

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	PW24070270	S	32208 Avenue D	YUCP	269	NOD	2	24,000		\$540,000 	375.00	1440	1920/PUB	108,900/2.5	N	2	10/16/24	163/163
2	CV24170642	S	215 E Belmont ST	ONT	686	STD	3	45,900		\$745,000 	295.63	2520	1962/ASR	8,560/0.1965	N	0	10/17/24	24/72
3	CV24026799	S	12011 Brockman AVE	AD	ADL	STD	3	39,492		\$355,000 	273.08	1300	1936/SEE	31,815/0.7304	N	0	10/17/24	130/130
4	OC24153360	S	21629 Nisqually RD	APPV	APPV	STD	3	18,600		\$500,000	188.32	2655	1969/ASR	22,824/0.524	N	0	10/16/24	24/24
5	IG24011084	S	10931 Kadota AVE	POM	699	STD	4	36,000		\$846,632 	341.94	2476	1954/ASR	11,000/0.2525	N	0	10/18/24	50/50

Closed • Duplex

List / Sold: **\$625,000/\$540,000** ↓

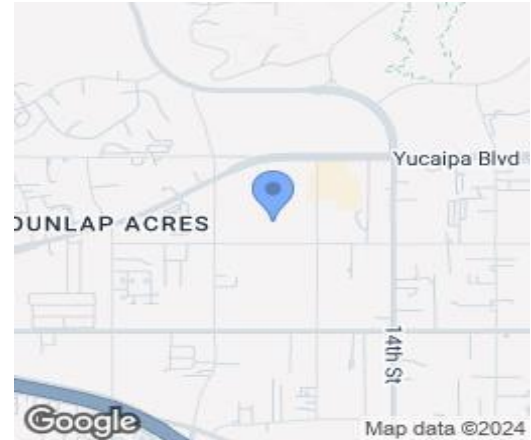
32208 Avenue D • Yucaipa 92399

163 days on the market

2 units • **\$312,500/unit** • **1,440 sqft** • **108,900 sqft lot** • **\$375.00/sqft** •
Built in 1920

Listing ID: PW24070270

Yucaipa Blvd to 16th, go right, Left on Avenue D, properties will be at left side



HUGE PRICE IMPROVEMENT FOR A FAST CASH SALE WITH TENANTS IN PLACE. 2 houses, you'll be paying only \$312,500 for each and on 2.5 Acres!! NO brainer! First house is 2 bedrooms with 2 baths, 2nd house is 2 bedroom with 1 bath. Great area experiencing lots of growth and only 39 miles away from Palm Springs! This is a great opportunity for a developer or owner user to rehab these homes for two families to enjoy the large lot or build more properties. Property will not be delivered vacant

Facts & Features

- Sold On 10/16/2024
- Original List Price of \$700,000
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- \$2,276 (Estimated)
- SellerConsiderConcessionYN:
- \$24000 Gross Scheduled Income
- \$14000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Level with Street
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$2,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	4	3	1	Unfurnished	\$2,000	\$2,000	\$4,000

Of Units With:

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

Additional Information

- Notice Of Default sale
- 269 - Yucaipa/Calimesa/Oak Glen area
 - San Bernardino County
 - Parcel # 0301031090000

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos





Triplex. Each unit is a 840 sq ft home with a private fenced yard. Single story. All are 2 bedroom, 1 bathroom. There is a large parking area in front for all of the units to share. "L" shaped lot. Built in 1962. The lot is 8,560 sq ft.

Facts & Features

- Sold On 10/17/2024
 - Original List Price of \$725,700
 - 3 Buildings
 - Levels: One
 - 9 Total parking spaces
 - Cooling: Central Air
 - Heating: Forced Air
 - \$618 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$45900 Gross Scheduled Income
 - \$33427 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Irregular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,473
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,900
 - Cable TV: 01129578
 - Gardener:
 - Licenses:
- Insurance: \$3,300
 - Maintenance: \$1,500
 - Workman's Comp:
 - Professional Management: 2508
 - Water/Sewer: \$2,665
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	0	Unfurnished	\$45,900	\$45,900	\$50,160
# 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
 - Rent Controlled
- 686 - Ontario area
 - San Bernardino County

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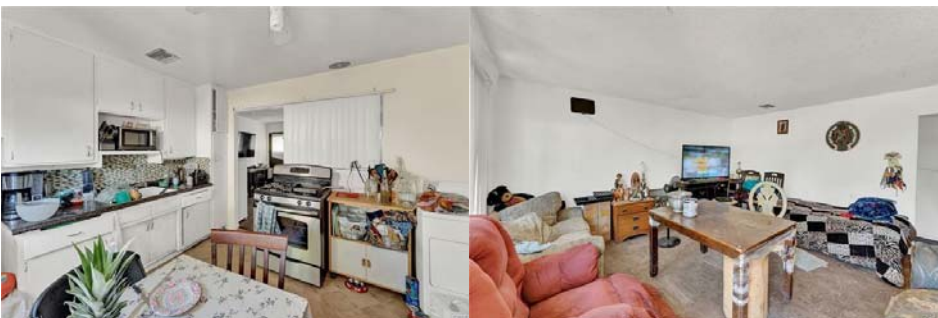
Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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EXCELLENT INCOME OPPORTUNITY! Come and take a look at this property located in growing and increasing developing City of Adelanto. A short drive to Spring Valley Lake and The Mall of Victorville. This 3 unit property was recently renovated. Lot size of almost an acre is plenty of room to build more units or storage or parking.

Facts & Features

- Sold On 10/17/2024
 - Original List Price of \$450,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$505 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: See Remarks
 - \$39492 Gross Scheduled Income
 - \$35952 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$3,540
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,080
 - Cable TV: 01220332
 - Gardener:
 - Licenses:
- Insurance: \$1,580
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$960
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,086	\$1,086	\$0
2:	1	1	1	0	Unfurnished	\$1,058	\$1,058	\$0
3:	1	1	1	0	Unfurnished	\$1,149	\$1,149	\$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
- Buyer Agency Compensation: 2.5%

- ADL - Adelanto area
- San Bernardino County
- Parcel # 0459164020000

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Triplex**

List / Sold: **\$500,000/\$500,000**

21629 Nisqually Rd • Apple Valley 92308

24 days on the market

3 units • **\$166,667/unit** • **2,655 sqft** • **22,824 sqft lot** • **\$188.32/sqft** •
Built in 1969

Listing ID: OC24153360

Highway 18 to Navajo to nisqually



Triplex 2 bed 1 bath.

Facts & Features

- Sold On 10/16/2024
- Original List Price of \$500,000
- 1 Buildings
- 0 Total parking spaces
- \$799 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$18600 Gross Scheduled Income
- \$15154 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,900
- Electric: \$200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01064901
- Gardener:
- Licenses:
- Insurance: \$1,582
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	0	Unfurnished	\$2,325	\$2,325	\$5,400

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
- APPV - Apple Valley area
- San Bernardino County
- Parcel # 3087337140000

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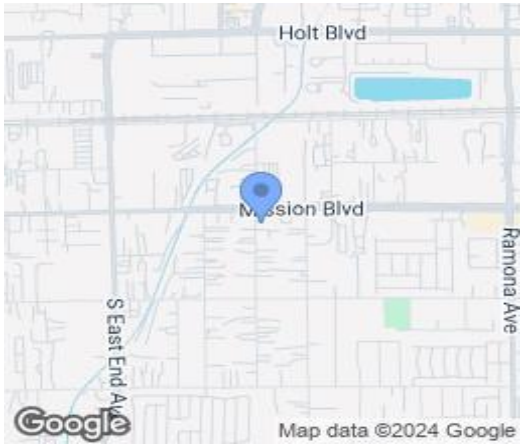
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income **LISTING ID:** OC24153360

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Explore prime investment potential in Pomona! This 4-unit gem offers one 3-bedroom, 1-bathroom unit with a spacious fully fenced front and backyard, ideal for comfortable living. Additionally, two well-appointed 1-bedroom, 1-bathroom units feature kitchens, living rooms, and attached storage space. The 4th unit is an updated 1 bedroom, 1-bath with a large gated front yard. The property has ample parking, and is located on a quiet street. Proximity to freeways enhances convenience, and the property presents a lucrative opportunity with potential rent increases.

Facts & Features

- Sold On 10/18/2024
 - Original List Price of \$849,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Natural Gas
 - \$384 (Estimated)
 - SellerConsiderConcessionYN:
- \$36000 Gross Scheduled Income
 - \$32018 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

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

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lawn, Lot 10000-19999 Sqft
 - Security Features: Window Bars
- Fencing: Chain Link
 - Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$3,982
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,624
 - Cable TV: 01525571
 - Gardener:
 - Licenses:
- Insurance: \$108
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,698
 - Other Expense: \$660
 - Other Expense Description: Septic

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$3,200
2:	1	1	1	0	Unfurnished	\$0		\$1,600
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600

Of Units With:

- Separate Electric: 4
- Drapes:

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

- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 4

Additional Information

- Standard sale

- 699 - Not Defined area
- San Bernardino County
- Parcel # 1012231180000

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CUSTOMER FULL: Residential Income LISTING ID: IG24011084

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