

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	IV24150217	S	12470 15TH ST	YUCP	269	STD	3	0		\$500,000 	163.19	3064	1923/ASR	967,206,240/22204	Y	2	11/14/24	81/230
2	CV24168934	S	2061 Mallory ST	SB	274	STD	3	14,400		\$460,000 	459.54	1001	1940/ASR	43,560/1	N	2	11/12/24	34/34

Closed • Triplex

List / Sold: **\$585,888/\$500,000** ↓

12470 15TH St • Yucaipa 92399

81 days on the market

3 units • **\$195,296/unit** • **3,064 sqft** • **22,204 acre(s) lot** • **\$163.19/sqft** •

Listing ID: IV24150217

Built in 1923

EXIT 10 FWY AT YUCAIPA BLVD BTW 15TH AND 16TH STREET



ATTENTION ALL INVESTORS! FIXER!! TRIPLEX! TRIPLEX !! .5 ACRE INCLUDES 1 HOME AND 2 ATTACHED UNITS. PROPERTY NEEDS TLC MAIN HOUSE; 3 /2. 2ND UNIT: 2/1 3RD UNIT: 1/1 WITH DETACHED HUGE GARAGE WORKSHOP. POOL AND SPA. SOLD IN "AS IS CONDITION". NO WARRANTIES IMPLIED OR EXPRESSED BY SELLER. BUYER TO BE SATISFIED WITH CONDITION. ALL INSPECTIONS FOR BUYERS ARE FOR OWN KNOWLEDGE. BUYER TO DO THIER OWN DUE DILIGENCE FOR ANY AND ALL MATTERS. RENTS ARE VERY LOW FOR AREA. See proforma *****2 SEPARATE METERS

Facts & Features

- Sold On 11/14/2024
- Original List Price of \$690,000
- 1 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$464 (Assessor)
- SellerConsiderConcessionYN: Yes
- Laundry: Individual Room, Inside
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom
- Appliances: Gas Oven
- Floor: Carpet, Vinyl

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lot 20000-39999 Sqft, Yard
- Fencing: Needs Repair, Wood
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- 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	3	2	2	Unfurnished	\$1,100	\$1,100	\$2,850
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$2,450
3:	1	1	1	0	Unfurnished	\$900	\$900	\$1,450

Of Units With:

- Separate Electric: 1
- Gas Meters: 2
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC: 3

Additional Information

- Standard sale
- Rent Controlled

- 269 - Yucaipa/Calimesa/Oak Glen area
- San Bernardino County
- Parcel # 0301081470000

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







Three-Unit Investment Opportunity on a Prime Acre of Land in San Bernardino. Unlock the potential of this three-unit property, set on a generous acre of land in San Bernardino. While the units themselves require some TLC, the true value lies in the expansive lot and the endless possibilities it offers. This property is perfect for investors or visionaries looking to capitalize on the opportunity to renovate or redevelop. The spacious land provides ample room for expansion, additional units, or creating a private oasis— the possibilities are limited only by your imagination. Located in a quiet yet accessible area, this property is close to essential amenities, major highways, and the growing San Bernardino community. With some effort, this diamond in the rough can become a lucrative investment or a beautiful place to call home. Don't miss your chance to transform this property into something truly special. Whether you're looking to increase rental income, develop the land, or create a multi-generational living space, this opportunity is rare in today's market.

Facts & Features

- Sold On 11/12/2024
 - Original List Price of \$499,888
 - 3 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$45 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: See Remarks
 - \$14400 Gross Scheduled Income
 - \$12471.84 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: See Remarks

Exterior

- Lot Features: Back Yard, Lot Over 40000 Sqft
- Fencing: See Remarks
 - Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02110927
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp: \$0
 - 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:	3		0					
# Of Units With:								
	• Separate Electric: 1				• Drapes:			
	• Gas Meters: 1				• Patio:			
	• Water Meters: 1				• Ranges:			

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0268261060000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: CV24168934

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