

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	EV21170698	S	8279	Heather AVE	FONT	264	STD	2	\$0		\$499,000	\$419.33	1190	1952/ASR	7,500/0.1722	N	1	10/22/21	13/13
2	EV21151715	S	12183	2nd ST	YUCP	269	STD	2	\$21,300		\$372,500↓	\$316.75	1176	1951/ASR	5,000/0.1148	N	0	10/19/21	46/46
3	EV21149422	S	240 E	16th ST	SB	274	STD	2	\$28,800		\$430,000↑	\$267.08	1610	1948/ASR	8,400/0.1928	N	2	10/21/21	54/54
4	CV21074837	S	1035 N	Allyn AVE	ONT	686	STD	2	\$0		\$735,000↓	\$393.47	1868	1960/ASR	7,095/0.1629	N	1	10/18/21	139/139
5	AR21196297	S	591 E	9th St	UPL	690	TRUS	2	\$25,200		\$575,000	\$552.88	1040	1926/ASR	8,418/0.1933	N	2	10/18/21	17/17
6	AR21197224	S	17065	Ivy AVE	FONT	264	STD	3	\$64,320		\$690,000↓	\$158.91	4342	1974/ASR	8,775/0.2014	N	4	10/20/21	1/1
7	EV21194328	S	501 S	University ST	REDL	268	STD	3	\$34,200		\$725,000	\$298.35	2430	1954/ASR	11,600/0.2663	N	0	10/18/21	7/51
8	EV21202419	S	631	Linda PL	REDL	268	STD	3	\$2,900		\$749,000↓	\$333.19	2248	1930/SLR	11,920/0.2736	N	0	10/19/21	5/5
9	EV21127165	S	661	Spruce RD	BB	289	STD	4	\$52,440	7	\$774,900↓	\$300.35	2580	1936/ASR	17,000/0.3903	N	0	10/18/21	67/67
10	TR21189245	S	4790	Bandera ST	MCLR	685	STD	4	\$5,000		\$1,025,000↑	\$241.75	4240	1964/ASR	12,285/0.282	N	4	10/21/21	13/13
11	219064362DA	S	7227	Airway AVE	YCCV	DC531	STD	4			\$625,000↓			1988/ASR			4	10/18/21	7/7
12	536780	S	511 517 E	Fredricks ST	BSTW		STD	21	\$0		\$1,100,000↓	\$152.27	7224	1964	13,500/0.3	N		10/22/21	0/0

Closed •

List / Sold: **\$499,000/\$499,000**

8279 Heather Ave • Fontana 92335

13 days on the market

**2 units • \$249,500/unit • 1,190 sqft • 7,500 sqft lot • \$419.33/sqft •
Built in 1952**

Listing ID: EV21170698

South of Foothill / East of Cherry



2 Houses on 1 lot. Great area of Fontana. High rental score. Close to everything. Both are 2 bedroom 1 bath each. Front house has a 1 car garage. Each with their own electric and gas meters.

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$499,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 6500-9999
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02086407
- 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:	2	2	1	1	Unfurnished	\$1,000	\$2,000	\$3,200

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
- 264 - Fontana area
- San Bernardino County
- Parcel # 0230174050000

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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Closed •

List / Sold: **\$379,000/\$372,500** ↓

12183 2nd St • Yucaipa 92399

46 days on the market

**2 units • \$189,500/unit • 1,176 sqft • 5,000 sqft lot • \$316.75/sqft •
Built in 1951**

Listing ID: EV21151715

Yucaipa blvd to 2nd street



This well maintained duplex is centrally located in Yucaipa. Unit A is a 1 bedroom and 1 bathroom with driveway parking. Has a cute a front yard. Unit B is a 1 bedroom and 1 bathroom with covered carport parking. Fully occupied with tenants in place.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$399,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- 1 Total carport spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$21300 Gross Scheduled Income
- \$19300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,352
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$522
- Cable TV: 01247521
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,530
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$900	\$900	\$1,000
2:	1	1	1	0	Unfurnished	\$875	\$875	\$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
- 269 - Yucaipa/Calimesa area
- San Bernardino County

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: **\$425,000/\$430,000** ↑

240 E 16th St • San Bernardino 92404

54 days on the market

**2 units • \$212,500/unit • 1,610 sqft • 8,400 sqft lot • \$267.08/sqft •
Built in 1948**

Listing ID: EV21149422

TG



Great opportunity to own this 2 Units . Both Units have the same layouts, with 2 Bedrooms and 1 Full Bathroom. Each Unit also features it's own kitchen, Dining Room, Living Room, inside Laundry Room and 1 Car Detached Garage Each Unit. Back Unit has a Large Yard with Landscape , and a side yard as well. The Front Unit has a It's own Front Yard. Both Units are very well kept . Close to Shopping Centers and Transportation. If you are thinking about investing don't let this great opportunity pass you by. Do not disturb Tenants.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$399,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Inside
- \$28800 Gross Scheduled Income
- \$26020 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,780
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01526757
- Gardener:
- Licenses: 60
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Partially	\$1,200	\$1,200	\$1,400
2:	1	2	1	1	Partially	\$1,200	\$1,200	\$1,400

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
- 274 - San Bernardino area

- San Bernardino County
- Parcel # 0146121110000

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$749,999/\$735,000** ↓

1035 N Allyn Ave • Ontario 91764

139 days on the market

2 units • **\$375,000/unit** • **1,868 sqft** • **7,095 sqft lot** • **\$393.47/sqft** •
Built in 1960

Listing ID: CV21074837

4th and Allyn



1035 N Allyn & 1043 N Allyn, Ontario, Ca. Unique & Rare Detached Corner Lot Single Story Duplex, Each Unit Has Bright & Open Floor Plan, 2 Bedrooms, 1 Bath, 1 Car Attached Garage. One Unit Features Fresh Interior Paint, New Carpet, New Wood Laminate Flooring and New Windows. Kitchen Features, Gas Stove, Laundry Hook Up, Private Gated Yard. Live In One Unit Rent The Other Or Rent Both. Must See, Will Sell FAST! Close to 10 Fwy, Ontario Airport, Ontario Mills, Public Transportation, Schools, Shopping & Much More.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$749,999
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: In Kitchen
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- 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:	1	2	1	1	Unfurnished	\$1,725	\$1,725	\$0
2:	1	2	1	1	Unfurnished	\$1,725	\$1,725	\$0

Of Units With:

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

Additional Information

- Standard sale
- 686 - Ontario area
- San Bernardino County

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: **\$575,000/\$575,000**

591 E 9th St • Upland 91786

17 days on the market

**2 units • \$287,500/unit • 1,040 sqft • 8,418 sqft lot • \$552.88/sqft •
Built in 1926**

Listing ID: AR21196297

East of Euclid South of Arrow



Duplex in great neighborhood close to downtown. This corner lot property has tons of potential. If you are looking for a "Diamond In The Rough" to polish up and put your own style on this is it. Each unit is 1 bedroom, 1 bath and bonus room. May have historical designation check with city. Do not disturb occupants.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$575,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,674 (Assessor)
- \$25200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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:	2	2	0	2	Unfurnished	\$2,100	\$2,100	\$2,600

Of Units With:

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

Additional Information

- Trust sale
- 690 - Upland area
- San Bernardino County
- Parcel # 1046433140000

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: AR21196297

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Closed • Triplex

List / Sold: **\$700,000/\$690,000** ↓

17065 Ivy Ave • Fontana 92335

1 days on the market

3 units • **\$233,333/unit** • **4,342 sqft** • **8,775 sqft lot** • **\$158.91/sqft** •
Built in 1974

Listing ID: AR21197224

Ivy Ave and Emerald Ave



Nice 3 unit in Fontana. Front house features 1 bed and bath downstairs and 2 bedrooms 1 bath upstairs with W/D hook ups inside and carport. Unit 2 features 2 bedroom 1.5 bath with w/d hook ups in garage, and unit 3 features 1 bed upstairs with full bath and 1 bed and full bath downstairs also with W/D hook ups in garage.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$700,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,421 (Estimated)
- Laundry: Inside
- \$64320 Gross Scheduled Income
- \$53320 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,500	\$2,500	\$2,600
2:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,600
3:	1	2	1	0	Unfurnished	\$1,360	\$1,360	\$1,500

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
- 264 - Fontana area
- San Bernardino County
- Parcel # 0192023060000

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: AR21197224

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Closed • **Triplex**

List / Sold: **\$725,000/\$725,000**

501 S University St • Redlands 92374

7 days on the market

3 units • **\$241,667/unit** • **2,430 sqft** • **11,600 sqft lot** • **\$298.35/sqft** •
Built in 1954

Listing ID: EV21194328

Citrus to University



Great Triplex next to Redlands High School and two blocks from the University of Redlands and close to downtown and shopping/restaurants. All units are 2 bed, 1 bath with private rear yards and each unit has a carport and washer/dryer hookups. Each cozy unit has a large kitchen with wood cabinets and a fireplace. There is lots of light in the living room and there are two good sized bedrooms. There is a bath with shower in tub. The exterior has a rear yard for each unit along with their own carport and storage. Gas and electric are separately metered. Homes are 2 blocks from the new train station going into the university. Great opportunity!

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$725,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$583 (Estimated)
- Laundry: Outside
- \$34200 Gross Scheduled Income
- \$26001 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,639
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,644
- Cable TV: 02036347
- Gardener:
- Licenses: 80
- Insurance: \$1,246
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,604
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	0	Unfurnished	\$2,850	\$2,850	\$4,200

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
- 268 - Redlands area

- San Bernardino County
- Parcel # 0173121170000

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: EV21194328

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Closed •

List / Sold: **\$769,000/\$749,000** ↓

631 Linda Pl • Redlands 92373

5 days on the market

**3 units • \$256,333/unit • 2,248 sqft • 11,920 sqft lot • \$333.19/sqft •
Built in 1930**

Listing ID: EV21202419

corner of Center and Linda Place.



Excellent South Redlands income property - Minutes from Downtown Redlands shopping and restaurants - three units - one two bedroom and one bath - two one bedroom and one bath - Downstairs unit has been upgraded - Nice size corner lot 11,920 sf - 3 car carport out back - Each unit has its own individual hook ups for washer and dryer.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$769,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$237 (Estimated)
- Laundry: Individual Room
- \$2900 Gross Scheduled Income
- \$2725 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: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00472776
- 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	\$1,100	\$1,100	\$1,700
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,350
3:	1	1	1	0	Unfurnished	\$800	\$800	\$1,350

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
- 268 - Redlands area

- San Bernardino County
- Parcel # 0171222130000

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: EV21202419

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Closed •

List / Sold: **\$774,900/\$774,900** ↓

661 Spruce Rd • Big Bear 92315

67 days on the market

**4 units • \$193,725/unit • 2,580 sqft • 17,000 sqft lot • \$300.35/sqft •
Built in 1936**

Listing ID: EV21127165

Heading East on Big Bear Blvd. from the Dam, turn (L) onto Spruce Road.



Great opportunity to own this Four Unit Investment Property on a 17,000 s.f. lot. Conveniently located in prime location with close proximity to the Alpine Slide Recreation Zone, Snow Play, Village Shops, Restaurants, Entertainment and Lake. Current owner has done extensive remodeling on each unit as well as replaced the roof at buildings 1 & 2. Three Units are on a month-to-month lease through Property Manager. Unit 2 is on vacation rental with Cool Cabins and averages \$1,700 monthly. Large lot allows for parking of trailers, boats, RV's etc. Each unit supplied with individual Gas and Electric Meters. Water is common for all units.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$795,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas, Wood, Fireplace(s), Wood Stove
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 7
- \$52440 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897533
- 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:	3	1	1	0	Unfurnished	\$0	\$3,120	\$0
2:	1	3	2	0	Unfurnished	\$1,250	\$1,250	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 289 - Big Bear Area area
- San Bernardino County
- Parcel # 0308074030000

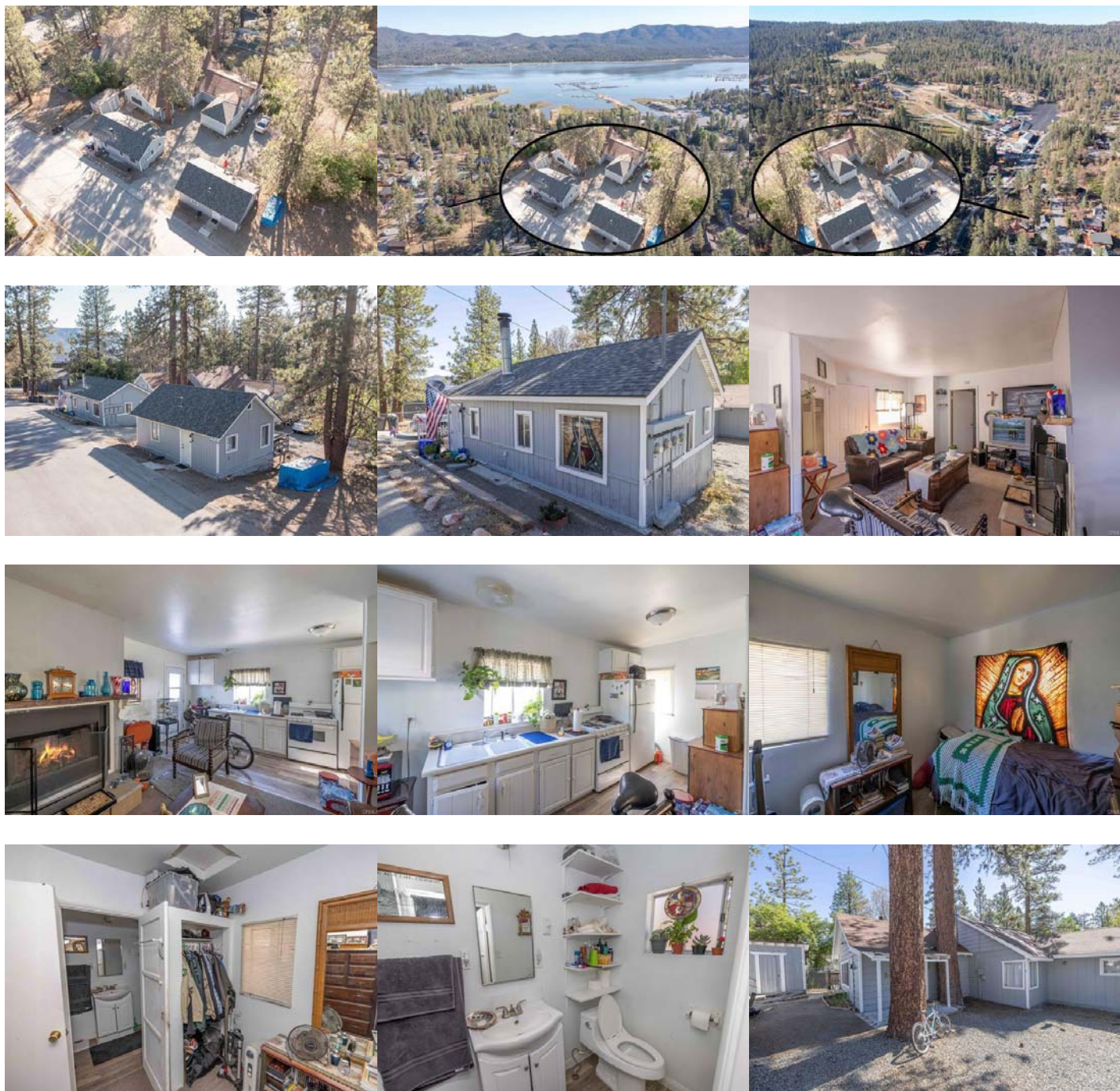
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Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold:

\$1,032,000/\$1,025,000 ↑

13 days on the market

Listing ID: TR21189245

4790 Bandera St • Montclair 91763

**4 units • \$258,000/unit • 4,240 sqft • 12,285 sqft lot • \$241.75/sqft •
Built in 1964**

South of 10 exit; west of Monte Vista avenue; N/Holt



Excellent investment property with great tenants in good rental standing. Great townhouse style four units, with two remodeled in the last four years. Fantastic large living space of 1060s.q. per unit and large 12,285 sq.ft. lot per assessor. Very conveniently located close to freeways, schools, shopping mall, no vacancy in high demand area; good size patio area; separate gas and electricity meters; common washer dryer on site; one car enclosed garage per unit with roll up doors plus open spaces off the alley as well as street parking; newer single family homes across the street; rents have much room for upward room to increase; property was repainted outside within the last 3 years and has been replumbed with copper plumbing thru out in last year ; property to be sold in its AS-IS present condition with no guarantees or warranties implied or expressed. Drive by ONLY till September 8th ; all offers are to be subject to interior inspection only; the sale is a 1031 exchange for the sellers and contingent upon sellers finding a suitable 1031 exchange property at no cost to buyers; information provided is deemed reliable but not guaranteed. Buyers and their agents to verify accuracy of all aspects thru personal independent inspections and professional investigations to satisfy themselves; interior inspection date will be communicated to the buyers' agent upon acceptable offer by the 9th of September 2021. PLEASE DO NOT DISTURB TENANTS UNDER ANY CIRCUMSTANCES AND DO NOT STOP TO HAVE ANY CONVERSATION as they are not aware of the sale! Listing agent is one of the sellers.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$999,800
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$607 (Estimated)
- Laundry: Common Area
- \$5000 Gross Scheduled Income
- \$4250 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Level with Street, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,060
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$6,600
- Cable TV: 02053087
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management: 1560
- Water/Sewer: \$4,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,200	\$1,200	\$1,700

2:	1	2	2	1	Unfurnished	\$1,350	\$1,350	\$1,600
3:	1	2	2	1	Unfurnished	\$1,250	\$1,250	\$1,600
4:	1	2	2	1	Unfurnished	\$1,200	\$1,200	\$1,700

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- 685 - Montclair area
 - San Bernardino County
 - Parcel # 1009452080000

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





CUSTOMER FULL: Residential Income LISTING ID: TR21189245

Printed: 10/24/2021 1:24:54 PM

Closed •

List / Sold: **\$725,000/\$625,000 ↓**

7227 Airway Ave • Yucca Valley 92284

7 days on the market

**4 units • \$181,250/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1988**

Listing ID: 219064362DA

South of Hwy 62, property is on west side of Airway Avenue.



Great looking LOW MAINTENANCE income property. Quadraplex - Each unit has 3 bedrooms, 2 full baths and its own attached garage with laundry hookups and its own rear private yard and assigned additional parking spaces. Tenants pay all their own utilities and all 4 units have separate meters for water, electric and gas. This property is located in a strong market area with a shortage of rental units. Close to shopping and amenities. Please DO NOT DISTURB tenants. Drive by Only - please do not walk onto the property. Showings will be scheduled with an accepted offer. Unit A has unpermitted addition. Buyer to verify all zoning, use and square footage. Still Accepting Backup Offers.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$725,000
- 2 Buildings
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Wall Furnace
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: See Remarks
- Floor: Carpet, Tile
- Appliances: Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00787775
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- DC531 - Central East area
- San Bernardino County

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: 219064362DA

Printed: 10/24/2021 1:24:55 PM

Closed •

List / Sold:

\$1,250,000/\$1,100,000 ↓

0 days on the market

Listing ID: 536780

511 517 E Fredricks St • Barstow 92311

**21 units • \$59,524/unit • 7,224 sqft • 13,500 sqft lot • \$152.27/sqft •
Built in 1964**

I15 N to Barstow Rd to Fredricks Cross Street: Barstow Rd.



Great Income opportunity investment.

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Cooling: Central Air
- Heating: Forced Air
- \$1 (See Remarks)
- Laundry: Individual Room

Interior

- Floor: See Remarks
- Appliances: Range, Refrigerator

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01857050
- 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:	0	0	0				\$0	
2:	0	0	0				\$0	
3:	0	0	0				\$0	
4:	0	0	0				\$0	
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:
- Drapes:
- Patio:

- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- San Bernardino County
- Parcel # 0181112300000

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



CUSTOMER FULL: Residential Income LISTING ID: 536780

Printed: 10/24/2021 1:24:56 PM

Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 10/17/2021 to 10/23/2021

County Or Parish is 'San Bernardino'

Number Of Units Total is 2+

Selected 12 of 12 results.