

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	539279	S	16762 Verde ST	VTVL		STD	2	\$0		\$242,500	\$183.85	1319	1942	7,250/0.16	N		11/03/21	11/11
2	IV20262849	S	18850 Lynwood ST	BLM	265	STD	2	\$21,000		\$320,000	\$238.10	1344	1960/ASR	7,000/0.1607	N	0	11/04/21	254/254
3	MB21164629	S	156 N 2nd ST	CLTN	273	STD	2	\$18,600		\$410,000	\$215.45	1903	1920/ASR	5,000/0.1148	N	0	11/03/21	0/0
4	OC21145993	S	805 W 7th ST	SB	274	STD	2	\$15,672		\$450,000	\$223.66	2012	1901/PUB	6,900/0.1584	N	2	11/05/21	9/9
5	CV21226163	S	763 E E ST	ONT	686	STD	2	\$36,000	4	\$698,500	\$334.37	2089	1956/ASR	8,603/0.1975	N	3	11/02/21	6/6
6	RS20108567	S	15795 Tern RD	VTVL	VIC	STD	3	\$34,200		\$358,000	\$138.12	2592	1990/ASR	7,200/0.1653	N	3	11/05/21	18/18
7	AR21178545	S	157 E Court ST	SB	274	STD	16	\$288,000		\$2,480,000	\$205.03	12096	1985/ASR	30,418/0.6983	N	0	11/04/21	8/8

Closed •

List / Sold: **\$244,998/\$242,500** ↓

16762 Verde St • Victorville 92395

11 days on the market

2 units • \$122,499/unit • 1,319 sqft • 7,250 sqft lot • \$183.85/sqft •

Listing ID: 539279

Built in 1942

Cross Street: Hesperia.



Attention: First time home buyer live in the front unit collect rent in back unit. Front unit has 2 bedroom, 1 bath, garage, 728 sq ft and it own driveway. Back unit has 1 bedroom, 1 bath, 594 sq ft.

Facts & Features

- Sold On 11/03/2021
- Original List Price of \$244,998
- 2 Buildings
- Cooling: Evaporative Cooling
- Heating: Electric
- \$0

Interior

- Floor: See Remarks
- Appliances: Range

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	1				\$0	
2:	2	1	1				\$850	
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 # 0477062190000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

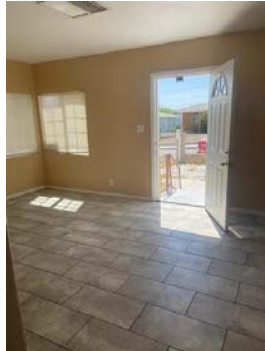
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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UNIT B - FRONT



UNIT A - SIDE



GARAGE - UNIT A



UNIT A - SIDE





UNIT A - REAR



UNIT A - SIDE



UNIT B - SIDE



UNIT B - LIVING/DINING ROOM



UNIT B - BATHROOM



UNIT B - KITCHEN



UNIT B - BEDROOM



Closed • Duplex

List / Sold: **\$365,000/\$320,000** ↓

18850 Lynwood St • Bloomington 92316

254 days on the market

2 units • **\$182,500/unit** • **1,344 sqft** • **7,000 sqft lot** • **\$238.10/sqft** •
Built in 1960

Listing ID: IV20262849

From the 10 FWY exist Cedar Ave go North Right On Valley Bl. Right on Vine Left on Lynwood St.



Duplex with 2 bedrooms one bath in each unit. Sold in As Is Condition, The Property Needs Major TLC. The Seller & His Agent Offer No Warranty Expressed or Implied. The Seller Offers No Repairs Or Termite. The Property is on A Cesspool. Both of the Units are Occupied with Long Term Tenants

Facts & Features

- Sold On 11/04/2021
- Original List Price of \$365,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside, Outside, Washer Hookup
- \$21000 Gross Scheduled Income
- \$18000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: Water Heater

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot
- Sewer: Cesspool

Annual Expenses

- Total Operating Expense: \$5,360
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01862581
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	\$1,050	\$1,050	\$1,500
2:	1	2	1	0	Unfurnished	\$700	\$700	\$1,500

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
- 265 - Bloomington area
- San Bernardino County
- Parcel # 0253204160000

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

Re/Max Property Connection
State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV20262849

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Closed • Duplex

List / Sold: **\$430,000/\$410,000** ↓

156 N 2nd St • Colton 92324

0 days on the market

2 units • **\$215,000/unit** • **1,903 sqft** • **5,000 sqft lot** • **\$215.45/sqft** •
Built in 1920

Listing ID: MB21164629

Cross street Valley Blvd and Rancho Ave



Investors Delight! Duplex Property in the city of Colton! Front unit features: 3 bedrooms, 2 baths, living room. Back Unit features: 1 bedroom, 1 bath. Parking for up to 4 cars. Alley Access, closed to 10 fway, business street, and shopping center and schools. Don't miss out!

Facts & Features

- Sold On 11/03/2021
- Original List Price of \$430,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Laundry: Outside
- \$18600 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$925
- Electric: \$600.00
- Gas: \$75
- Furniture Replacement:
- Trash: \$125
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- 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	0	Unfurnished	\$1,050	\$1,050	\$1,700
2:	1	1	1	0	Unfurnished	\$500	\$500	\$1,100

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
- 273 - Colton area
- San Bernardino County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

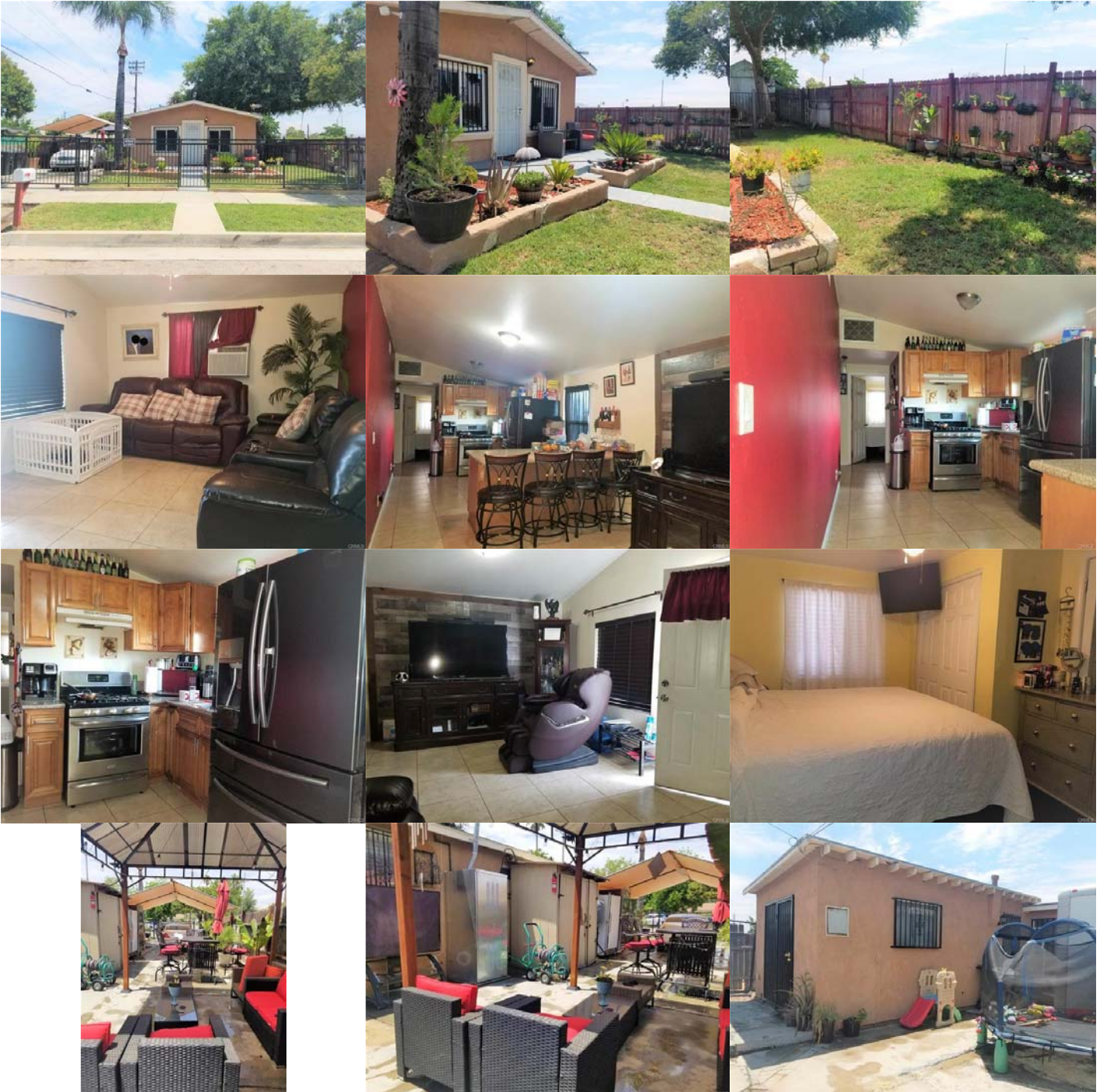
Re/Max Property Connection

State License #: 01891031

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: MB21164629

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Closed • Duplex

List / Sold: **\$449,900/\$450,000** ↑

805 W 7th St • San Bernardino 92410

9 days on the market

**2 units • \$224,950/unit • 2,012 sqft • 6,900 sqft lot • \$223.66/sqft •
Built in 1901**

Listing ID: OC21145993

From the intersection of 5th street and H. street head North on H. and homes are on the left



Great investment property with two separate single family homes on one lot. The front home, (805 W. 7th Street) is a 3 bed, 2 bath, with a large corner wrap around porch. New paint inside and out, refinished original hardwood floors, new vinyl floors in the bathroom and kitchen, steel security doors on the front and the back doors, security bars on all windows, new hot water heater, and much more. We are currently in the process of obtaining the permit for installing a new rear porch on the home and anticipate the project will be completed prior to close of escrow. The home could be used as a primary residence while renting out the other or as a rental itself for an estimated rent of \$1,900 per month. The rear home (674. N H. Street) is a 2 bedroom, 1 bath, remodeled with granite counters, a fenced yard, washer dryer hookups, laminate flooring, steel security doors on the front and the back doors, security bars on all windows, and a 2-car attached garage. The home is currently rented with a tenant who is on a guaranteed government rent program at \$1,306 per month. The rent has not increased in two years and could be due for a rent increase. Buyer to check with city on the ability to build out the Garage as an ADU of the home located at 674 N. H. Seller was told that it can be done. Each home has its own Electric, gas and water meters. Seller is the Listing agent and is representing himself.

Facts & Features

- Sold On 11/05/2021
- Original List Price of \$449,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- \$15672 Gross Scheduled Income
- \$12324 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom, Walk-In Closet
- Floor: Laminate, Vinyl, Wood
- Appliances: Gas Oven, Gas Cooktop, Gas Water Heater
- Other Interior Features: Granite Counters, Laminate Counters

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Level with Street, Rectangular Lot, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,348
- Electric: \$75.00
- Gas: \$30
- Furniture Replacement:
- Trash: \$104
- Cable TV: 01884917
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$70
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,306	\$1,306	\$1,306

2: 1 3 2 0 Unfurnished \$0 \$0 \$1,900

Of Units With:

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

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0134011120000

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: **\$630,000/\$698,500** ↑

763 E F St • Ontario 91764

6 days on the market

**2 units • \$315,000/unit • 2,089 sqft • 8,603 sqft lot • \$334.37/sqft •
Built in 1956**

Listing ID: CV21226163

E/Campus Ave



Large corner lot with two totally detached houses, each with their own yards, garages, gas, electrical, and water meters. The larger unit address is 763 F Street, it's a 4-bedroom/2-bath, with 2-car garage. The smaller unit has separate address of 615 Berlyn, it's a 1-bedroom/1-bathroom/1-car garage. Larger home has newer kitchen cabinets and tile flooring. The smaller home has new kitchen cabinets and counters. Current tenants are month to month. Rents could be improved. This property would be good for investor, or owner occupy one and rent the other to offset your cost of ownership.

Facts & Features

- Sold On 11/02/2021
- Original List Price of \$630,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$650 (Estimated)
- Laundry: Inside, Outside
- Cap Rate: 3.69
- \$36000 Gross Scheduled Income
- \$23268 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,732
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01264629
- Gardener:
- Licenses: 40
- Insurance: \$936
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$2,000	\$2,000	\$2,500
2:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,500

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
- 686 - Ontario area

- San Bernardino County
- Parcel # 1048411190000

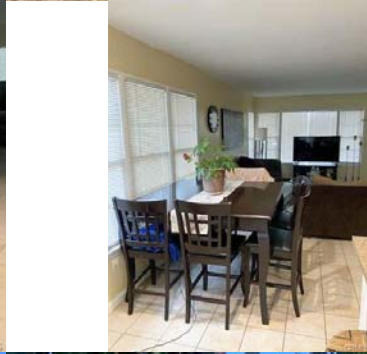
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV21226163

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Closed •

List / Sold: **\$380,000/\$358,000** ↓

15795 Tern Rd • Victorville 92394

18 days on the market

**3 units • \$126,667/unit • 2,592 sqft • 7,200 sqft lot • \$138.12/sqft •
Built in 1990**

Listing ID: RS20108567

Mojave Dr. and Condor Rd



3-2bedroom with 2 bath. Detached garages in a cul-de-sac.

Facts & Features

- Sold On 11/05/2021
- Original List Price of \$380,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Common Area
- \$34200 Gross Scheduled Income
- \$24540 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,660
- Electric: \$1,440.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,080
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$950
- 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:	3	2	2	1	Unfurnished	\$950	\$950	\$950

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
- VIC - Victorville area
- San Bernardino County
- Parcel # 3106211150000

Michael Lembeck

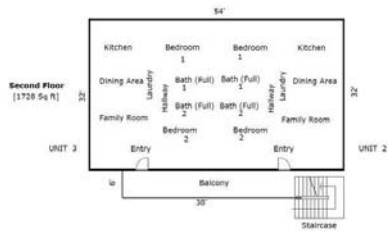
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CUSTOMER FULL: Residential Income LISTING ID: RS20108567

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Closed •

List / Sold:

\$2,500,000/\$2,480,000 ↓

8 days on the market

Listing ID: AR21178545

157 E Court St • San Bernardino 92410
16 units • \$156,250/unit • 12,096 sqft • 30,418 sqft lot • \$205.03/sqft •
Built in 1985
10 Fwy Waterman Exit North, left on Fourth St, left on Court St



Tremendous growth opportunity for an investor seeking to start or add to a portfolio, or 1031 exchange. This well maintained 16 units apartment building consists of four detached buildings each with four 2 beds/1 bath units. Multiple units have been upgraded and have long term tenants. The apartment offers 32 total parking spaces in a secured and private setting. Vacancies are rare as current rents are below market offering upside potential. Located in a high demand area featuring new Amazon fulfillment Centers, new offices, commercial, and industrial development offering a future growth economy. San Bernardino City Hall, public buildings, police and fire stations, transportation, and shopping are all easily accessible and in the vicinity.

Facts & Features

- Sold On 11/04/2021
- Original List Price of \$2,500,000
- 4 Buildings
- 32 Total parking spaces
- 17 Total carport spaces
- \$2,790 (Estimated)
- Laundry: See Remarks
- \$288000 Gross Scheduled Income
- \$192375 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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:	16	2	1	0	Unfurnished	\$13,785	\$13,785	\$24,000

Of Units With:

- Separate Electric: 16
- Gas Meters: 16
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0135181640000

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: AR21178545

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Search Criteria

Property Type is 'Residential Income'
 Standard Status is 'Closed'
 Contract Status Change Date is 10/31/2021 to 11/06/2021
 County Or Parish is 'San Bernardino'
 Number Of Units Total is 2+
 Selected 7 of 7 results.