

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	Spes	Date	DOM/CDOM
1	IV23164748	S	9129 Olive ST	FONT	264	STD	2	\$3,200		\$630,000 	\$388.41	1622	1954/PUB	9,266/0.2127	N	2	10/16/23	3/3	
2	EV23151988	S	12197 FIRST ST	YUCP	269	STD	2	\$0		\$640,000 	\$329.05	1945	1958/ASR	10,875/0.2497	N	2	10/20/23	18/18	
3	SR23159558	S	34239 Wildwood Canyon RD	YUCP	269	STD	3	\$48,000		\$799,000	\$340.58	2346	1964/ASR	34,500/0.792	N	4	10/16/23	45/45	

Closed • Duplex

List / Sold: **\$625,000/\$630,000** ↑

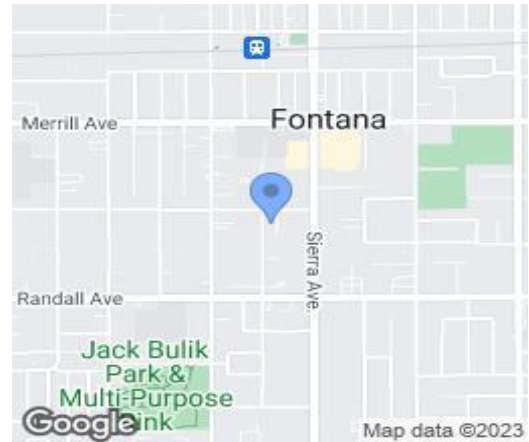
9129 Olive St • Fontana 92335

3 days on the market

2 units • \$312,500/unit • 1,622 sqft • 9,266 sqft lot • \$388.41/sqft • Built in 1954

Listing ID: IV23164748

West of Sierra, South of Athol



This 2 unit duplex has just been painted inside and outside. New carpet installed, These 2 bedroom, 1 bath units are perfect for a family and their relatives next door, Property has 2 one car garages plus utility room. I don't believe this property will last long on the market, so act now!

Facts & Features

- Sold On 10/16/2023
- Original List Price of \$625,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$2,558 (Estimated)
- \$3200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Disposal, Gas Range

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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:	2	2	0	1	Unfurnished	\$3,200	\$3,200	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- 264 - Fontana area

- Buyer Agency Compensation: 2.5%

- San Bernardino County
- Parcel # 0193161400000

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: IV23164748

Printed: 10/22/2023 9:02:25 AM

Closed • **Single Family Residence**

List / Sold: **\$650,000/\$640,000** ↓

12197 FIRST St • Yucaipa 92399

18 days on the market

**2 units • \$325,000/unit • 1,945 sqft • 10,875 sqft lot • \$329.05/sqft •
Built in 1958**

Listing ID: EV23151988

YUCAIPA BLVD-FIRST ST



HUGE PRICE REDUCTION!!!! Welcome to this exceptional property offering the perfect blend of space and functionality! Situated on an expansive lot of nearly 11,000 square feet, this rare gem features two distinct homes, each with its own separate address. Both homes boast three comfortable bedrooms and a well-appointed bathroom, making them ideal for accommodating families or utilizing one as an income-generating rental. Prepare to be impressed by the thoughtful upgrades that have been made to enhance these residences. All new dual pane windows have been installed, creating a bright and energy-efficient living environment for both homes. The main house also benefits from a newer Lennox AC system, ensuring optimal comfort during warmer months. In addition to these fantastic features, the seller has taken the initiative to replace the plumbing and roofs on both homes. This substantial investment not only enhances the property's value but also provides peace of mind, knowing that crucial infrastructure elements are in excellent condition. Whether you're looking for a spacious multi-generational living arrangement, a smart investment opportunity, or a combination of both, this property offers endless possibilities for you to explore. Don't miss out on the chance to make these beautifully updated homes your own!

Facts & Features

- Sold On 10/20/2023
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central, See Remarks
- \$0 (Other)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Carpet, Stone
- Appliances: Dishwasher, Disposal, Gas Range
- Other Interior Features: Ceiling Fan(s), Formica Counters

Exterior

- Lot Features: Misting System, Sprinkler System, Sprinklers In Front, Sprinklers In Rear
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wire
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01904376
- 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
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1:	1	3	1	2	Unfurnished	\$0	\$0	\$0
2:	1	3	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 269 - Yucaipa/Calimesa/Oak Glen area
 - San Bernardino County
 - Parcel # 0319054310000

Michael Lembeck

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

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Closed • **Triplex**

List / Sold: **\$799,000/\$799,000**

34239 Wildwood Canyon Rd • Yucaipa 92399

45 days on the market

**3 units • \$266,333/unit • 2,346 sqft • 34,500 sqft lot • \$340.58/sqft •
Built in 1964**

Listing ID: SR23159558

5Th to Wildwood Canyon.



Situated in a desired part of Yucaipa, next to a new home development, is a very well maintained triplex can offer a great opportunity for an investor or an owner user to purchase this property. All tenants are paid on time and there are multiple opportunities for expansion. The property also has an RV pad with electricity which may be an additional stream of income. Buyer to verify all information. Broker and Seller make no warranties of any kind.

Facts & Features

- Sold On 10/16/2023
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- \$2,075 (Estimated)
- Laundry: Common Area
- \$48000 Gross Scheduled Income
- \$40020 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Conventional Septic, Public Sewer

Annual Expenses

- Total Operating Expense: \$7,980
- Electric: \$40.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02068045
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance: \$400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$125
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,920	\$1,920	\$2,500
2:	1	2	1	2	Unfurnished	\$1,300	\$1,300	\$2,000
3:	1	1	1	1	Unfurnished	\$703	\$703	\$1,200

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
- 269 - Yucaipa/Calimesa/Oak Glen area

• Buyer Agency Compensation: 2.5%

• San Bernardino County
• Parcel # 0318201390000

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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