

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	DW24167671	S	1050	Acacia AVE	SB	274	STD	2	0		\$400,000	338.12	1183	1939/PUB	6,200/0.1423	N		1	10/10/24	21/21
2	HD24164091	S	16440	Pine ST	HSP	HSP	STD	2	39,120		\$460,000	350.08	1314	1968/ASR	5,600/0.1286	N		0	10/08/24	5/5
3	EV24118427	S	490 W	F ST	CLTN	273	STD	3	71,400		\$780,000	306.60	2544	1981/PUB	7,500/0.1722	N		0	10/11/24	5/5
4	IG24190346	S	1140	Oxford DR	REDL	268	TRUS	4	68,340		\$940,000	234.65	4006	1985/PUB	12,000/0.2755	N		4	10/11/24	1/1
5	SB24070376	S	1367	Milburn AVE	REDL	268	STD	4	88,424		\$954,250	248.63	3838	1979/ASR	10,010/0.2298	N		6	10/10/24	89/89
6	P1-18192	S	79	Price ST	REDL	268	STD	4	103,296		\$1,880,000	480.82	3910	1982/ASR	16,555/0.3801	Y		4	10/07/24	111/111
7	CV24148117	S	479 W	Ramona DR	RLT	272	STD	4	0		\$775,000	348.78	2222	1959/ASR	8,064/0.1851	N		4	10/11/24	22/22
8	CV24147424	S	469 W	Ramona DR	RLT	272	STD	4	0		\$775,000	348.78	2222	1959/ASR	8,064/0.1851	N		0	10/11/24	15/15
9	IV23193793	S	32367	Dunlap BLVD	YUCP	269	STD	8	141,600		\$2,000,000	337.84	5920	1946/ASR	46,609/1.07	N		0	10/07/24	294/903
10	DW24149867	S	312 N	2nd AVE	BSTW	BSTW	STD	11	100,692		\$875,000	139.15	6288	1964/PUB	11,500/0.264	N		0	10/07/24	78/139

Closed • Duplex

1050 Acacia Ave • San Bernardino 92410

2 units • \$200,000/unit • 1,183 sqft • 6,200 sqft lot • \$338.12/sqft • Built in 1939

East of 215 FWY; North of West 9th Street; West of N Arrowhead Avenue; South of Baseline Street

List / Sold: \$400,000/\$400,000

21 days on the market

Listing ID: DW24167671



Nice duplex in San Bernardino. Seller is very motivated. One unit is already updated, and 2nd unit in need of some TLC. 1 Bedroom 1 bathroom each. Live in 1 unit and rent the other. Great opportunity for investor. Wont last at this price!

Facts & Features

- Sold On 10/10/2024
 - Original List Price of \$400,000
 - 1 Buildings
 - Levels: One
 - 1 Total parking spaces
 - \$632 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Kitchen
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,600
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 02211662
 - Gardener:
 - Licenses:
- Insurance: \$2,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$0	\$0	\$3,000
# Of Units With:								
• Separate Electric: 2 • Gas Meters: 2 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

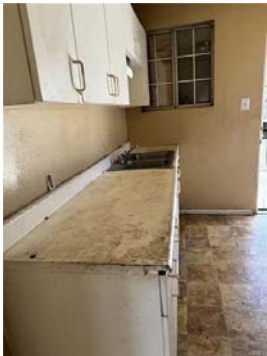
Additional Information

- Standard sale
- 274 - San Bernardino area
 - San Bernardino County
 - Parcel # 0140041200000

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



Closed • **Single Family Residence**

List / Sold: **\$450,000/\$460,000** ↑

16440 Pine St • Hesperia 92345

5 days on the market

2 units • **\$225,000/unit** • **1,314 sqft** • **5,600 sqft lot** • **\$350.08/sqft** •
Built in 1968

Listing ID: HD24164091

Hesperia Rd to Pine, go west to PIQ



****Great opportunity to own 2 Homes on the same lot ** Great multi-generational or rental home!**** Both homes are newly remodeled. **** 1st home has 3 bedrooms and 1 bathroom and laundry hookups. ** 2nd home has 1 bedroom and 1 bathroom. ** Both homes have updated laminated wood floors, new windows, and newer exterior siding; each home's interior and exterior have been recently painted. The remodeled kitchen has granite counters. Bathrooms have tiles shower walls and flooring. Gas and electricity are metered separately.**

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$450,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$317 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside
- \$39120 Gross Scheduled Income
- \$30663 Net Operating Income
- 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: \$8,457
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$792
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,440
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,960	\$1,960	\$2,000
2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,300

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
- HSP - Hesperia area

- Rent Controlled

- San Bernardino County
- Parcel # 0407172170000

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

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CUSTOMER FULL: Residential Income LISTING ID: HD24164091

Printed: 10/13/2024 8:10:21 AM

Closed • Triplex

List / Sold: **\$775,000/\$780,000** ↑

490 W F St • Colton 92324

5 days on the market

3 units • **\$258,333/unit** • **2,544 sqft** • **7,500 sqft lot** • **\$306.60/sqft** •
Built in 1981

Listing ID: EV24118427

Valley to 4th to F St



Here is a great investment opportunity with this multi-unit property located in the city of Colton. This is an ideal opportunity for the investor that is seeking rental income or the possibility to live in one unit and rent out the others for additional income. This 3 unit property is situated on a spacious 7,500 sf corner lot. Each unit features approximately 850 sf of living space that includes 2 bedrooms and 1 bath each and are individually metered enhancing the appeal of this income producing property. There is a shared laundry room for the potential of additional income and convenience for the tenants. There is ample parking for each unit to park inside the fenced property as well as plenty of street parking for guests. The tile roof adds to the property's overall appeal and cuts down on maintenance costs. This property is close to schools, parks, shopping restaurants and the 10 and 215 freeway making it a desirable place to reside for your tenants. This is an excellent property to add to your investment portfolio, don't let this opportunity pass you by.

Facts & Features

- Sold On 10/11/2024
- Original List Price of \$775,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$448 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Individual Room
- \$71400 Gross Scheduled Income
- \$68799 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,601
- Electric: \$400.00
- Gas:
- Furniture Replacement:
- Trash: \$440
- Cable TV: 01884917
- Gardener:
- Licenses:
- Insurance: \$1,161
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$825	\$825	\$1,950
2:	1	2	1	0	Unfurnished	\$850	\$850	\$1,950

3: 1 2 1 0 Unfurnished \$850 \$850 \$1,950

Of Units With:

- Separate Electric: 4
 - Gas Meters: 3
 - Water Meters: 1
 - Carpet: 3
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC: 3

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 273 - Colton area
 - San Bernardino County
 - Parcel # 0162083020000

Michael Lembeck

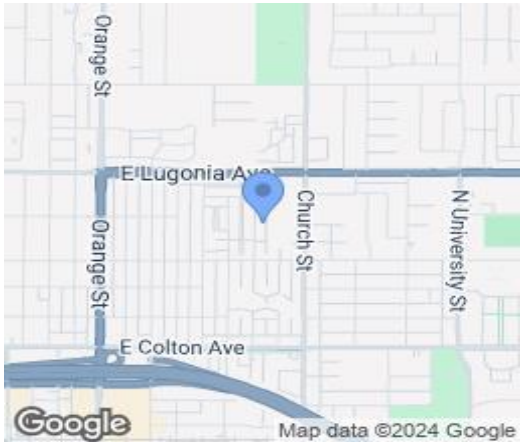
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Discover the perfect investment with this 4-unit property, a true gem for savvy investors. Located in the highly sought-after city of Redlands, this property promises not just a steady stream of rental income but also remarkable potential for future growth. Each of the four individually designated units offers a unique living space, catering to diverse tenant needs. The property is ideally situated near schools, shopping centers and parks ensuring that residents enjoy easy access to all local amenities. Additional features include a spacious four-car garage and ample off-street parking, providing convenience and peace of mind for all tenants. As Redlands continues to gain popularity, property values are on the rise, making this investment a strategic choice for long-term financial gain. Don't miss out on this exceptional opportunity to secure a valuable asset.

Facts & Features

- Sold On 10/11/2024
 - Original List Price of \$940,000
 - 1 Buildings
 - Levels: Two
 - 10 Total parking spaces
 - 4 Total carport spaces
 - Cooling: Central Air
 - \$1,588 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Common Area
 - \$68340 Gross Scheduled Income
 - \$57571 Net Operating Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Lawn, Level with Street, Level, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,769
 - Electric: \$1,200.00
 - Gas: \$2,220
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02053931
 - Gardener:
 - Licenses:
- Insurance: \$4,769
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,580
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Furnished	\$1,595	\$1,595	\$2,220
2:	1	2	2	1	Furnished	\$1,330	\$1,330	\$1,700
3:	1	2	2	1	Furnished	\$1,330	\$1,330	\$1,700
4:	1	2	1	1	Furnished	\$1,440	\$1,440	\$1,900

Of Units With:

- Separate Electric: 0
- Drapes:

- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Trust sale
- \$684 HOA dues Monthly

- 268 - Redlands area
- San Bernardino County
- Parcel # 0167271440000

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

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CUSTOMER FULL: Residential Income LISTING ID: IG24190346

Printed: 10/13/2024 8:10:22 AM

Closed • **Quadruplex**

List / Sold: **\$1,075,000/\$954,250** ↓

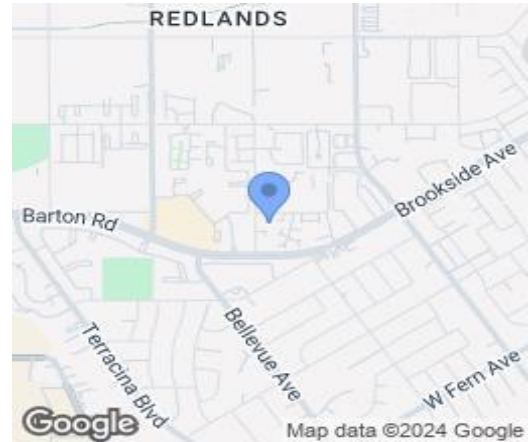
1367 Milburn Ave • Redlands 92373

89 days on the market

**4 units • \$268,750/unit • 3,838 sqft • 10,010 sqft lot • \$248.63/sqft •
Built in 1979**

Listing ID: SB24070376

Off Barton Road, to Kansas intersect Milburn



Park like setting at Brookside Park and Townhomes. Single building 4-plex, with enclosed garage for all units; 2 x 2 car + 2 x 1 car garages. Property offers 1 - three bedroom / 3 bath townhome style design, 1 - 2 bedroom / 2 bath townhome style, and two upper units - one 2 bedroom / 2 bath and 1 bedroom / 1 bath. Property is conveniently located near shopping, entertainment, schools, Loma Linda and Redlands University's, two hospitals - Redlands Hospital and Loma Linda Hospital. Each property offers central heating & AC, dishwasher & microwave and property is pet friendly. Property address range from 1367 Milburn to 1373 Milburn. Townhome style apartments are end units, upper middle are the 2br / 2ba and 1br / 1ba. Townhome style Units - end units have hookups for washer / dryer. Professionally managed property. Drive-by only. Do Not Disturb Tenants. Financial based on 2023 return. Current rents are higher. Projected annual income on MLS schedule rents is \$ 99,660. HOA for all owners covers maintenance of all properties on 37 acres; buildings, grounds, 6 pools, etc.

Facts & Features

- Sold On 10/10/2024
- Original List Price of \$1,125,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Natural Gas
- \$1,125 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- \$88424 Gross Scheduled Income
- \$54696 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Walk-In Closet
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave
- Other Interior Features: Balcony, Ceiling Fan(s), High Ceilings, Storage

Exterior

- Lot Features: Landscaped, Near Public Transit, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,729
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01804656
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$2,403
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$31,326
- Other Expense Description: HOA-Rep

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	1	1	1	Unfurnished	\$1,889	\$1,889	\$1,725
2:	1	2	2	1	Unfurnished	\$2,055	\$2,055	\$2,125
3:	1	2	2	2	Unfurnished	\$1,994	\$1,994	\$2,415
4:	1	3	3	2	Unfurnished	\$2,367	\$2,367	\$2,650

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 1
 - Carpet: 4
 - Dishwasher: 4
 - Disposal: 4
- Drapes:
 - Patio:
 - Ranges: 4
 - Refrigerator:
 - Wall AC: 2

Additional Information

- Standard sale
 - \$1,875 HOA dues Monthly
- 268 - Redlands area
 - San Bernardino County
 - Parcel # 0293201390000

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

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Closed • **Quadruplex**

List / Sold:

\$1,085,000/\$1,880,000 ↑

79 Price St • **Redlands 92373**

111 days on the market

4 units • **\$271,250/unit** • **3,910 sqft** • **16,555 sqft lot** • **\$480.82/sqft** •
Built in 1982

Listing ID: P1-18192

Call Agent 562 682 3901



Looking for a building that require minimal hands on work for investors, you've come to the right place! Welcome to Brookside Park townhome style 4 Plex in the city of Redlands. This building incorporates, One- 3 Bedroom and 3 Bathroom, Two- 2 Bedroom units, and One- 1 Bedroom. Easy to rent and great cash flow! Each unit has a garage, Two units have 2 car garages. Close to fwy 10,215 and 210 Freeways. Quiet neighborhood. Professionally Managed, HOA services include: insurance, water ,trash, garden maintenance, pest control. Common area features include: pools with spa, tennis court, BBQ picnic areas and playground. Leasing manager is On Site 7 days/week. Drive By Only. Do Not contact tenants.

Facts & Features

- Sold On 10/07/2024
- Original List Price of \$1,085,000
- 1 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community
- \$103296 Gross Scheduled Income
- \$80796 Net Operating Income
- 4 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Primary Bathroom
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Gas Oven, Gas Water Heater, Microwave, Range Hood
- Other Interior Features: Balcony, Copper Plumbing Partial

Exterior

- Lot Features: Lawn
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01049495
- Gardener:
- Licenses:
- Insurance: \$200
- 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	2	Unfurnished	\$2,395	\$2,395	\$2,450
2:		2	1	1		\$2,040	\$2,040	\$2,250
3:		1	1	1		\$1,655	\$1,655	\$1,750
4:		3	3	2		\$2,518	\$2,598	\$2,650

Of Units With:

- Separate Electric: 4
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- \$1,875 HOA dues Monthly
- Rent Controlled
- 268 - Redlands area
- San Bernardino County
- Parcel # 029228111

Michael Lembeck

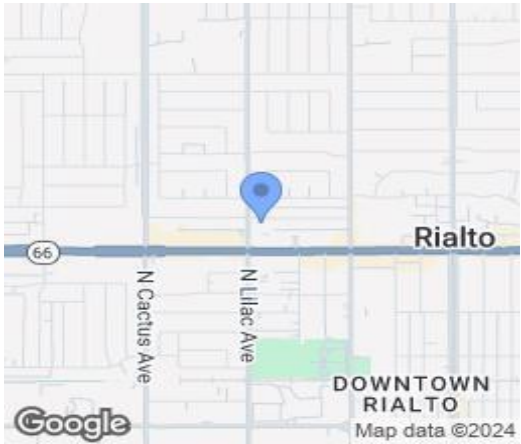
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





An excellent investment opportunity awaits with this newly renovated 4-plex in the city of Rialto. The property features three 1-bedroom, 1-bath units and a studio, all currently vacant and ready for new tenants. Each unit is equipped with mini split AC systems, an assigned parking space. Additionally, there is a convenient on-site laundry room. This property benefits from steady demand for high rental income due to its prime location, close to shops and major freeways. Don't miss out on this fantastic chance to secure a high-potential rental property in a desirable area.

Facts & Features

- Sold On 10/11/2024
 - Original List Price of \$827,500
 - 1 Buildings
 - Levels: One
 - 6 Total parking spaces
 - 2 Total carport spaces
 - Cooling: See Remarks
 - Heating: Wall Furnace
 - \$2,395 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Individual Room
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Floor: Laminate
- Appliances: Gas Range

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Vinyl, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02062675
 - 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	1	1	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	1	Unfurnished	\$0	\$0	\$0
3:	1	1	1	1	Unfurnished	\$0	\$0	\$0
4:	1	0	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
- Drapes:
 - Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 272 - Rialto area
- San Bernardino County
- Parcel # 0127582010000

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





Closed • **Quadruplex**

List / Sold: **\$827,500/\$775,000** ↓

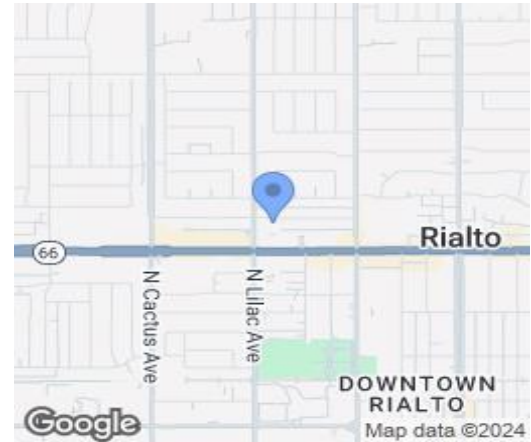
469 W Ramona Dr • Rialto 92376

15 days on the market

4 units • **\$206,875/unit** • **2,222 sqft** • **8,064 sqft lot** • **\$348.78/sqft** •
Built in 1959

Listing ID: CV24147424

W. Foothill Blvd and N Lilac Ave



An excellent investment opportunity awaits with this newly renovated 4-plex in the city of Rialto. The property features three 1-bedroom, 1-bath units and a studio, all currently vacant and ready for new tenants. Each unit is equipped with mini split AC systems, an assigned parking space. Additionally, there is a convenient on-site laundry room. This property benefits from steady demand for high rental income due to its prime location, close to shops and major freeways. Don't miss out on this fantastic chance to secure a high-potential rental property in a desirable area.

Facts & Features

- Sold On 10/11/2024
- Original List Price of \$827,500
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: See Remarks
- Heating: Wall Furnace
- \$2,395 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Oven

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02062675
- 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	1	1	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	1	Unfurnished	\$0	\$0	\$0
3:	1	1	1	1	Unfurnished	\$0	\$0	\$0
4:	1	0	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 272 - Rialto area
- San Bernardino County
- Parcel # 0127582020000

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

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Closed • **Commercial/Residential**

List / Sold:

\$2,200,000/\$2,000,000 ↓

294 days on the market

Listing ID: IV23193793

32367 Dunlap Blvd • Yucaipa 92399

8 units • **\$275,000/unit** • **5,920 sqft** • **46,609 sqft lot** • **\$337.84/sqft** •
Built in 1946

Exit I10 Freeway just east of Yucaipa Blvd and west of Oak Glen offramps on freeway frontage road Dunlap Blvd



We are excited to offer this first to market opportunity in over 20 years for an 8 unit multi-family property with additional land for development. Strong Unit Mix with One - 3 Bedroom 2 bath House, four - 2 bedroom 2 bathroom cottages, One - one bedroom one bath cottage and a duplex with two - 1 bedroom 1 bath units. Most of the units have new roofs, upgraded interiors and electrical panels. The additional land could be converted into an auto sales lot, equipment rental and many other uses with a CUP. Please contact the listing agent today for more information or to schedule a tour of the property.

Facts & Features

- Sold On 10/07/2024
- Original List Price of \$2,400,000
- 7 Buildings
- Levels: One
- 0 Total parking spaces
- \$407 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$141600 Gross Scheduled Income
- \$93450 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot Over 40000 Sqft, Value In Land
- Sewer: Public Sewer, Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$48,150
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,300
- Cable TV: 01519318
- Gardener:
- Licenses:
- Insurance: \$6,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,180
- Other Expense: \$2,400
- Other Expense Description: Misc Rep

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,500	\$1,500	\$2,800
2:	4	2	2	0	Unfurnished	\$1,650	\$6,600	\$8,000
3:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,800
4:	2	1	1	0	Unfurnished	\$1,100	\$2,200	\$1,500

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 2
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%

- 269 - Yucaipa/Calimesa/Oak Glen area
- San Bernardino County
- Parcel # 0301182170000

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Closed • Apartment

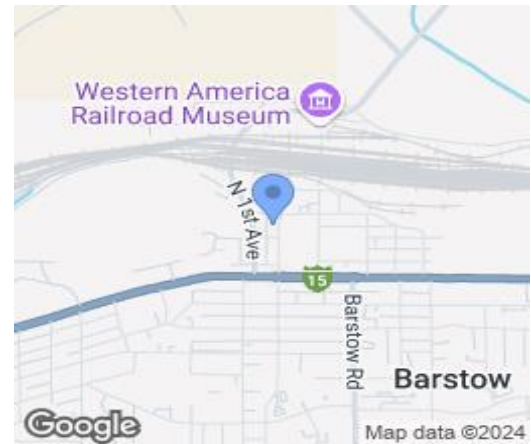
List / Sold: **\$895,000/\$875,000** ↓

312 N 2nd Ave • Barstow 92311

78 days on the market

11 units • **\$81,364/unit** • **6,288 sqft** • **11,500 sqft lot** • **\$139.15/sqft** •
Built in 1964

Listing ID: DW24149867



The White Sands Apartments in Barstow, California are now for sale. The apartment complex was constructed in 1964 and consists of (11) One-Bedroom/One-Bath units. There are two buildings that are two story each that sit on one parcel. In addition, current rents are below market rate which provides upside opportunity to an investor. Furthermore, the property is continently located near stores such as Del Taco, Denny's, 99 Cents Only Stores, Dutch Bros Coffee, Mc Donald's, Barstow Mall, Walmart Supercenter and much more. Seller financing is available! Seller is motivated to sell.

Facts & Features

- Sold On 10/07/2024
- Original List Price of \$950,000
- 2 Buildings
- 0 Total parking spaces
- \$736 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$100692 Gross Scheduled Income
- \$54122 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$43,550
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01986372
- 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:	11	1	1	0	Unfurnished	\$8,391	\$8,391	\$10,967

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- BSTW - Barstow area
- San Bernardino County

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CUSTOMER FULL: Residential Income

LISTING ID: DW24149867

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