

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	IV22193000	S	732 Perris ST	SB	274	STD,TRUS	2	\$0		\$400,000 	\$347.22	1152	1906/ASR	6,900/0.1584	N	0	11/08/22	40/40
2	CV22165761	S	619 E Nocta ST	ONT	686	STD	2	\$0		\$525,000 	\$252.16	2082	1924/SLR	6,440/0.1478	N	2	11/10/22	44/44
3	IV22170162	S	1264 Massachusetts Avenue	SB	274	STD	3	\$11,400		\$335,000 	\$356.00	941	1926/ASR	7,425/0.1705	N	0	11/08/22	49/49
4	DW22179670	S	10943 Aztec LN	AD	ADL	STD	4	\$0		\$510,000 	\$158.19	3224	1985/ASR	8,100/0.186	N	0	11/08/22	43/43

Closed • **Duplex**

List / Sold: **\$399,000/\$400,000** ↓

732 Perris St • San Bernardino 92411

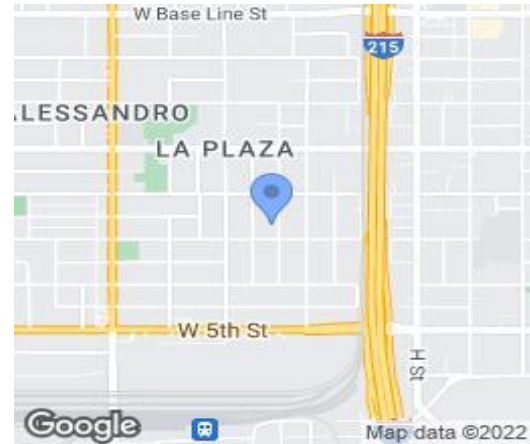
40 days on the market

2 units • **\$199,500/unit** • **1,152 sqft** • **6,900 sqft lot** • **\$347.22/sqft** •

Listing ID: IV22193000

Built in 1906

Off 215 Frwy, West on 5th, North on Perris



REHAB IS COMPLETE, PROPERTY SHOWS GREAT!! This is a Duplex with each unit having it's own electric and gas meters. Shared Driveway and fenced in/gated area shared with 740 Perris St. (Also available for sale at \$399K) This is a great opportunity to purchase with "family" and each having their own home. Both Properties have inside laundry, renovated kitchens, their own water heaters and storage sheds at rear. Stove in one unit.

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$425,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$215 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, See Remarks, Vinyl
- Appliances: Gas Range, Range Hood
- Other Interior Features: High Ceilings, Open Floorplan

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street, Yard
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01232368
- 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	1	1	0	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0139302120000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

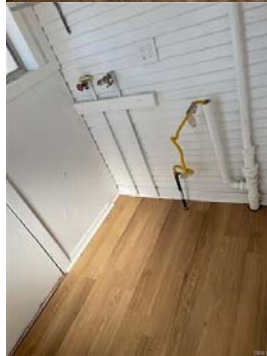
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV22193000

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Closed •

List / Sold: **\$575,000/\$525,000** ↓

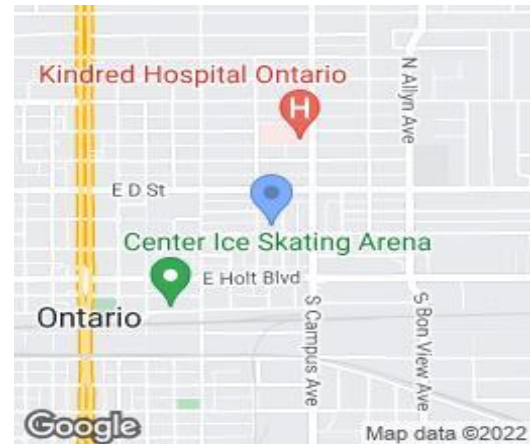
619 E Nocta St • Ontario 91764

44 days on the market

**2 units • \$287,500/unit • 2,082 sqft • 6,440 sqft lot • \$252.16/sqft •
Built in 1924**

Listing ID: CV22165761

Cross Streets: Monterey and Holt



Excellent Victorian Style TWO unit property - with detached 2 car garage. The two units are single story. Each unit is separately metered for gas and electricity. The front unit has four bedrooms and two bath. The back unit is one bedroom and one bath. Nice investment property in the city of Ontario. Close to Downtown.

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$700,000
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- \$502 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot Over 40000 Sqft, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00973184
- 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	4	2	1	Unfurnished	\$1,900	\$1,900	\$0
2:	2	1	1	1	Unfurnished	\$1,222	\$1,222	\$0

Of Units With:

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

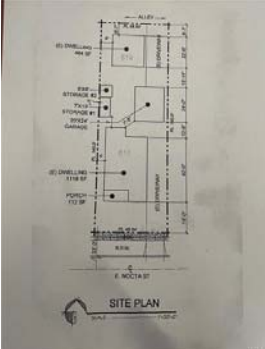
Additional Information

- Standard sale
- 686 - Ontario area
- San Bernardino County
- Parcel # 1048533140000

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: **\$375,000/\$335,000** ↓

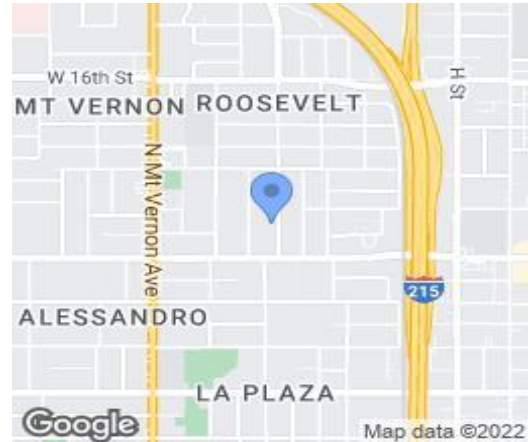
1264 Massachusetts Avenue • San Bernardino 92411

49 days on the market

**3 units • \$125,000/unit • 941 sqft • 7,425 sqft lot • \$356.00/sqft •
Built in 1926**

Listing ID: IV22170162

Baseline & Mt. Vernon



Facts & Features

- Sold On 11/08/2022
- Original List Price of \$375,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$307 (Assessor)
- \$11400 Gross Scheduled Income
- \$8700 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,700
- Electric: \$540.00
- Gas: \$200
- Furniture Replacement:
- Trash: \$400
- Cable TV: 02078798
- Gardener:
- Licenses:
- Insurance: \$650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$950	\$950	\$1,300
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,200
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,000

Of Units With:

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

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0144202450000

Michael Lembeck

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: IV22170162

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Closed •

List / Sold: **\$524,900/\$510,000** ↓

10943 Aztec Ln • Adelanto 92301

43 days on the market

**4 units • \$131,225/unit • 3,224 sqft • 8,100 sqft lot • \$158.19/sqft •
Built in 1985**

Listing ID: DW22179670

Corner of Aztec Ln and Hermosa Rd of Barlett Ave.



4 Unit property. All 2 bedrooms 1 baths. Perfect opportunity for Investor or First time home buyer. Hurry. This property will not last long in the market.

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$549,900
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$479 (Estimated)
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- 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	\$850	\$850	\$1,250
2:	1	2	1	0	Unfurnished	\$770	\$770	\$1,250
3:	1	2	1	0	Unfurnished	\$797	\$797	\$1,250
4:	1	2	1	0	Unfurnished	\$770	\$770	\$1,250

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
- ADL - Adelanto area
- San Bernardino County
- Parcel # 0459541070000

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

Re/Max Property Connection
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: DW22179670

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