

### 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="#">CV21204054</a>	S	35055	<a href="#">Avenue C</a>	YUCP	269	STD	2	\$2,800		\$405,000↓	\$420.12	964	1946/ASR	7,500/0.1722	N	0	12/02/21	<a href="#">7/7</a>
2	<a href="#">PW21158223</a>	S	7423	<a href="#">Elm ST</a>	SB	274	STD	2	\$2,200		\$400,000↑	\$307.69	1300	1954/ASR	9,420/0.2163	N	0	11/30/21	<a href="#">43/43</a>
3	<a href="#">TR21213098</a>	S	112 W	<a href="#">Fredricks ST</a>	BSTW	BSTW	STD	2	\$0		\$156,000↓	\$93.13	1675	1960/EST	7,300/0.1676	N	0	12/01/21	<a href="#">66/66</a>
4	<a href="#">IG21138033</a>	S	133 W	<a href="#">Williams ST</a>	BSTW	BSTW	STD	2	\$1,150		\$170,000↓	\$168.65	1008	1954/ASR	7,500/0.1722	N	0	12/03/21	<a href="#">114/114</a>
5	<a href="#">DW21214286</a>	S	15490	<a href="#">Hesperia RD</a>	VTVL	VIC	STD	3	\$2,880		\$375,000	\$168.24	2229	1928/ASR	16,700/0.3834	N	3	12/01/21	<a href="#">32/32</a>
6	<a href="#">537503</a>	S	16356	<a href="#">Apple Valley RD</a>	APPV		STD	4	\$5,795		\$955,000↓	\$165.86	5758	2006	19,440/0.44	N	8	11/30/21	<a href="#">3/3</a>
7	<a href="#">IG21203095</a>	S	8363	<a href="#">Cherry AVE #A-D</a>	FONT	264	STD	4	\$3,300		\$985,000↓	\$387.03	2545	1950/ASR	43,625/1.0015	N	4	11/30/21	<a href="#">19/19</a>
8	<a href="#">EV21109292</a>	S	12626	<a href="#">6th ST</a>	YUCP	269	STD	4	\$58,680		\$985,000↓	\$181.73	5420	1987/BLD	84,420/1.938	N	4	12/01/21	<a href="#">157/157</a>
9	<a href="#">CV21088073</a>	S	15420	<a href="#">Broken Bow RD</a>	APPV	APPV	STD	4	\$40,680		\$640,000↓	\$178.57	3584	1984/ASR	20,315/0.4664	N	4	11/30/21	<a href="#">48/48</a>
10	<a href="#">TR21231077</a>	S	1415 W	<a href="#">Stoneridge CT</a>	ONT	686	STD	11	\$152,400		\$2,950,000	\$322.26	9154	1989/ASR	21,500/0.4936	N	20	11/30/21	<a href="#">9/9</a>

**Closed** •

List / Sold: **\$410,000/\$405,000** ↓

7 days on the market

**35055 Avenue C** • Yucaipa 92399

**2 units** • **\$205,000/unit** • **964 sqft** • **7,500 sqft lot** • **\$420.12/sqft** •

**Built in 1946**

**Listing ID: CV21204054**

**South of Yucaipa West of California**



Totally Remodeled 2 units front house is a 3 bedroom 1 bath, back house is 1 bedroom 1 bath. Both have new everything!!!

**Facts & Features**

- Sold On 12/02/2021
- Original List Price of \$410,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$832 (Estimated)
- Laundry: Individual Room
- \$2800 Gross Scheduled Income
- \$2400 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: \$18,960
- Electric: \$3,600.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01522712
- Gardener:
- Licenses:
- Insurance: \$12,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$1,800
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,000

**# 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
- 269 - Yucaipa/Calimesa area
- San Bernardino County
- Parcel # 0319074060000

**Michael Lembeck**

**Re/Max Property Connection**

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

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

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CUSTOMER FULL: Residential Income LISTING ID: CV21204054

Printed: 12/05/2021 1:40:57 PM

**Closed** •

List / Sold: **\$389,900/\$400,000** ↑

**7423 Elm St • San Bernardino 92410**

**43 days on the market**

**2 units • \$194,950/unit • 1,300 sqft • 9,420 sqft lot • \$307.69/sqft • Built in 1954**

**Listing ID: PW21158223**

**Baseline & Sterling**



Two homes on a lot . They show as 2 bedrooms 1 bath each. Both properties have their own yards. It is a great starter home. Live in one and rent the other.

### Facts & Features

- Sold On 11/30/2021
- Original List Price of \$389,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$2200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Carpet, Tile
- Appliances: Gas Range, Gas Water Heater

### Exterior

- Lot Features: Back Yard, Front Yard, Yard
- Fencing: Wrought Iron
- Sewer: Sewer Paid

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524628
- 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	0	Unfurnished	\$1,200	\$1,200	\$1,200
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,200

#### # 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 # 0278121230000

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**Michael Lembeck**

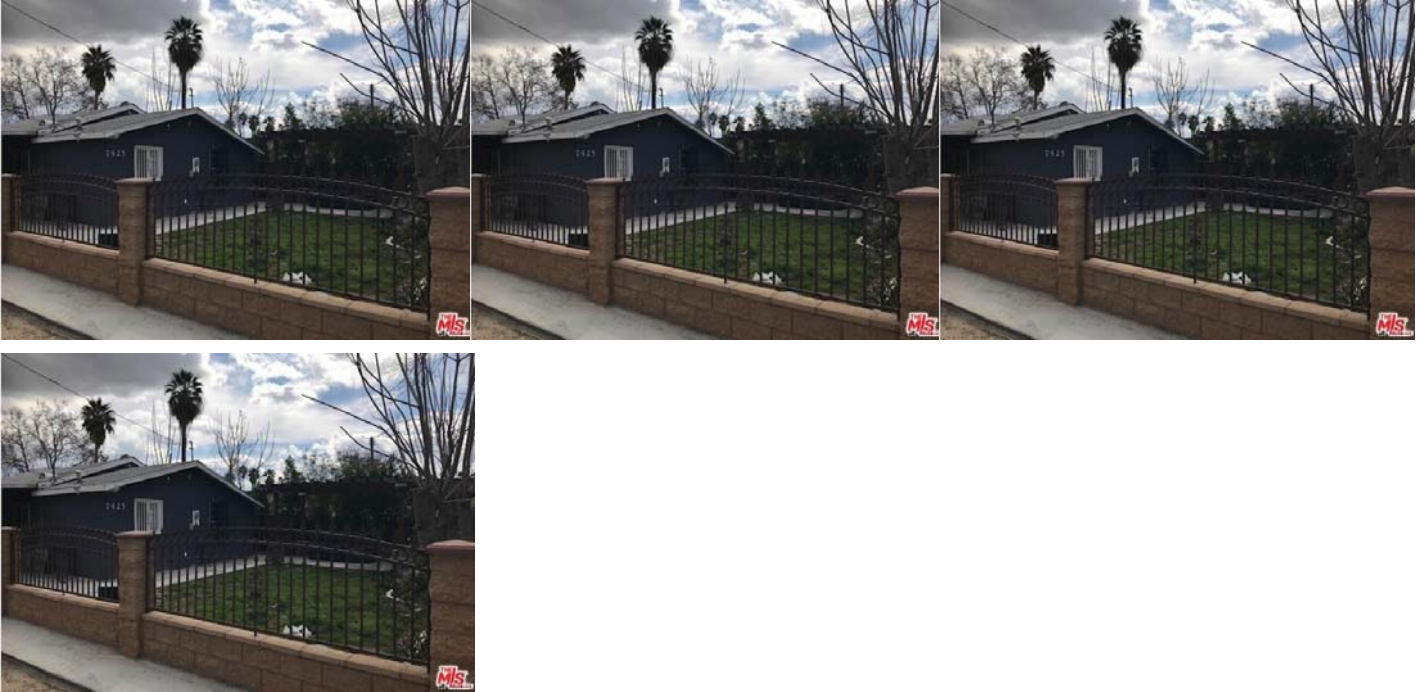
State License #: 01019397  
Cell Phone: 714-742-3700

**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: PW21158223

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**Closed** • Duplex

List / Sold: **\$176,000/\$156,000** ↓

**112 W Fredricks St • Barstow 92311**

66 days on the market

**2 units • \$88,000/unit • 1,675 sqft • 7,300 sqft lot • \$93.13/sqft • Built in 1960**

Listing ID: TR21213098

**E Main St > S 1st Ave > W Fredricks St**



Front unit A has fire place, white travertine tile in living/dining and kitchen area. New subpanel 100amps. New plumbing. Partial drywall, New double pan windows. Big basement downstairs, you can enter from outside or from inside of unit A. Unit B has brand new electrical, plumbing, double pan vinyl windows, bathroom, new texture, new drywall, mexican tile in kitchen/dining area. New subpanel 100amps. Building has new 200amp panel for both units. Building has 2 shut off water valves for each unit. Brand new gas line pipe installed 4 month from the street all the way to gas meter by Southern Gas company. Building has been fenced all around. Big yard in the back and front. Bring your tools and finish up completely.

**Facts & Features**

- Sold On 12/01/2021
- Original List Price of \$195,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Electric, Gas
- Heating: Heat Pump
- \$160 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Up, Basement, Family Room, Kitchen
- Floor: Tile
- Appliances: None
- Other Interior Features: Copper Plumbing Full, Unfurnished

**Exterior**

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Rectangular Lot, Near Public Transit, No Landscaping, Park Nearby
- Fencing: Excellent Condition
- Sewer: Public Sewer

**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	2	1	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

**# Of Units With:**

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

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

- Ranges:
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale

- BSTW - Barstow area
- San Bernardino County
- Parcel # 0181141090000

### Michael Lembeck

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### Re/Max Property Connection

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 Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: TR21213098

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**Closed** • Duplex

List / Sold: **\$169,000/\$170,000** ↓

**133 W Williams St** • Barstow 92311

114 days on the market

2 units • \$84,500/unit • 1,008 sqft • 7,500 sqft lot • \$168.65/sqft •  
Built in 1954

Listing ID: IG21138033

Use navigation



Duplex in Barstow with large fenced yard and vacant lots on both sides. Tenants in place for a long time in adjacent duplex joined by one wall.

### Facts & Features

- Sold On 12/03/2021
- Original List Price of \$174,999
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Evaporative Cooling
- \$1150 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Desert Front, Rectangular Lot, Yard
- 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:	2	1	1	0	Unfurnished	\$575	\$575	\$575

#### # 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
- BSTW - Barstow area
- San Bernardino County
- Parcel # 0181091240000

Michael Lembeck

Re/Max Property Connection



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

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

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**Closed** •

List / Sold: **\$375,000/\$375,000**

**15490 Hesperia Rd • Victorville 92395**

**32 days on the market**

**3 units • \$125,000/unit • 2,229 sqft • 16,700 sqft lot • \$168.24/sqft •  
Built in 1928**

**Listing ID: DW21214286**

**PLEASE USE YOUR HANDHELD DIVISE.**



**AFFORDABLE HOUSING** - Great opportunity to acquire a 3 unit building with great upside potential. The property sits on an extra large lot with plenty of room for all your toys, working vehicles or possible expansion, it is conveniently located just a short drive to Las Vegas, the Ontario International airport or Los Angeles County to visit family and friends. It is perfect for someone looking to invest long term, for future appreciation and hedge against inflation. Make your move now, Real Estate investments remain the most attractive asset class for Southern California investment activity. **CALL TODAY.**

**Facts & Features**

- Sold On 12/01/2021
- Original List Price of \$375,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: See Remarks
- Heating: Wall Furnace
- \$233 (Unknown)
- Laundry: Inside
- \$2880 Gross Scheduled Income
- \$24780 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Rooms: Converted Bedroom, Entry, Kitchen, Living Room
- Appliances: Gas Water Heater
- Floor: Carpet, Laminate, Tile
- Other Interior Features: Ceramic Counters, Copper Plumbing Partial, Tile Counters

**Exterior**

- Lot Features: Corner Lot, Lot 10000-19999 Sqft, Flag Lot
- Security Features: Fire and Smoke Detection System, Smoke Detector(s), Window Bars
- Fencing: Good Condition, Redwood
- Sewer: Public Sewer
- Other Exterior Features: TV Antenna

**Annual Expenses**

- Total Operating Expense: \$2,820
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,410
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,410
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,050	\$1,050	\$1,200
2:	1	1	1	1	Unfurnished	\$675	\$675	\$800
3:	1	1	1	1	Unfurnished	\$675	\$675	\$800

**# Of Units With:**

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes: 3
- Patio:
- Ranges:

- Carpet: 3
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC: 3

**Additional Information**

- Standard sale

- VIC - Victorville area
- San Bernardino County
- Parcel # 0478111090000

**Michael Lembeck**

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**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: DW21214286

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**Closed** •

List / Sold: **\$1,100,000/\$955,000** ↓

**16356 Apple Valley Rd** • Apple Valley 92307

**3 days on the market**

**4 units** • **\$275,000/unit** • **5,758 sqft** • **19,440 sqft lot** • **\$165.86/sqft** •  
**Built in 2006**

**Listing ID: 537503**

**Highway 18 to Apple Valley Rd go north Past Siskiyou property is on the right side. Cross Street: Siskiyou Road.**



This is a great income property in very good condition. A fourplex Located in the premier area of Desert Knolls in Apple Valley. All units have been well maintained units C & D have been remodeled. All units are single floor 2 units on bottom floor 2 units on top floor. All units have detached double car garage and 1 uncovered parking space. Seller is very motivated.

**Facts & Features**

- Sold On 11/30/2021
- Original List Price of \$1,000,000
- 2 Buildings
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- \$0
- Laundry: Inside
- \$5795 Gross Scheduled Income

**Interior**

- Floor: See Remarks
- Appliances: Range, Oven, Dishwasher, Disposal, Microwave

**Exterior**

- Lot Features: Paved
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01335733
- 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:	0	3	2				\$1,485	
2:	0	3	2				\$1,210	
3:	0	3	2				\$1,550	
4:	0	3	2				\$1,550	
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:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

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**Additional Information**

- Standard sale
- San Bernardino County
- Parcel # 0473313030000

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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** •

List / Sold: **\$1,199,000/\$985,000** ↓

**8363 Cherry Ave # A-D • Fontana 92335**

**19 days on the market**

**4 units • \$299,750/unit • 2,545 sqft • 43,625 sqft lot • \$387.03/sqft • Built in 1950**

**Listing ID: IG21203095**

**Cross streets are Cherry and Arrow**



Great property for investor to improve! The property currently has four buildings on the lot that are tenant occupied. One building is a two bedrooms one bath home with a studio apartment attached, then there are two more buildings that are two bedrooms one bath units and a large over sized garage. There are two additional vacant parcels being included in the sale. The buildings are in need of repairs, value is in the land. This will be a great opportunity for an investor. Call today for more information!

### Facts & Features

- Sold On 11/30/2021
- Original List Price of \$1,199,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- \$318 (Estimated)
- Laundry: In Garage
- \$3300 Gross Scheduled Income
- \$2850 Net Operating Income
- 3 electric meters available
- 0 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: 2-5 Units/Acre, Level with Street, Lot Over 40000 Sqft, Rectangular Lot, Level, No Landscaping, Value In Land
- Sewer: Septic Type Unknown

### Annual Expenses

- Total Operating Expense: \$450
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$150
- Cable TV: 02142081
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	4	Unfurnished	\$2,800	\$2,800	\$3,150
2:	1	1	1	0	Unfurnished	\$500	\$500	\$625

### # Of Units With:

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

### Additional Information

- Standard sale

- 264 - Fontana area
- San Bernardino County
- Parcel # 0230063240000

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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: IG21203095

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**Closed** •

List / Sold: **\$1,095,000/\$985,000** ↓

**12626 6th St** • Yucaipa 92399

**157 days on the market**

**4 units** • **\$273,750/unit** • **5,420 sqft** • **84,420 sqft lot** • **\$181.73/sqft** •  
**Built in 1987**

**Listing ID: EV21109292**

**12626 6th St**



Generational opportunity to acquire a unique property, with value add potential in a historically high demand rental market. Project consists of 4 existing units (100% Occ.) on 1.938 acres with an approved CUP (55+) to build another 28 units. OR you can add 12 more (non age restricted) units. Full value upon completion is between \$5.5M - \$6M depending upon rental market at time of completion. Permits, soils test, and grading plans are already paid for. Great 1031 exchange project to carry out through completion. Inquire for marketing package and plans.

### Facts & Features

- Sold On 12/01/2021
- Original List Price of \$1,225,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Common Area, Community
- \$58680 Gross Scheduled Income
- \$30886 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: 21-25 Units/Acre
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$24,860
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01103527
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,150	\$1,150	\$1,595
2:	2	2	2	2	Unfurnished	\$1,220	\$2,440	\$3,190
3:	1	2	2	1	Unfurnished	\$1,300	\$1,300	\$1,595

### # 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
- 269 - Yucaipa/Calimesa area



• Rent Controlled

• San Bernardino County  
• Parcel # 0318163440000

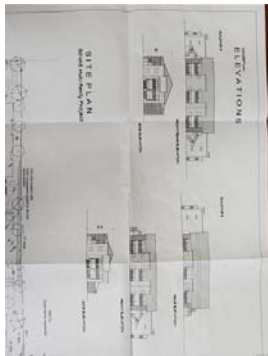
**Michael Lembeck**

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**Re/Max Property Connection**

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

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**Closed** • **Quadruplex**

List / Sold: **\$650,000/\$640,000** ↓

**15420 Broken Bow Rd** • **Apple Valley 92307**

**48 days on the market**

**4 units** • **\$162,500/unit** • **3,584 sqft** • **20,315 sqft lot** • **\$178.57/sqft** • **Built in 1984**

**Listing ID: CV21088073**

**Hwy 18 to Rancherias**



**\*\*Back on the Market, Buyer unable to perform \*\*\*** If you're looking for ridiculously stable investment, look no further! This 4 unit has all matching units 2 Bed 1 Bath 1 Car Garage located in Northern Apple Valley! Tenants have been respectful and maintained GREAT standing with the landlord! Very low maintenance on this investment! Come on out and take a look! Lots of room to improve cashflow!

**Facts & Features**

- Sold On 11/30/2021
- Original List Price of \$650,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: Outside
- \$40680 Gross Scheduled Income
- \$27870 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

**Interior**

**Exterior**

- Lot Features: Level with Street
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$1,088
- Electric: \$27.54
- Gas: \$0
- Furniture Replacement:
- Trash: \$103
- Cable TV: 01710576
- Gardener:
- Licenses:
- Insurance: \$370
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$237
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$850	\$850	\$1,100
2:	1	2	1	1	Unfurnished	\$875	\$875	\$1,100
3:	1	2	1	1	Unfurnished	\$800	\$800	\$1,100
4:	1	2	1	1	Unfurnished	\$865	\$865	\$1,100

**# 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
- APPV - Apple Valley area



- Rent Controlled

- San Bernardino County
- Parcel # 0441201070000

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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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▼ Click arrow to display photos







**Closed** • Apartment

List / Sold: **\$2,950,000/\$2,950,000**

**1415 W Stoneridge Ct** • Ontario 91762

9 days on the market

**11 units** • **\$268,182/unit** • **9,154 sqft** • **21,500 sqft lot** • **\$322.26/sqft** •  
**Built in 1989**

**Listing ID: TR21231077**

**Stoneridge & Benson**



Centrally located in densely populated neighborhood in Ontario. Value-add well maintained 11 units, consists of 10 two bedrooms & 1 studio. Built in 1989. 100% leased. 10 Two car garage spaces & 11 carport spaces. Central AC in each unit. Individual electric & gas metered. One water meter. Rents is approximately 20% below market rent. Easy access to (10) & (60) freeways.

### Facts & Features

- Sold On 11/30/2021
- Original List Price of \$2,950,000
- 2 Buildings
- Levels: Two
- 31 Total parking spaces
- 11 Total carport spaces
- \$1,838 (Estimated)
- Laundry: Community
- \$152400 Gross Scheduled Income
- \$99790.58 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 11 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$58,609
- Electric: \$43.08
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01908329
- Gardener:
- Licenses:
- Insurance: \$2,419
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$7,943
- Other Expense:
- Other Expense Description: All Expe

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$700	\$700	\$1,700
2:	1	2	2	2	Unfurnished	\$1,200	\$1,200	\$1,700
3:	1	2	1	2	Unfurnished	\$1,200	\$1,200	\$1,500
4:	1	2	1	2	Unfurnished	\$1,125	\$1,125	\$1,500
5:	1	2	2	2	Unfurnished	\$1,750	\$1,750	\$1,750
6:	1	2	2	2	Unfurnished	\$1,200	\$1,200	\$1,700
7:	1	2	2	2	Unfurnished	\$1,150	\$1,150	\$1,700
8:	1	2	1	2	Unfurnished	\$1,150	\$1,150	\$1,500
9:	1	2	2	2	Unfurnished	\$1,400	\$1,400	\$1,700
10:	1	2	2	2	Unfurnished	\$1,200	\$1,200	\$1,700
11:	1	1	1	1	Unfurnished	\$575	\$575	\$800

### # Of Units With:

- Separate Electric: 11
- Drapes:



- Gas Meters: 11
- Water Meters: 11
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges: 11
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- \$5,431 HOA dues Annually

- 686 - Ontario area
- San Bernardino County
- Parcel # 1010552310000

**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





**Search Criteria**

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 11/28/2021 to 12/04/2021

County Or Parish is 'San Bernardino'

Number Of Units Total is 2+

Selected 10 of 10 results.