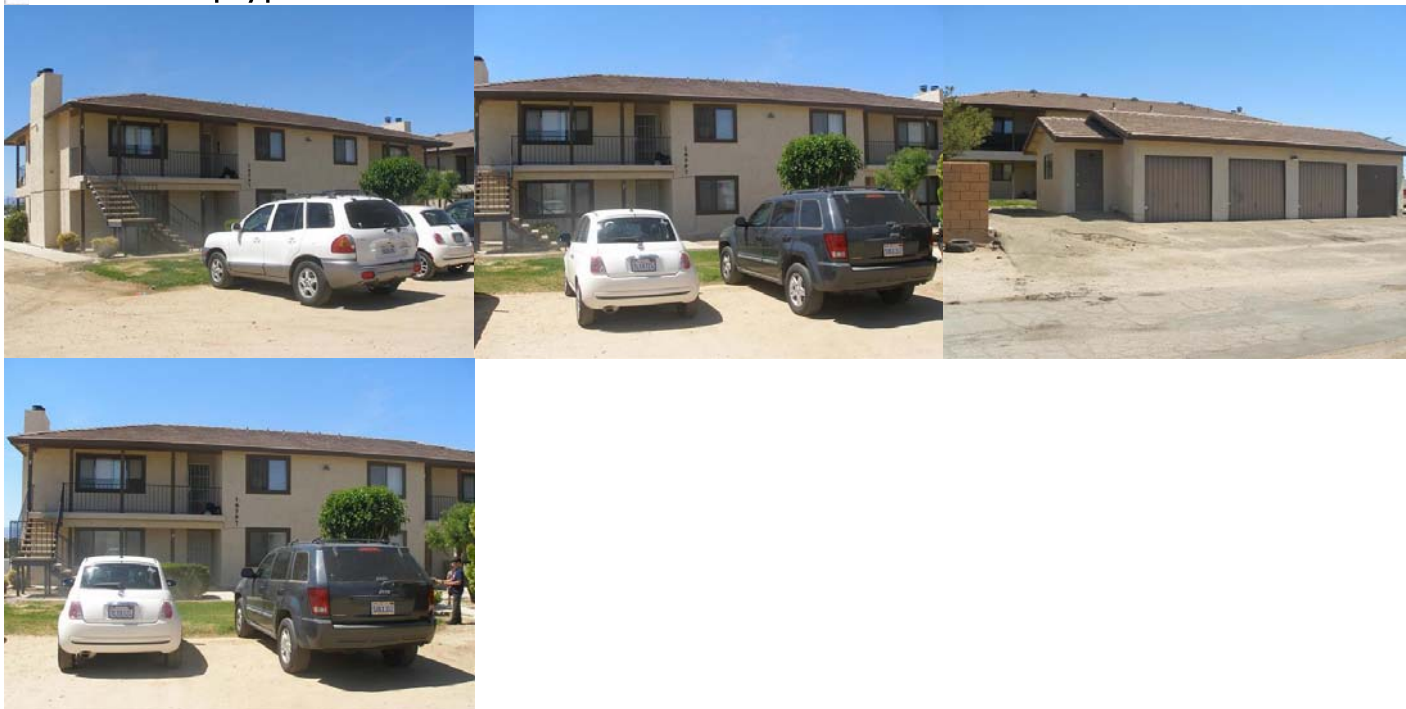
Michael Lembeck

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:** 535681

Printed: 10/17/2021 12:25:29 PM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 10/10/2021 to 10/16/2021
County Or Parish is 'San Bernardino'
Number Of Units Total is 2+
Selected 15 of 15 results.