

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	24421163	S	11336 San Juan ST	LOML	267	STD	2			\$710,250 ↓	415.84	1708	1957	8,888/0.204	N	2	11/04/24	94/94
2	EV24081407	S	13000 Holmes ST	YUCP	269	STD	2	28,800		\$640,000 ↓	320.00	2000	1942/ASR	23,296/0.5348	N	0	11/04/24	80/80
3	DW24177915	S	1208 Post ST	REDL	268	STD	4	93,000	5	\$1,190,000	297.05	4006	1981/ASR	12,001/0.2755	N	4	11/06/24	24/24
4	HD24156721	S	15783 Rancherias RD	APPV	APPV	STD	4	61,836		\$869,000 ↓	226.30	3840	1979/ASR	21,450/0.4924	N	2	11/05/24	58/58
5	HD24200999	S	13945 Smoke Tree ST	HSP	HSP	STD	4	5,559		\$720,000	208.33	3456	1985/PUB	17,854/0.4099	N	0	11/05/24	3/3
6	HD24199240	S	13925 Smoke Tree ST	HSP	HSP	STD	4	5,490		\$720,000	208.33	3456	1985/PUB	17,854/0.4099	N	0	11/05/24	3/3
7	HD24199232	S	13915 Smoke Tree ST	HSP	HSP	STD	4	2,343		\$720,000	208.33	3456	1985/PUB	17,854/0.4099	N	0	11/05/24	3/3
8	CV24176809	S	170 Linda WAY	UPL	690	STD	5	70,740		\$1,185,000 ↓	267.98	4422	1970/OTH	8,760/0.2011	N	0	11/04/24	0/0

Closed •

List / Sold: **\$775,000/\$710,250** ↓

11336 San Juan St • Loma Linda 92354

94 days on the market

2 units • \$387,500/unit • 1,708 sqft • 8,888 sqft lot • \$415.84/sqft •

Built in 1957

Listing ID: 24421163

South of Loma Linda Hospital. From corner of Barton Road and Campus St. Go south and turn immediately on to Barton Frontage Road. Left on San Juan and duplex is 2nd building on right.



Well maintained duplex convenient to Loma Linda Hospital. A great opportunity to live in one side and rent the other, or lease both! Each unit has 2 bedrooms and 1bath, with a private rear yard for entertaining. Enjoy a collection of fruit producing trees including avocado, guava, fig, lemon, tangerine and more! The home sits above the street on a flat pad with a garage under one side - each unit enjoys a private garage space and driveway space - plus a storage room for your extra stuff! Hardwood floors in the living and bedroom areas, laundry in the kitchen and lots of light. The right unit was occupied by the last owner, and has had some updates to the kitchen. Both sides are vacant and ready for the fall semester!

Facts & Features

- Sold On 11/04/2024
- Original List Price of \$800,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$1 Net Operating Income

Interior

- Floor: Wood
- Appliances: Gas Cooktop, Oven, Refrigerator
- Other Interior Features: Ceiling Fan(s), Storage

Exterior

- Lot Features: Front Yard, Yard

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01263575
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,950	\$0	\$2,100
2:	2	2	1		Unfurnished	\$0	\$0	\$2,200

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 267 - Loma Linda area
- San Bernardino County
- Parcel # 0284172020000

Michael Lembeck

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

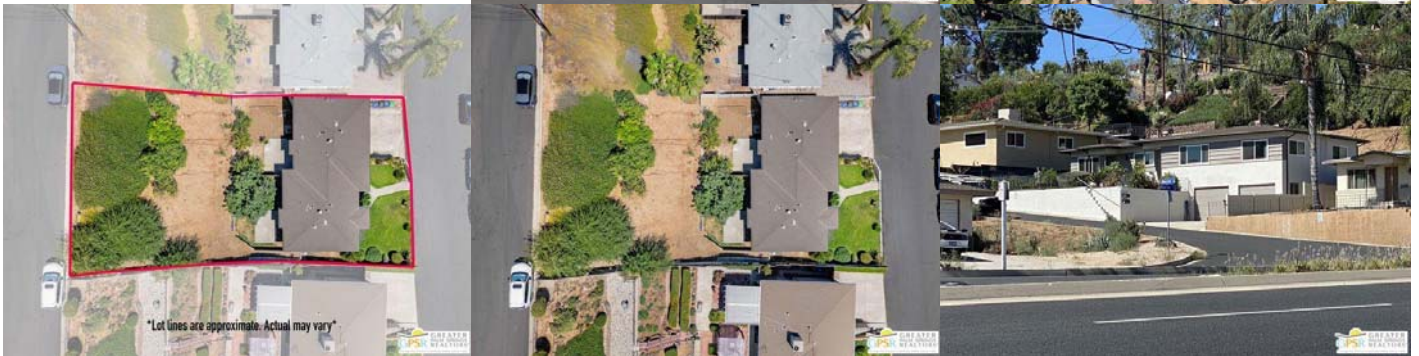
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

List / Sold: **\$700,000/\$640,000** ↓

13000 Holmes St • Yucaipa 92399

80 days on the market

2 units • **\$350,000/unit** • **2,000 sqft** • **23,296 sqft lot** • **\$320.00/sqft** •
Built in 1942

Listing ID: EV24081407

EAST ON COUNTY LINE RD TO HOLMES NORTH TO ADDRESS



Nice two on a lot in very quiet upper Yucaipa location. One unit comes with one bedroom, living room and family room with a fireplace. 2nd unit is a 3 bedroom and 1 3/4 bath with a basement/family room. Large lot with room for RV and all your toys!!! Please come take a look and make your highest and best offer.

Facts & Features

- Sold On 11/04/2024
- Original List Price of \$800,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, See Remarks
- \$1,572 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$28800 Gross Scheduled Income
- \$24332.16 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Basement, Family Room, Living Room

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$720
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00885372
- Gardener:
- Licenses:
- Insurance: \$1,433
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 269 - Yucaipa/Calimesa/Oak Glen area

- Rent Controlled

- San Bernardino County
- Parcel # 1242151240000

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Closed • **Apartment**

List / Sold:

\$1,190,000/\$1,190,000

24 days on the market

Listing ID: DW24177915

1208 Post St • Redlands 92374

**4 units • \$297,500/unit • 4,006 sqft • 12,001 sqft lot • \$297.05/sqft •
Built in 1981**

South of Brockton



Welcome to the desirable city of Redlands! Income-generating 4-unit property, Good floor plan in each unit, Property is conveniently located near, university of Redlands, public transportation, freeways, restaurants, schools, shopping centers, parks, and major transportation routes. Residents will appreciate easy access to all the amenities. The landscaping, trash are managed by the HOA. Separate electric and gas meters for each unit and a great bed/bath mix which consists of a 3 bed, 2 bath unit and three 2-bedroom units. All 4 units have its own garage with an additional 4 covered carports spaces and 2 uncovered parking spaces designated for this property. all units are fully occupied, for more information please contact the listing agent Sossi Gabriel/Nova Realty Buyer to cooperate for the 1031 exchange.

Facts & Features

- Sold On 11/06/2024
- Original List Price of \$1,190,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$1,306 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area
- Cap Rate: 5
- \$93000 Gross Scheduled Income
- \$81824 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Level with Street, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,176
- Electric: \$468.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01054807
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$8,268
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,250	\$2,250	\$2,700
2:	1	2	2	2	Unfurnished	\$2,000	\$2,000	\$2,100
3:	1	2	2	2	Unfurnished	\$1,700	\$1,700	\$2,100
4:	1	2	1	2	Unfurnished	\$1,900	\$1,900	\$2,100

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
- \$689 HOA dues

- 268 - Redlands area
- San Bernardino County
- Parcel # 0167263020000

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CUSTOMER FULL: Residential Income

LISTING ID: DW24177915

Printed: 11/10/2024 9:57:28 AM

Closed • **Quadruplex**

List / Sold: **\$885,000/\$869,000** ↓

15783 Rancherias Rd • Apple Valley 92307

58 days on the market

4 units • **\$221,250/unit** • **3,840 sqft** • **21,450 sqft lot** • **\$226.30/sqft** •
Built in 1979

Listing ID: HD24156721

HWY 18 to Rancherias, North to property



Well Kept and Maintained 4 Plex. All units are 2 Bedroom , 1 3/4 bath with a 2 car garage that includes Laundry hookups, Plus Rear patio / yards. Each unit has its own Electric and Gas Meter. Property is connected to City sewer system. all units are occupied. Situated Close to Community Park and Recreational area, Shopping and Restaurants. also close to Target & Walmart shopping Centers. The Town of Apple Golf course is just down the street. All within a Mile of Units. HWY 18 is just down the street with easy access to 15 FWY & Saint Mary Hospital. Roof is 7 years old and has been recently gone over by a roofer and a 2 year Roof cert issued.

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$900,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$779 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$61836 Gross Scheduled Income
- \$56000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: Dishwasher, Disposal, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,600
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01979741
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,244	\$1,244	\$1,600
2:	1	2	2	2	Unfurnished	\$1,244	\$1,244	\$1,600
3:	1	2	2	2	Unfurnished	\$1,450	\$1,450	\$1,600
4:	1	2	2	2	Unfurnished	\$1,215	\$1,215	\$1,600

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

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0441096200000

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CUSTOMER FULL: Residential Income LISTING ID: HD24156721

Printed: 11/10/2024 9:57:29 AM

Closed • **Quadruplex**

List / Sold: **\$720,000/\$720,000**

13945 Smoke Tree St • Hesperia 92345

3 days on the market

**4 units • \$180,000/unit • 3,456 sqft • 17,854 sqft lot • \$208.33/sqft •
Built in 1985**

Listing ID: HD24200999

Cross streets: Main St and Pyrite



Facts & Features

- Sold On 11/05/2024
- Original List Price of \$720,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$421 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$5559 Gross Scheduled Income
- \$1931 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$43,536
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,992
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$1,896
- Maintenance:
- Workman's Comp:
- Professional Management: 1920
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,144	\$1,144	\$1,850
2:	1	2	2	0	Unfurnished	\$1,769	\$1,769	\$1,850
3:	1	2	2	0	Unfurnished	\$1,210	\$1,210	\$1,850
4:	1	2	2	0	Unfurnished	\$1,105	\$1,105	\$1,850

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
- HSP - Hesperia area
- San Bernardino County
- Parcel # 0405192090000

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This well-maintained 4-unit property offers an excellent chance to expand your portfolio or generate steady rental income. Each of the four units boasts 2 spacious bedrooms and 1.5 bathrooms, making them highly desirable for tenants seeking comfortable and affordable living space. Located in the rapidly growing city of Hesperia, this property is situated in a quiet neighborhood, close to schools, shopping centers, and easy access to major highways. The units feature open floor plans, ample natural light, and private outdoor space. There’s plenty of parking available for tenants, with convenient access to public transportation. With strong rental demand in the area and a solid property setup, this is an exceptional opportunity for both seasoned investors and those new to the real estate market. Don't miss your chance to own this income-generating property in the heart of Hesperia!

Facts & Features

- Sold On 11/05/2024
 - Original List Price of \$720,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$421 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$5490 Gross Scheduled Income
 - \$651 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,808
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,992
 - Cable TV: 02022092
 - Gardener:
 - Licenses:
- Insurance: \$1,896
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 1920
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,567	\$1,567	\$1,850
2:	1	2	2	0	Unfurnished	\$1,283	\$1,283	\$1,850
3:	1	2	2	0	Unfurnished	\$1,133	\$1,133	\$1,850
4:	1	2	2	0	Unfurnished	\$1,507	\$1,507	\$1,850

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 4
 - Carpet:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- HSP - Hesperia area
- San Bernardino County
- Parcel # 0405192080000

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This well-maintained 4-unit property offers an excellent chance to expand your portfolio or generate steady rental income. Each of the four units boasts 2 spacious bedrooms and 1.5 bathrooms, making them highly desirable for tenants seeking comfortable and affordable living space. Located in the rapidly growing city of Hesperia, this property is situated in a quiet neighborhood, close to schools, shopping centers, and easy access to major highways. The units feature open floor plans, ample natural light, and private outdoor space. There’s plenty of parking available for tenants, with convenient access to public transportation. With strong rental demand in the area and a solid property setup, this is an exceptional opportunity for both seasoned investors and those new to the real estate market. Don't miss your chance to own this income-generating property in the heart of Hesperia!

Facts & Features

- Sold On 11/05/2024
 - Original List Price of \$720,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$421 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$2343 Gross Scheduled Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,808
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,992
 - Cable TV: 02022092
 - Gardener:
 - Licenses:
- Insurance: \$1,896
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 1920
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,186	\$1,186	\$1,850
2:	1	2	0	0	Unfurnished	\$0	\$0	\$1,850
3:	1	2	2	0	Unfurnished	\$1,157	\$1,157	\$1,850
4:	1	2	2	0	Unfurnished	\$0	\$0	\$1,850

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 4
 - Carpet:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- HSP - Hesperia area
- San Bernardino County
- Parcel # 0405192070000

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Closed • **Apartment**

List / Sold:

\$1,195,000/\$1,185,000 ↓

0 days on the market

Listing ID: CV24176809

170 Linda Way • Upland 91786

5 units • \$239,000/unit • 4,422 sqft • 8,760 sqft lot • \$267.98/sqft • Built in 1970

Exit I-10 Mountain Ave, Head north, Left on W 8th St, Right on S Linday Way



We are pleased to exclusively present the opportunity to acquire 170 South Linda Way, a 5-unit multifamily investment property located in the city of Upland, California. Constructed in 1970, the property sits on an 8,712 square foot rectangular parcel with a building area of 4,422 square feet. The property consists of five spacious two-bedroom/one-bathroom floor plans with approximately 884 square feet per unit, and the building features gated front entrance, on-site laundry room (owned), four tuck-under parking, and a carport parking space accessible by rear alley. Selected units offer private back patios. Majority units are renovated with new vinyl flooring and new kitchen and bathroom cabinetry. All units are individually metered for gas and electricity, and the building has one central water heater. The property is on the market for the first time in 30 years. The offering is conveniently located just half-a-mile north of the Interstate 10 freeway exit and surrounded by three outdoor shopping malls at the intersection of South Mountain Avenue and West 8th Street. The property is within walking distance of major retail and grocery stores including Home Depot, Grocery Outlet, Michaels, ALDI, Dollar Tree, and Hobby Lobby. The Historic Downtown Upland and the Upland Metrolink station are located one-and-a-half miles east of the subject property. The Metrolink station provides residents with easy access to cities in both Los Angeles and the Inland Empire. Nestled in the heart of Upland's Old Magnolia District, the Historic Downtown Upland is known for its charming small-town atmosphere and features a variety of locally owned and operated small businesses, including antique shops, boutiques, cafes, and restaurants.

Facts & Features

- Sold On 11/04/2024
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 5 Total carport spaces
- \$0 (Other)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$70740 Gross Scheduled Income
- \$39785 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,355
- Electric: \$533.00
- Gas: \$1,780
- Furniture Replacement:
- Trash: \$3,056
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$7,000
- Maintenance: \$3,537
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,519
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	1	0	Unfurnished	\$1,179	\$5,895	\$2,150

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 690 - Upland area
- San Bernardino County
- Parcel # 1007581060000

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