

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	OC24211210	S	16661 C ST	VTVL	VIC	STD	2	25,488		\$300,000	223.21	1344	1926/ASR	7,100/0.163	N	0	11/26/24	13/13
2	PW24194249	S	9653 Alder AVE	FONT	264	STD	5	105,000		\$1,225,000 	290.84	4212	1979/ASR	18,000/0.4132	N	0	11/25/24	54/54
3	219116427DA	S	7405 Bannock TRL	YCCV	DC520	STD	6			\$800,000 	183.15		1985/ASR	23,750/0.5452	N	6	11/27/24	81/81
4	OC24058476	S	102 Parkwood DR	REDL	268	STD	7	144,120		\$1,625,000 	412.86	3936	1940/ASR	8,000/0.1837	N	0	11/27/24	28/28

Closed • Duplex

16661 C St • Victorville 92395

2 units • \$150,000/unit • 1,344 sqft • 7,100 sqft lot • \$223.21/sqft • Built in 1926

D Street, South on Second Street, at the corner of 2nd and C

List / Sold: \$300,000/\$300,000

13 days on the market

Listing ID: OC24211210



Great 1031 Opportunity. Seller has several duplexes (16661 and 16665 C Street) that can be packaged into a single deal if desired. Fourplex / quadplex available. This Duplex grosses \$25,488 per year in rents with room for increases. Per county records, the property was built in 1926 and is 1,344 square feet This is a great investment opportunity in downtown Victorville. The property is freeway close and near Costco, Big Lots, Food 4 Less, Home Depot, Victor Valley Hospital and many other stores and restaurants. The High Desert is growing. The Barstow International Gateway and the Brightline High Speed rail project are creating thousands of new jobs in the area.

Facts & Features

- Sold On 11/26/2024
 - Original List Price of \$300,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Evaporative Cooling
 - Heating: Central
 - \$201 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: See Remarks
 - \$25488 Gross Scheduled 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: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01947727
 - 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	0	0	0	Unfurnished	\$1,424	\$1,424	\$0
2:	1	0	0	0	Unfurnished	\$700	\$700	\$0

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

- VIC - Victorville area
- San Bernardino County
- Parcel # 0478244150000

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





CUSTOMER FULL: Residential Income LISTING ID: OC24211210

Printed: 12/01/2024 11:00:48 AM

Closed • **Commercial/Residential**

List / Sold:

\$1,298,000/\$1,225,000 ↓

54 days on the market

Listing ID: PW24194249

9653 Alder Ave • Fontana 92335

5 units • \$259,600/unit • 4,212 sqft • 18,000 sqft lot • \$290.84/sqft • Built in 1979

Alder Ave and San Bernardino Ave.



Great investment opportunity, four single story two bedroom apartments and large single story office. Huge parking for 20 cars and patio.

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$1,398,000
- 2 Buildings
- Levels: One
- 20 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- \$105000 Gross Scheduled Income
- \$80000 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Gas Range
- Other Interior Features: Block Walls, Ceramic Counters, Granite Counters, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Level with Street, Lot Over 40000 Sqft
- Fencing: Block
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01967745
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,815
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,600
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,600
3:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,600
4:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,600
5:	1	4	2	0	Unfurnished	\$3,300	\$3,300	\$4,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 264 - Fontana area
- San Bernardino County
- Parcel # 0249091060000

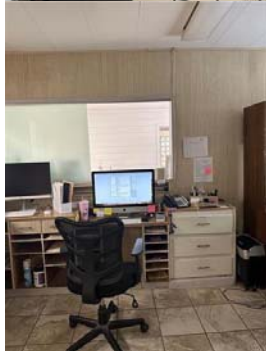
Michael Lembeck

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

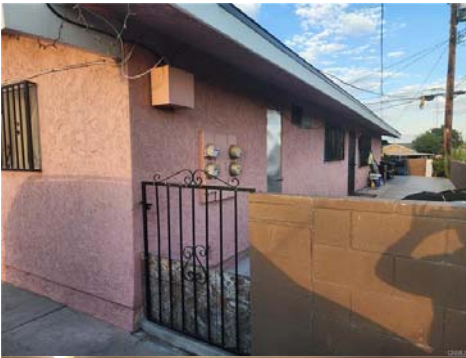
Citivest Realty Services, Inc

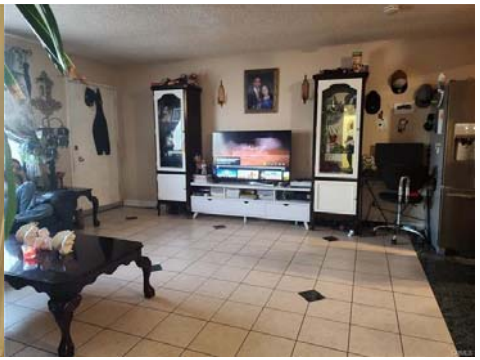
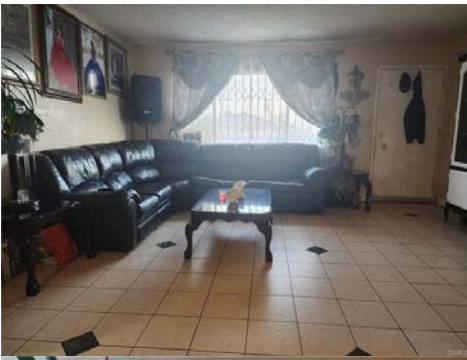
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos









Closed •

List / Sold: **\$875,000/\$800,000** ↓

7405 Bannock Trl • Yucca Valley 92284

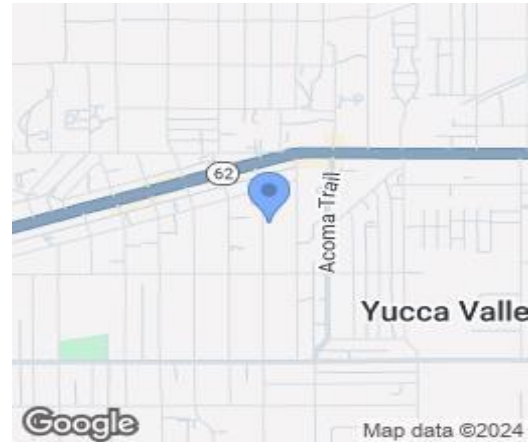
81 days on the market

6 units • \$145,833/unit • sqft • 23,750 sqft lot • \$183.15/sqft •

Built in 1985

Listing ID: 219116427DA

bannock



Nice 6 plex with garages two other properties available for sale right next to this can be bought as a package deal buy all three and you will have a home and a duplex as well, same owner is selling the the home and duplex next to this 6 unit submit all offers owner is motivated to sell this 6 plex . It is 4 separate buildings. OWNER WILL CARRY WITH A GOOD DOWN AT 4% FOR 5 YEARS

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$900,000
- 4 Buildings
- Levels: One
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Evaporative Cooling
- Heating:
- SellerConsiderConcessionYN:
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

- Rooms: See Remarks

Exterior

- Sewer: Other, Unknown

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: 6
- Gas Meters: 6
- Water Meters: 6
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- DC520 - Yucca Valley Southwest area

- San Bernardino County
- Parcel # 0586305010000

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



CUSTOMER FULL: Residential Income LISTING ID: 219116427DA

Printed: 12/01/2024 11:00:54 AM

Closed • **Apartment**

List / Sold:

\$1,625,000/\$1,625,000 ↑

28 days on the market

Listing ID: OC24058476

102 Parkwood Dr • Redlands 92373

7 units • \$232,143/unit • 3,936 sqft • 8,000 sqft lot • \$412.86/sqft • Built in 1940

Cross Streets: Parkwood & Glenwood



Welcome to this charming 7-unit complex located in the heart of Redlands, ideally situated on a spacious corner lot directly across from the serene Smiley Park. This residence offers both a tranquil environment for residents and an incredible investment opportunity. The complex consists of six one-bedroom, one-bathroom units and one studio with a bathroom, each designed to maximize natural light and provide an open-concept living experience. Every apartment features luxury vinyl flooring throughout, along with a cozy kitchen and living space. Each unit is equipped with individual electric meters, ensuring convenience and efficiency. This peaceful and well-maintained complex boasts beautifully landscaped grounds, including a spacious front and backyard that are perfect for recreation or relaxation. Residents will enjoy the convenience of being close to a variety of dining, shopping, and entertainment options. The area is surrounded by beautiful parks and walking paths, offering ample opportunities for outdoor activities, while downtown Redlands, with its additional amenities, is just a short drive away. Don't miss your chance to own this delightful property that combines comfort, convenience, and a prime location. Schedule a viewing today and discover all that this exceptional complex has to offer!

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$1,595,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,849 (Estimated)
- SellerConsiderConcessionYN:
- \$144120 Gross Scheduled Income
- \$107540 Net Operating Income
- 7 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,580
- Electric: \$0.00
- Gas: \$2,600
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$8,042
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,725	\$1,725	\$1,800
2:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$1,800
3:	1	1	1	0	Unfurnished	\$1,650	\$1,650	\$1,800

4:	1	1	1	0	Unfurnished	\$1,795	\$1,795	\$1,800
5:	1	1	1	0	Unfurnished	\$1,720	\$1,720	\$1,800
6:	1	0	1	0	Unfurnished	\$1,600	\$1,600	\$1,800
7:	1	1	1	0	Unfurnished	\$1,770	\$1,770	\$1,800

Of Units With:

- Separate Electric: 7
 - Gas Meters: 1
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 268 - Redlands area
 - San Bernardino County
 - Parcel # 0171233100000

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







CUSTOMER FULL: Residential Income LISTING ID: OC24058476

Printed: 12/01/2024 11:00:58 AM