

### 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  | <a href="#">TR22154607</a> | S | 4661 <a href="#">Oceanside DR</a>   | CH   | 681   | STD  | 2     | \$3,725   |     | \$858,000   | \$409.74 | 2094  | 1981/ASR | 8,060/0.185   | N       | 4        | 11/29/22 | <a href="#">120/120</a> |
| 2  | <a href="#">CV22220138</a> | S | 717 N <a href="#">Vine AVE</a>      | ONT  | 686   | TRUS | 2     | \$22,800  |     | \$555,000   | \$427.58 | 1298  | 1940/APP | 9,750/0.2238  | N       | 2        | 11/29/22 | <a href="#">3/3</a>     |
| 3  | <a href="#">HD22218185</a> | S | 936 E <a href="#">Navajo ST</a>     | BSTW | BSTW  | STD  | 2     | \$9,000   |     | \$208,000   | \$133.68 | 1556  | 1953/PUB | 7,762/0.1782  | N       | 2        | 11/30/22 | <a href="#">22/22</a>   |
| 4  | <a href="#">IV22220133</a> | S | 1259 N <a href="#">G ST</a>         | SB   | 274   | STD  | 3     | \$0       |     | \$640,000   | \$362.81 | 1764  | 1925/ASR | 6,900/0.1584  | N       | 2        | 12/01/22 | <a href="#">15/15</a>   |
| 5  | <a href="#">CV22204842</a> | S | 394 N <a href="#">6th AVE</a>       | UPL  | 690   | STD  | 3     | \$58,740  |     | \$915,000   | \$406.67 | 2250  | 1929/ASR | 7,872/0.1807  | N       | 0        | 11/28/22 | <a href="#">62/62</a>   |
| 6  | <a href="#">SR22155091</a> | S | 16775 <a href="#">Paine ST</a>      | FONT | 264   | STD  | 4     | \$60,360  |     | \$740,000   | \$194.33 | 3808  | 1985/PUB | 10,230/0.2348 | N       | 0        | 11/30/22 | <a href="#">125/125</a> |
| 7  | <a href="#">IV22105079</a> | S | 7372 <a href="#">Elm ST</a>         | SB   | 274   | STD  | 4     | \$3,800   |     | \$639,000   | \$175.36 | 3644  | 1963/ASR | 8,183/0.1879  | N       | 0        | 11/28/22 | <a href="#">40/40</a>   |
| 8  | <a href="#">CV22175906</a> | S | 777 W <a href="#">8th ST</a>        | SB   | 274   | STD  | 4     | \$53,400  |     | \$680,000   | \$265.21 | 2564  | 1940/ASR | 12,950/0.2973 | N       | 4        | 11/28/22 | <a href="#">52/52</a>   |
| 9  | <a href="#">IV22226080</a> | S | 7509 <a href="#">Utah</a>           | 29P  | DC729 | STD  | 4     | \$0       |     | \$450,000   | \$195.65 | 2300  | 1937/ASR | 20,250/0.4649 | N       | 0        | 11/28/22 | <a href="#">8/104</a>   |
| 10 | <a href="#">PW22114873</a> | S | 879 N <a href="#">Arrowhead AVE</a> | SB   | 274   | STD  | 5     | \$81,960  | 5   | \$890,000   | \$317.63 | 2802  | 1927/PUB | 9,375/0.2152  | N       | 0        | 11/30/22 | <a href="#">113/113</a> |
| 11 | <a href="#">OC22202796</a> | S | 14904 <a href="#">7th ST</a>        | VTVL | VIC   | STD  | 5     | \$44,400  |     | \$580,000   | \$146.10 | 3970  | 1949/ASR | 23,054/0.5292 | N       | 0        | 11/28/22 | <a href="#">2/2</a>     |
| 12 | <a href="#">WS22231834</a> | S | 690 S <a href="#">Riverside AVE</a> | RLT  | 272   | STD  | 38    | \$527,400 | 6   | \$5,400,000 | \$181.31 | 29783 | 1964/PUB | 68,389/1.57   | N       | 0        | 11/29/22 | <a href="#">9/9</a>     |

**Closed** •

List / Sold: **\$895,000/\$858,000** ↓

**4661 Oceanside Dr • Chino 91710**

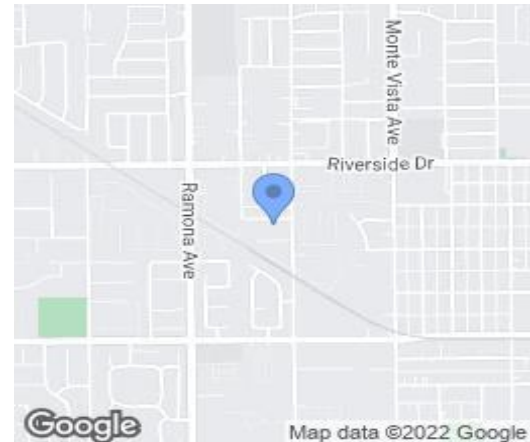
**120 days on the market**

**2 units • \$447,500/unit • 2,094 sqft • 8,060 sqft lot • \$409.74/sqft •**

**Listing ID: TR22154607**

**Built in 1981**

**Ramona Riverside**



Terrific Duplex in Chino built in 1981. Over 2,094 sq ft of living space on an 8,060 sq ft lot. 3bd/2ba w/ 2 car garage AND 2bd/2ba w/ 2 car garage. Each unit has their own private entrance, fenced yard, patio and direct access to private garage with laundry service in garage. Month to month tenants Perfect for owner user w/additional rent or two families!

### Facts & Features

- Sold On 11/29/2022
- Original List Price of \$925,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- \$656 (Estimated)
- Laundry: In Garage
- \$3725 Gross Scheduled Income
- \$3525 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$450
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01444805
- Gardener:
- Licenses:
- Insurance: \$250
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     | 2      | Unfurnished | \$1,975     | \$1,975    | \$2,900   |
| 2: | 1     | 2    | 2     | 2      | Unfurnished | \$1,750     | \$1,750    | \$2,550   |

### # 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
- Rent Controlled
- 681 - Chino area
- San Bernardino County
- Parcel # 1019131310000

**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: TR22154607

Printed: 12/04/2022 6:38:37 AM

**Closed** • Duplex

List / Sold: **\$525,000/\$555,000** ↑

**717 N Vine Ave** • Ontario 91762

**3 days on the market**

**2 units** • **\$262,500/unit** • **1,298 sqft** • **9,750 sqft lot** • **\$427.58/sqft** •  
**Built in 1940**

**Listing ID: CV22220138**

**Between San Antonio and Euclid, North of G St**



Excellent opportunity for seasoned or beginning real estate investors. This duplex features 1 bedroom 1 bathroom units with separate gas meters and electrical panel. Washer dryer hook ups located inside each unit. Detached 2 car garage with large back lot with tons of potential. Centrally located near shopping, restaurants, and downtown Ontario.

### Facts & Features

- Sold On 11/29/2022
- Original List Price of \$525,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$158 (Assessor)
- Laundry: Inside
- \$22800 Gross Scheduled Income
- \$12637.5 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

### Interior

- Rooms: Kitchen, Living Room
- Floor: Wood
- Appliances: Gas Oven, Gas Range, Water Heater
- Other Interior Features: Tile Counters

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$10,163
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,300
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,300
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 1      | Unfurnished | \$950       | \$11,400   | \$1,850   |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$950       | \$11,400   | \$1,850   |

### # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet: 0
- Dishwasher: 0
- Disposal:
- Drapes: 0
- Patio:
- Ranges:
- Refrigerator: 0
- Wall AC: 0

## Additional Information

- Trust sale

- 686 - Ontario area
- San Bernardino County
- Parcel # 1048281070000

### 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



CUSTOMER FULL: Residential Income LISTING ID: CV22220138

Printed: 12/04/2022 6:38:38 AM

**Closed** • Duplex

List / Sold: **\$205,000/\$208,000** ↑

**936 E Navajo St • Barstow 92311**

**22 days on the market**

**2 units • \$102,500/unit • 1,556 sqft • 7,762 sqft lot • \$133.68/sqft • Built in 1953**

**Listing ID: HD22218185**

**I15 Barstow exit Barstow Rd, left to Virginia Way then left to Muriel then left to Navajo**



\*\*\*Here is your opportunity to own your own investment property\*\*\*. This is a two unit duplex with a one car garage.\*\*\* Walking distance to Cameron elementary school.\*\*\*Commuter Friendly\*\*\*.Close to main shopping centers and DMV. This property currently has one tenant, the other unit is getting cleaned up, needs a little TLC. Each unit is a 2 bedroom, 1 bath and each has their own private backyards. Live in one unit or rent them both, great opportunity for a started investor.

### Facts & Features

- Sold On 11/30/2022
- Original List Price of \$205,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$117 (Estimated)
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- \$9000 Gross Scheduled Income
- \$6000 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

### Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Carpet

### Exterior

- Lot Features: Irregular Lot
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$280
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$280
- Cable TV: 01979741
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$280
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 2     | 2    | 1     | 0      | Unfurnished | \$750       | \$750      | \$850     |

#### # 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

- BSTW - Barstow area
- San Bernardino County
- Parcel # 0183291320000

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**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: HD22218185

Printed: 12/04/2022 6:38:41 AM

**Closed** • **Triplex**

List / Sold: **\$630,000/\$640,000** ↑

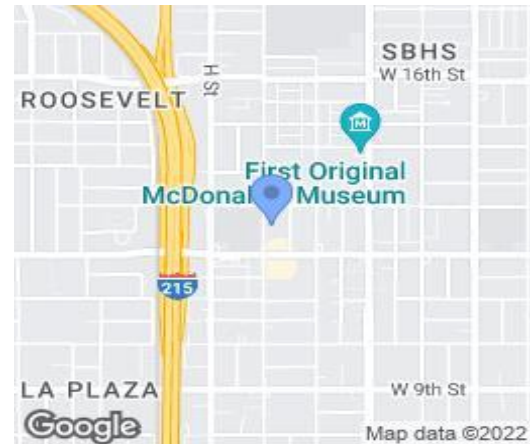
**1259 N G St** • San Bernardino 92405

**15 days on the market**

**3 units** • **\$210,000/unit** • **1,764 sqft** • **6,900 sqft lot** • **\$362.81/sqft** •  
**Built in 1925**

**Listing ID: IV22220133**

**215 south to Baseline**



TRIPLEX - RENTAL INCOME!!! Great opportunity for rental income and still have your own privacy in the first unit. UNIT ONE - 3 bedrooms, 1.5 restrooms, formal living room with fireplace, spacious kitchen, indoor laundry room, brand new carpet, paint and updated central air. UNIT TWO - 2 bedrooms, one bath, living room, tile flooring and an updated kitchen. UNIT THREE - 2 bedrooms, one bath, living room, tile flooring and updated kitchen. Two car garage and a large driveway for everyone to park. Two car garage can possibly be converted into a fourth unit. Updated windows and granite counter tops in each unit with its own gas and electric meter. All units have been freshly painted inside and out. The list price divided by three units comes out to 210k a unit, I don't think you can purchase a two bedroom for that price in this area and or market (of course units cannot be sold separately). A must see!

### Facts & Features

- Sold On 12/01/2022
- Original List Price of \$630,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$1,063 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Sloped Down
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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: | 1     | 3    | 0     | 1      | Unfurnished | \$1,900     | \$1,900    | \$0       |
| 2: | 1     | 2    | 0     | 1      | Unfurnished | \$1,650     | \$1,650    | \$0       |
| 3: | 1     | 2    | 0     | 0      | Unfurnished | \$1,650     | \$1,650    | \$0       |

### # Of Units With:

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

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## Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0145231090000

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## 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** • **Triplex**

List / Sold: **\$939,500/\$915,000** ↓

**394 N 6th Ave** • Upland 91786

**62 days on the market**

**3 units** • **\$313,167/unit** • **2,250 sqft** • **7,872 sqft lot** • **\$406.67/sqft** •  
**Built in 1929**

**Listing ID: CV22204842**

**S. of Arrow Highway, East of Euclid Avenue**



EXCELLENT OPPORTUNITY TO OWN THIS WELL MAINTAINED RESIDENTIAL INCOME PROPERTY! THE FRONT HOME FEATURES APPROXIMATELY 850 SQUARE FEET, 2 BEDROOMS, 1 BATH (SHOWER/TUB COMBO), NEW KITCHEN WITH STAINLESS STEEL APPLIANCES (STOVE, DISHWASHER, AND MICROWAVE), GRANITE COUNTERS, LAUNDRY HOOKUPS FOR WASHER/DRYER, AND PRIVATE PATIO AREA. DUPLEX TO THE REAR OF THE PROPERTY CONSISTS OF UNIT A AND UNIT B - BOTH FEATURING APPROXIMATELY 700 SQUARE FEET EACH, 2 BEDROOMS, 1 BATH (SHOWER/TUB COMBO), NEW KITCHEN WITH STAINLESS STEEL APPLIANCES (STOVE AND DISHWASHER), GRANITE COUNTERS, LAUNDRY HOOKUPS FOR WASHER/DRYER, AND INDIVIDUAL PRIVATE PATIO AREA(S). ALL UNITS (FRONT HOME, DUPLEX A, AND DUPLEX B) HAVE WINDOW AIR CONDITIONING UNITS, WALL FURNACES, AND ONE ASSIGNED CARPORT. DUPLEX A AND DUPLEX B SHARE 1 COMMON INTERIOR WALL. ALL UNITS HAVE THEIR OWN INDIVIDUAL GAS AND ELECTRIC METER(S). OWNER CURRENTLY PAYS FOR WATER, TRASH, AND GARDENER - TENANTS PAY FOR ALL OTHER UTILITIES. OWNER RECENTLY HAD THE EXTERIOR OF THE PROPERTY PAINTED. GREAT LOOKING AND WELL TAKEN CARE OF INCOME PROPERTY!

### Facts & Features

- Sold On 11/28/2022
- Original List Price of \$959,500
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$432 (Estimated)
- Laundry: See Remarks
- \$58740 Gross Scheduled Income
- \$49895 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Basement, Kitchen, Living Room, See Remarks
- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Range
- Other Interior Features: Granite Counters, Unfurnished

### Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$8,845
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$660
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,760
- Other Expense:
- Other Expense Description:

### Unit Details

| UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-------|------|-------|--------|------------|-------------|------------|-----------|
|-------|------|-------|--------|------------|-------------|------------|-----------|

|    |   |   |   |   |             |         |         |         |
|----|---|---|---|---|-------------|---------|---------|---------|
| 1: | 1 | 2 | 1 | 0 | Unfurnished | \$1,450 | \$1,450 | \$1,350 |
| 2: | 1 | 2 | 1 | 0 | Unfurnished | \$1,850 | \$1,850 | \$1,850 |
| 3: | 1 | 2 | 1 | 0 | Unfurnished | \$1,595 | \$1,595 | \$1,595 |

# Of Units With:

- Separate Electric: 3
  - Gas Meters: 3
  - Water Meters: 1
  - Carpet:
  - Dishwasher: 3
  - Disposal: 3
- Drapes:
  - Patio: 3
  - Ranges: 3
  - Refrigerator: 0
  - Wall AC: 3

Additional Information

- Standard sale
- 690 - Upland area
  - San Bernardino County
  - Parcel # 1046431030000

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: CV22204842

Printed: 12/04/2022 6:38:42 AM

**Closed** • **Quadruplex**

List / Sold: **\$970,000/\$740,000** ↓

**16775 Paine St** • Fontana 92336

**125 days on the market**

**4 units** • **\$242,500/unit** • **3,808 sqft** • **10,230 sqft lot** • **\$194.33/sqft** •  
**Built in 1985**

**Listing ID: SR22155091**

**Exiting FWY 210 on Sierra Ave heading south before reaching Foothill Blvd.**



This magnificent quadruplex, in an excellent location in the heart of downtown Fontana, is an excellent opportunity for investors or first-time home buyers, it was built in 1985 and offers a total of 3,808 Sqft. living spaces on a 10,230 Sqft lot, 2 good-sized bedrooms and 1 bathroom in each unit, 8 parking spaces, central air conditioning, well-maintained landscaping, separate gas/electric meters, and close to shopping, transportation, and restaurants.

### Facts & Features

- Sold On 11/30/2022
- Original List Price of \$970,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$1,713 (Estimated)
- \$60360 Gross Scheduled Income
- \$52880 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

### Interior

- Floor: Laminate, Tile
- Appliances: Water Heater

### Exterior

- Lot Features: Front Yard
- Fencing: None
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$7,428
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,584
- Cable TV: 01231306
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,680
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 0      | Unfurnished | \$1,250     | \$1,250    | \$1,650   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$1,000     | \$1,000    | \$1,650   |
| 3: | 1     | 2    | 1     | 0      | Unfurnished | \$1,390     | \$1,390    | \$1,650   |
| 4: | 1     | 2    | 1     | 0      | Unfurnished | \$1,390     | \$1,390    | \$1,650   |

### # Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

- Disposal:

## Additional Information

- Standard sale
- 264 - Fontana area
- San Bernardino County
- Parcel # 0190162150000

### 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** • **Quadruplex**

List / Sold: **\$639,000/\$639,000** ↓

**7372 Elm St • San Bernardino 92410**

**40 days on the market**

**4 units • \$159,750/unit • 3,644 sqft • 8,183 sqft lot • \$175.36/sqft •  
Built in 1963**

**Listing ID: IV22105079**

**E Baseline St & Elm St**



4 Unit - each unit has 2 bedrooms and 1 bath. Each unit comes with its own patio in the back. A GREAT INVESTMENT!

### Facts & Features

- Sold On 11/28/2022
- Original List Price of \$689,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- \$1,312 (Estimated)
- \$3800 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

### Interior

### Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- 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     | 1      | Unfurnished | \$900       | \$900      | \$0       |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$900       | \$900      | \$0       |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$1,000     | \$1,000    | \$0       |
| 4: | 1     | 2    | 1     | 1      | Unfurnished | \$1,000     | \$1,000    | \$0       |

### # Of Units With:

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

### Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County

• Parcel # 0278122060000

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**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: IV22105079

Printed: 12/04/2022 6:38:43 AM

**Closed** •

List / Sold: **\$679,999/\$680,000** ↓

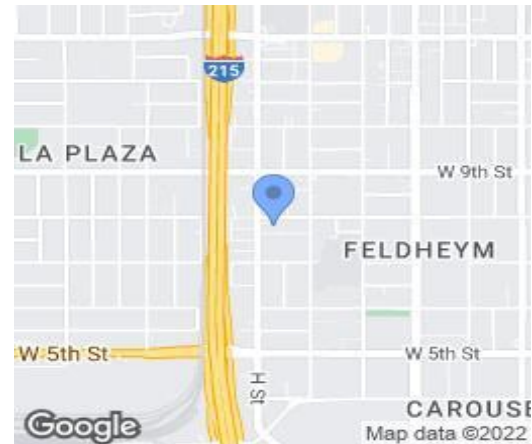
**777 W 8th St • San Bernardino 92410**

**52 days on the market**

**4 units • \$170,000/unit • 2,564 sqft • 12,950 sqft lot • \$265.21/sqft •  
Built in 1940**

**Listing ID: CV22175906**

**South of 9th st, east of 215 freeway.**



Come and view these centrally located, four separate units on a lot, each having their own electrical and gas meter, no common walls and with one unit scheduled to be delivered vacant! Each unit also has its own entrance and yard, 1 Car garage per unit, and a shared laundry room. Convenient to freeways, schools, plenty of shops and restaurants.

### Facts & Features

- Sold On 11/28/2022
- Original List Price of \$699,999
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$1,658 (Estimated)
- Laundry: Common Area
- \$53400 Gross Scheduled Income
- \$38200 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$11,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01328324
- Gardener:
- Licenses:
- Insurance: \$204
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- 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        | \$1,300   |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$850       | \$850      | \$1,300   |
| 3: | 1     | 1    | 1     | 1      | Unfurnished | \$1,000     | \$1,000    | \$1,300   |
| 4: | 1     | 1    | 1     | 1      | Unfurnished | \$1,000     | \$1,000    | \$1,300   |

### # Of Units With:

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

### Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0140263420000

---

**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: CV22175906

Printed: 12/04/2022 6:38:43 AM

**Closed** • **Quadruplex**

List / Sold: **\$455,000/\$450,000** ↓

**7509 Utah** • 29 Palms 92277

**8 days on the market**

**4 units** • **\$113,750/unit** • **2,300 sqft** • **20,250 sqft lot** • **\$195.65/sqft** •  
**Built in 1937**

**Listing ID: IV22226080**

**from 10Fwy exit 117 Toward 29 Palms/Yucca Valley onto CA-62. Turn right on Utah Trl. Property on right**



!!!BACK ON THE MARKET!!! !!!INVESTMENT OPPORTUNITY!!! !!!AVAILABLE!!! !!!INVESTMENT OPPORTUNITY!!! DO NOT let go of this great opportunity to own 4 units income property. The four units have been completely renovated with freshly painted interior and exterior. All units have new laminated wood flooring. All units have new white color kitchen cabinets, kitchen sink, and new granite grayish color countertops. All units provide stove and refrigerator. Newer updated windows. All units provide its own separated area for laundry with washer and dryer hook ups. Each unit has its own large back yard for privacy. Each unit has separate new carport parking with cement flooring for two cars. And of course, each unit has its own gas meter, electricity and water. New septic tanks. The lot size is 20,250 Square Feet (0.46 Acre) 1) 7509 has 1 bedroom and 1 bathroom. 2) 7513 has 1 bedroom and 1 bathroom and it is currently rented) 3) 7517 has 2 bedrooms and 1 bathroom. 4) 7515 has 3 bedrooms and 1 bathroom All units provide A/C and heater. Morongo School District has (1) Palm Vista Elementary grades K-6. (2) 29 Palm Junior High School grades 7-8. and (3) Twentynine Pals High School grade 9 to 12. Joshua Tree National Park is not that far. Near by cities are Desert Hot Springs, Yucca Valley, Flamingo Heights, Cathedral City, Palm Springs and Rancho Mirage.

### Facts & Features

- Sold On 11/28/2022
- Original List Price of \$455,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- \$192 (Estimated)
- Laundry: Common Area, Gas & Electric Dryer Hookup, Individual Room
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Appliances: 6 Burner Stove, Built-In Range, Refrigerator

### Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Level with Street, Level, Near Public Transit
- Sewer: Septic Type Unknown

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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: | 4     | 6    | 0     | 0      | Unfurnished | \$0         | \$0        | \$0       |

#### # Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

## Additional Information

- Standard sale

- DC729 - Hanson Area area
- San Bernardino County
- Parcel # 0590271240000

## 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: **\$959,900/\$890,000** ↓

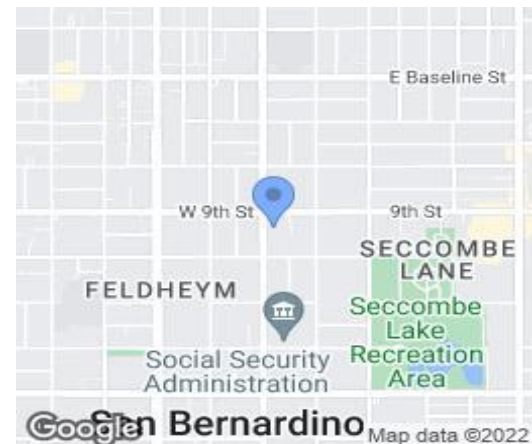
**879 N Arrowhead Ave • San Bernardino 92401**

**113 days on the market**

**5 units • \$191,980/unit • 2,802 sqft • 9,375 sqft lot • \$317.63/sqft •  
Built in 1927**

**Listing ID: PW22114873**

**91E to Exit 44A 5th St to Arrowhead Ave**



HUGE PRICE REDUCTION, MOTIVATED SELELR WILL LOOK AT ALL OFFERS....Wonderful opportunity to own five Bungalow Style Units with front porch, side yards, and back and front parking. Front unit is a two bedroom house with gated front yard to compliment the long porch. Delivered fully occupied and rehabbed with ease of management, low expenses, and stable cash flow. Tenants pay all utilities, landlord pays trash & water. Larger than average yard with front street open location and visibility. Won't last long!

### Facts & Features

- Sold On 11/30/2022
- Original List Price of \$999,999
- 4 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,204 (Estimated)
- Laundry: Inside
- Cap Rate: 5.43
- \$81960 Gross Scheduled Income
- \$51089 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$28,412
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,892
- Cable TV: 00787775
- Gardener:
- Licenses:
- Insurance: \$2,160
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 3204
- Water/Sewer: \$1,956
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 1      | Unfurnished | \$1,195     | \$1,195    | \$1,195   |
| 2: | 2     | 1    | 1     | 1      | Unfurnished | \$1,295     | \$2,590    | \$2,590   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$1,395     | \$1,395    | \$1,395   |
| 4: | 1     | 2    | 1     | 1      | Unfurnished | \$1,650     | \$1,650    | \$1,650   |

### # Of Units With:

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

### Additional Information

- Standard sale
- Rent Controlled

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0140221360000

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**Michael Lembeck**

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

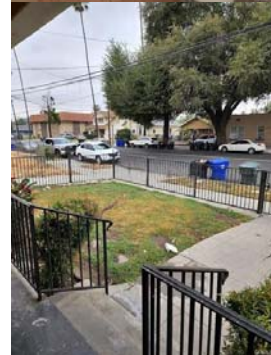
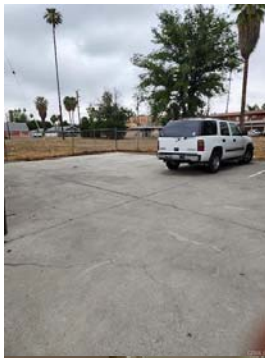
**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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**Closed** • **Commercial/Residential**

List / Sold: **\$589,900/\$580,000** ↓

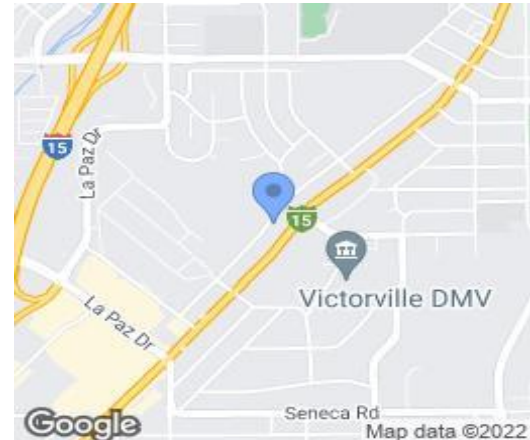
**14904 7th St** • Victorville 92395

**2 days on the market**

**5 units** • **\$117,980/unit** • **3,970 sqft** • **23,054 sqft lot** • **\$146.10/sqft** •  
**Built in 1949**

**Listing ID: OC22202796**

**15 Fwy, 7th St Exit**



Great investment opportunity! This commercial/residential mix use property features a retail/office space in the front and a 4-plex in the rear. Each unit features 1 bedroom and 1 bathroom. Excellent location, nearby shopping centers, restaurants, public transportation, and freeway.

### Facts & Features

- Sold On 11/28/2022
- Original List Price of \$589,900
- 2 Buildings
- 0 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$0 (Unknown)
- Laundry: See Remarks
- \$44400 Gross Scheduled Income
- \$44400 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 2 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$11,115
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$5,400
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 4     | 1    | 1     | 0      | Unfurnished | \$3,481     | \$3,481    | \$4,000   |
| 2: | 1     | 0    | 1     | 0      | Unfurnished | \$1,400     | \$1,400    | \$1,400   |

### # Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

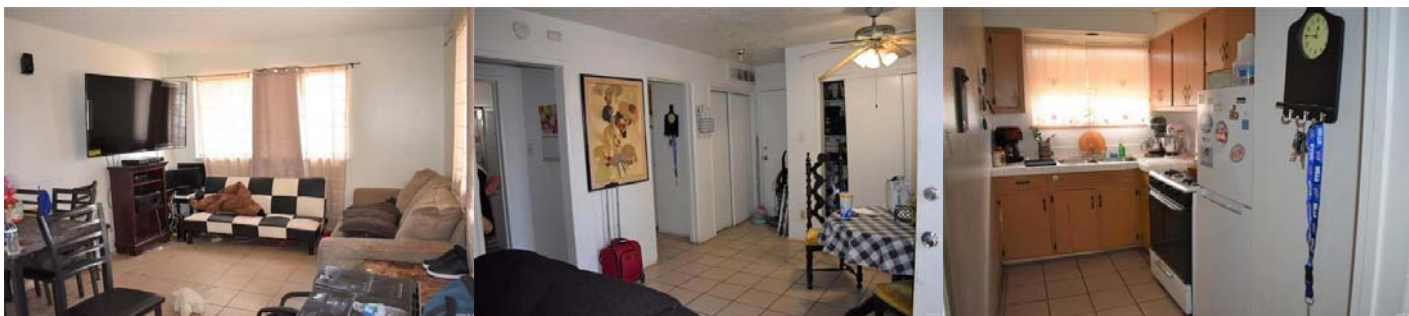
### Additional Information

- Standard sale
- VIC - Victorville area
- San Bernardino County
- Parcel # 0477121050000

**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** • **Apartment**

List / Sold:

**\$5,175,000/\$5,400,000** ↑

**9 days on the market**

**690 S Riverside Ave** • **Rialto 92376**

**38 units** • **\$136,184/unit** • **29,783 sqft** • **68,389 sqft lot** • **\$181.31/sqft** •  
**Built in 1964**

**Listing ID: WS22231834**

**South of E Merrill Ave, North of E Randall Ave**



This 38-unit value-add apartment is located in the City of Rialto, a very fast growing City in the Southern California Inland Empire. Current cap rate is around 6%, rents are considerably below market. It has a striking upside potential through a seasoned management and the pro forma cap rate is almost 9%. It is very close to Rialto Downtown, City Hall, Walmart, and several newly developed shopping centers with many nationwide merchants. Metro Link station nearby which can go to Downtown LA Union Station and transfer to Pasadena, West LA, Orange County, and throughout Southern California. Rialto is a hub of many big brands' distribution center, included Target, Amazon, Staples, Monster, and more; which have been creating a lot of employments. Thus the local population and economy keep growing. The property is surrounded by newly developed townhouses. The property has ± 29,783 SF building situated on a ±68,389 SF lot, it was built in 1964. This gated community has four two-story buildings with 36 units plus 2 one-story units. All units are 2 bedrooms + 1 bathroom, average unit size over 700 SF; total 64 carport and outside parking spaces. Each unit has separated meters for electricity and gas, windows A/C, wall heating, and individual water heater. Laundry rooms (vendor owns washers and dryers), common area security cameras, two buildings and carports have new roof last year. Approximate half of the units have updates. All 3 vacant units are doing replacements and upgrades to catch up the market rent, and the management is screening potential tenants in the waiting list. Easy access to FWY 10, 210, 215, 15. Well maintained and managed, this lucrative sizable multifamily asset is waiting for an investor who is looking to acquire a real estate with high return and great appreciation over time! Drive by only, absolutely do not disturb/contact tenants. Walkthrough only be provided upon accepted offer.

## Facts & Features

- Sold On 11/29/2022
- Original List Price of \$5,175,000
- 4 Buildings
- Levels: Two
- 64 Total parking spaces
- 34 Total carport spaces
- \$0 (Unknown)
- Laundry: Common Area
- Cap Rate: 5.98
- \$527400 Gross Scheduled Income
- \$309564 Net Operating Income
- 39 electric meters available
- 39 gas meters available
- 1 water meters available

## Interior

## Exterior

- Lot Features: Level
- Sewer: Unknown

## Annual Expenses

- Total Operating Expense: \$205,614
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$15,719
- Cable TV: 02194387
- Gardener:
- Licenses:
- Insurance: \$13,779
- Maintenance: \$3,258
- Workman's Comp:
- Professional Management: 18000
- Water/Sewer: \$8,080
- Other Expense: \$20,463
- Other Expense Description: repairs

## Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 38    | 2    | 1     | 0      | Unfurnished | \$527,400   | \$527,400  | \$663,480 |

**# Of Units With:**

- Separate Electric: 39
- Gas Meters: 39
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- 272 - Rialto area
- San Bernardino County
- Parcel # 0131161220000

**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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