

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	IN23173649	S	2556 N State ST	SB	699	STD	2	\$2,675		\$300,000 	\$342.08	877	1948/ASR	10,725/0.2462	N	0	11/01/23	12/12
2	CV23090066	S	605 Clark	BSTW	BSTW	STD	2	\$24,900		\$200,000 	\$136.52	1465	1922/ASR	3,500/0.0803	N	1	11/03/23	105/105
3	TR23154545	S	15370 6th ST	VTVL	VIC	STD	2	\$0		\$300,000 	\$274.22	1094	1939/ASR	15,600/0.3581	N	2	10/31/23	72/72
4	PW23100105	S	1174 Esperanza ST	SB	274	STD	3	\$21,600		\$534,900 	\$321.45	1664	1949/PUB	16,575/0.3805	N	6	11/01/23	101/101

Closed • Duplex

List / Sold: **\$450,000/\$300,000** ↓

2556 N State St • San Bernardino 92407

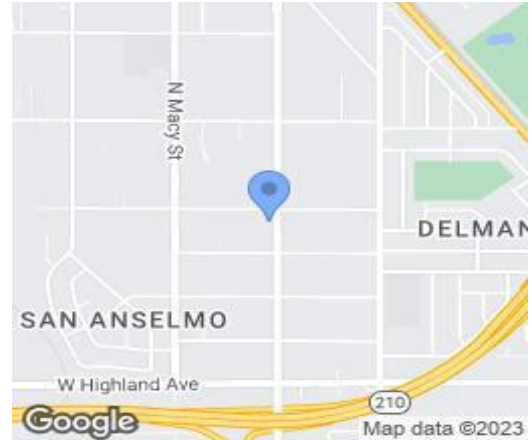
12 days on the market

2 units • \$225,000/unit • 877 sqft • 10,725 sqft lot • \$342.08/sqft •

Listing ID: IN23173649

Built in 1948

Off the 210 fwy and the 215



Fabulous 10,725/.25 sq foot lot located (MOSCUY) 2556 N STATE ST SAN BERNARDINO, CA 92407-6548. 2 UNITS ON THE LOT COMMERCIAL ZONING LIVE IN ONE RENT THE OTHER ONE OUT OR USE IT FOR YOUR OWN BUSINESS LOCATION LOCATION!!!!!!!!!!!!!! CLOSE TO State University fwy mountains stores. Front House 2 bed 1 bath rear house 3-bed rooms 1 Bath.

Facts & Features

- Sold On 11/01/2023
- Original List Price of \$450,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$891 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$2675 Gross Scheduled Income
- \$2250 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$225
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01788875
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$50
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,325	\$1,325	\$1,800
2:	1	3	1	0	Unfurnished	\$1,350	\$1,350	\$2,500

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
- 699 - Not Defined area
- Rent Controlled
- San Bernardino County

• Buyer Agency Compensation: 1%

• Parcel # 0268261150000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

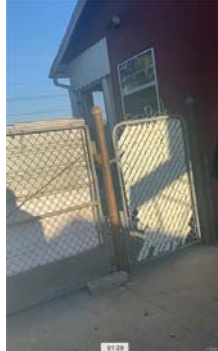
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IN23173649

Printed: 11/05/2023 9:37:35 AM

Closed • Duplex

List / Sold: **\$209,000/\$200,000** ↓

605 Clark • Barstow 92311

105 days on the market

2 units • **\$104,500/unit** • **1,465 sqft** • **3,500 sqft lot** • **\$136.52/sqft** •
Built in 1922

Listing ID: CV23090066

take 15 freeway going north get off on barstow rd. make a right on main st. in 5th make left and make a right on first alley



This a 2 units property in the city of Barstow the front unit has 2 and a half bedroom and one bath the back unit has 2 bedrooms and 1.5 bath both units have tile flooring and granite counters new kitchen cabinets. The front unit would be ideal for a 4 or 5 family remembers and the unit in the back provide easily more than half of the loan payment. So it is an excellent Investment opportunity for a starting family.

Facts & Features

- Sold On 11/03/2023
- Original List Price of \$234,400
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Washer Hookup
- \$24900 Gross Scheduled Income
- \$23400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Walk-In Closet
- Floor: Laminate, Tile, Vinyl
- Appliances: 6 Burner Stove, Water Heater
- Other Interior Features: Ceiling Fan(s), Ceramic Counters, Copper Plumbing Partial, Furnished, Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre, Level, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Stucco Wall
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$4,430
- Electric: \$960.00
- Gas: \$540
- Furniture Replacement:
- Trash: \$540
- Cable TV: 01963125
- Gardener:
- Licenses:
- Insurance: \$350
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,040
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Partially	\$1,150	\$1,150	\$1,150
2:	1	2	2	0	Furnished	\$975	\$975	\$975

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC: 3

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- BSTW - Barstow area
- San Bernardino County
- Parcel # 0181084110000

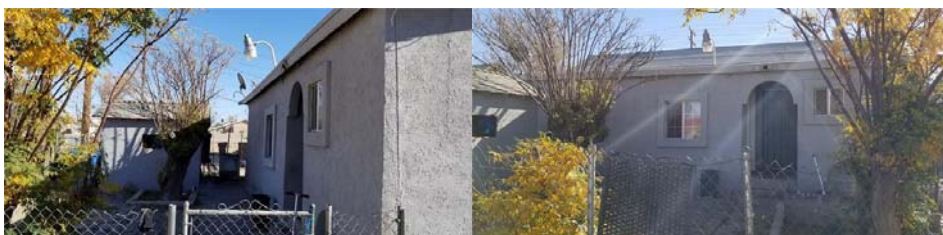
Michael Lembeck

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 • Duplex

List / Sold: **\$299,900/\$300,000** ↑

15370 6th St • Victorville 92395

72 days on the market

2 units • **\$149,950/unit** • **1,094 sqft** • **15,600 sqft lot** • **\$274.22/sqft** •
Built in 1939

Listing ID: TR23154545

Go North on 7th, West on Yucca, South on 6th, duplex will be on your right hand side.



Nice property!

Facts & Features

- Sold On 10/31/2023
- Original List Price of \$299,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$285 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01222678
- 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	2	Unfurnished	\$1,400	\$1,400	\$1,500
2:	1	1	1	0	Unfurnished	\$675	\$675	\$900

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%
- VIC - Victorville area
- San Bernardino County
- Parcel # 0478132170000

Michael Lembeck

Re/Max Property Connection

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Closed • Duplex

List / Sold: **\$534,900/\$534,900** ↑

1174 Esperanza St • San Bernardino 92410

101 days on the market

3 units • **\$178,300/unit** • **1,664 sqft** • **16,575 sqft lot** • **\$321.45/sqft** •
Built in 1949

Listing ID: PW23100105

cross streets Mill St and K St



GREAT Investment Opportunity, GREAT Location/proximity and GREAT big lot!!! 2 units all 1 bed 1 bath each plus Garage conversion 1 bed 1 bath. Buyer to do own investigation on permits. Owner has owned and managed property for 13 years but time to move on to their next investment. Buyers to cooperate with 1031 exchange at no cost to buyers. Opportunity to live in one and rent the others. Proximity is everything when discussing this property....not only walking distance to shopping centers, strip malls, METROLINK and other public transportation, this property is also SANDWICHED within the same block of three major schools-Richardson Prep Middle, Middle College High and SB Valley College. If that's not enough, you have a 16,575 sq foot lot! The possibilities for expansion are phenomenal-recommend looking at the aerial shot of this property. Property Sold AS-IS- no repairs will be done to property.

Facts & Features

- Sold On 11/01/2023
- Original List Price of \$449,900
- 2 Buildings
- Levels: One
- 12 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- \$21600 Gross Scheduled Income
- \$14159 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Carpet, Laminate
- Appliances: None
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 10000-19999 Sqft
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,451
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$450
- Cable TV: 02062675
- Gardener:
- Licenses:
- Insurance: \$934
- Maintenance: \$0
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Unfurnished	\$730	\$730	\$850
2:	1	1	0	0	Unfurnished	\$0	\$0	\$850
3:	1	1	0	0	Unfurnished	\$0	\$0	\$850

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0141042290000

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Re/Max Property Connection

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