

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	Pr
1	EV21170034	S	1076 W 6th	SB	274	STD	2	\$3,000		\$445,000	\$296.67	1500	1950/EST	7,500/0.1722	N
2	IV21094108	S	11324 Lawson AVE	AD	ADL	STD	2	\$1		\$330,000	\$186.65	1768	1987/ASR	8,844/0.203	N
3	IG21218010	S	522 S Oakland AVE	ONT	686	STD	3	\$54,000		\$885,000	\$342.23	2586	1915/ASR	12,710/0.2918	N
4	CV21207248	S	11302 Cortez AVE	AD	ADL	STD	3	\$31,116		\$365,000	\$172.82	2112	1984/ASR	8,250/0.1894	N
5	SR21201994	S	9251 Wheeler CT	FONT	264	STD	4	\$39,000		\$810,000	\$290.11	2792	1978/ASR	8,100/0.186	N
6	EV21208085	S	1 N San Mateo ST	REDL	268	STD	4	\$67,596		\$940,000	\$233.48	4026	1964/ASR	11,660/0.2677	N
7	CV21183749	S	1278 Gould ST	SB	274	STD	4	\$70,800	8	\$730,000	\$250.00	2920	1963/ASR	10,500/0.241	N
8	PW21091500	S	4008 Newmark AVE	SB	274	STD	4	\$60,900		\$900,000	\$295.86	3042	1985/ASR	13,916/0.3195	N
9	IV21194933	S	2302 Leroy ST	SB	274	STD	4	\$85,200		\$1,185,000	\$352.99	3357	2021/BLD	16,805/0.3858	N
10	QC21204817	S	8740 Lomita DR	RCUC	688	STD	4	\$57,480		\$1,175,000	\$338.62	3470	1973/ASR	9,148/0.21	N
11	RS21178432	S	1111 Apple AVE	WRIW	WRWD	STD	6	\$66,900	5	\$925,000	\$140.11	6602	1984/ASR	18,489/0.4244	N

Closed • **Single Family Residence**
1076 W 6th • San Bernardino 92411
2 units • **\$214,950/unit** • **1,500 sqft** • **7,500 sqft lot** • **\$296.67/sqft** •
Built in 1950
Mt Vernon

List / Sold: **\$429,900/\$445,000** ↑
14 days on the market
Listing ID: EV21170034



Completely remodeled Duplex 2 bed 1 bath each. New dual panel windows, new roof, exterior paint. Large carpet with a cemented long driveway. Interior offers, new waterproof laminate flooring, baseboards, New kitchen cabinets with quartz countertops, restroom completely gutted and redone. Split units A/C & Heat combo in each unit. Both units also offer stackable washer and dryer closet.

Facts & Features

- Sold On 11/09/2021
 - Original List Price of \$429,900
 - 1 Buildings
 - 2 Total parking spaces
 - 2 Total carport spaces
 - Cooling: Wall/Window Unit(s)
- Laundry: In Closet
 - \$3000 Gross Scheduled Income
 - \$2900 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$750
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$100
 - Cable TV: 02109201
 - Gardener:
 - Licenses:
- Insurance: \$550
 - 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:	2	2	1	0	Unfurnished	\$1,450	\$1,450	\$1,500
# 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

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: EV21170034

Printed: 11/14/2021 11:55:06 AM

Closed • Single Family Residence

11324 Lawson Ave • Adelanto 92301

2 units • \$159,950/unit • 1,768 sqft • 8,844 sqft lot • \$186.65/sqft • Built in 1987

15 north

List / Sold: \$319,900/\$330,000 ↑

134 days on the market

Listing ID: IV21094108



Duplex, great opportunity .Two properties one lot. Separate electric meters separate water meters. Each unit is a two bedroom one bath. Kitchen dining living room are pretty roomy. Plenty of cabinets for storage. Central air, attached car garage. Granite counter in the kitchen, tile fluorine. New paint. Large driveway for plenty of parking space. RV parking. Each unit has patio.

Facts & Features

- Sold On 11/08/2021
 - Original List Price of \$319,900
 - 1 Buildings
 - 2 Total parking spaces
- Laundry: In Garage, Inside
 - \$1 Gross Scheduled Income
 - \$1 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1
 - Cable TV: 01914184
 - Gardener:
 - Licenses:
- Insurance: \$1
 - 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:	2	4	2	2	Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

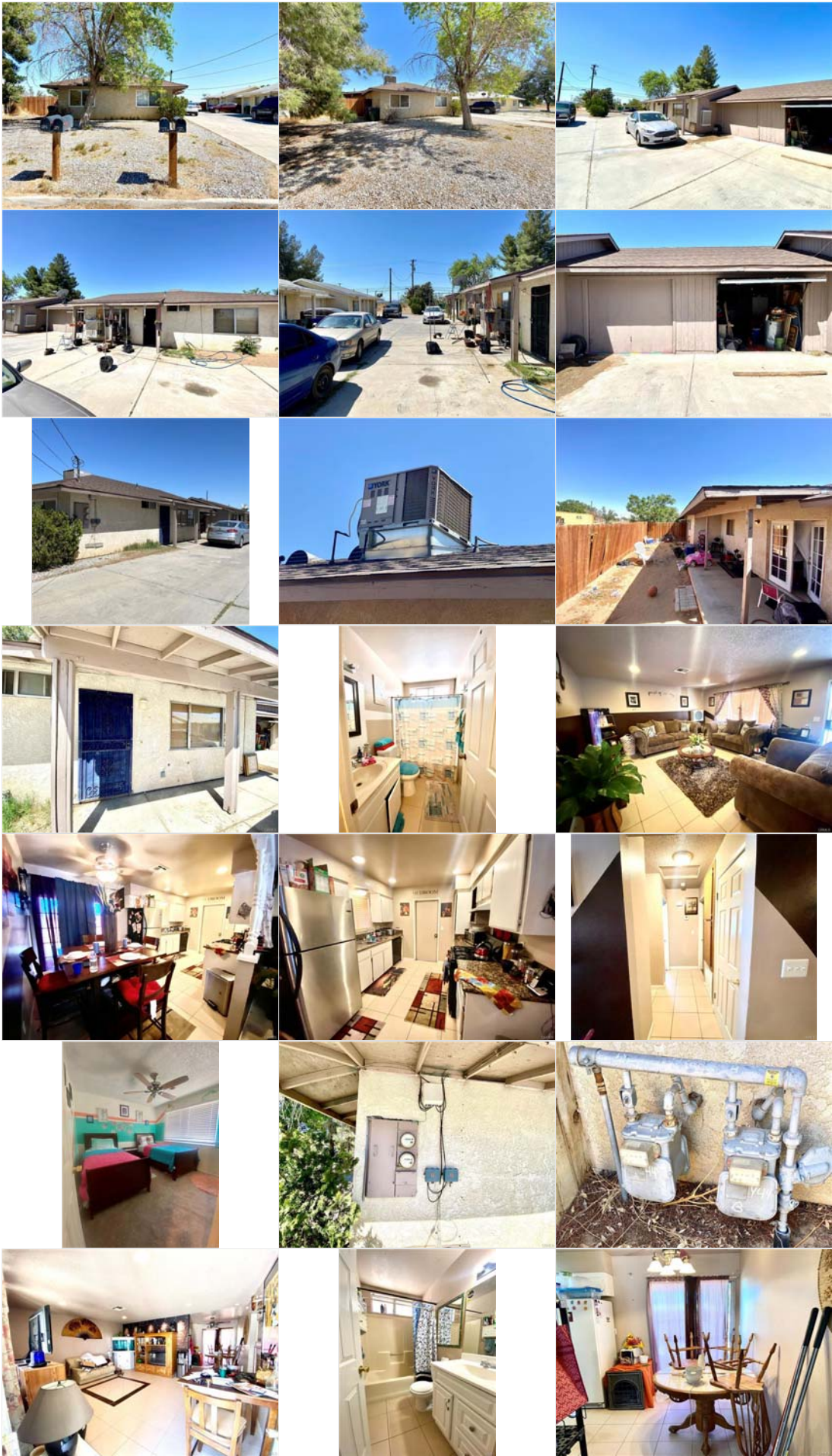
Additional Information

- Standard sale
- ADL - Adelanto area
 - San Bernardino County
 - Parcel # 0459181660000

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CUSTOMER FULL: Residential Income LISTING ID: IV21094108

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Closed •

List / Sold: **\$849,000/\$885,000** ↑

522 S Oakland Ave • Ontario 91762

5 days on the market

3 units • \$283,000/unit • 2,586 sqft • 12,710 sqft lot • \$342.23/sqft • Built in 1915

Listing ID: IG21218010

From 60 freeway going west exit Euclid Ave Right, Sunkist Left, Oakland Right (Corner lot)



Great investment opportunity on this Triplex! Large corner lot consisting of a fully remodeled single story home located at 606 W Sunkist Ave boasting approx. 1,400 sqft single story house with 3 Bedrooms, 2 Bathrooms, large family room, kitchen, pantry, laundry room and large porch. On the other side of the lot, sits a detached approx. 1,200 sqft foot 2 unit Duplex, each unit with 2 Bedrooms and 1 bathroom (approx. 600 sq. ft each unit). The main house is fully remodeled with new kitchen cabinets, new quartz counter tops, new stainless steel appliances, full back splash, and new disposal. Newly remodeled bathroom with quartz counter top, new vanities, new walk in shower, new shower door, and all new plumbing fixtures. New ceiling fans in all bedrooms, family room and dining room. New vinyl laminate floor throughout, fresh interior and exterior paint, new windows, and all new 200 amps electric panel. Duplex unit in the back, 524 S Oakland, is a 2 bed/1 bath, with fully remodeled with new kitchen cabinets, quartz counter tops and full back splash, new sink, new faucet, new bathroom vanity, new sliding doors, new windows throughout, new interior paint, tile floor, and interior laundry. The front Duplex unit, 522 S Oakland, has 2 beds/1 bath, with family room. Laminate floor in bedrooms and family room, tile floor in kitchen and bathroom. New windows throughout. This is a very high demanding area. All units have a long tenant history, and there is room for market increase. Sold in AS IS/WHERE IS condition, buyer to satisfy itself regarding the condition and all aspects of the property. Must see!!

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$849,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- \$492 (Estimated)
- Laundry: Inside
- \$54000 Gross Scheduled Income
- \$45663.9 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Microwave
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Corner Lot, Sprinkler System, Sprinklers In Front, Sprinklers Timer
- Fencing: Chain Link
- Sewer: Public Sewer
- Security Features: Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$8,336
- Insurance: \$1,494
- Electric: \$0.00
- Maintenance:
- Gas: \$0
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$0
- Cable TV: 01160622
- Other Expense: \$138
- Gardener:
- Other Expense Description: code enf
- Licenses: 73.4

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	4	Unfurnished	\$2,000	\$2,000	\$2,300
2:	1	2	1	2	Unfurnished	\$1,300	\$1,300	\$1,400
3:	1	2	1	2	Unfurnished	\$1,200	\$1,200	\$1,300

Of Units With:

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

Additional Information

- Standard sale
- 686 - Ontario area
- San Bernardino County
- Parcel # 1049282280000

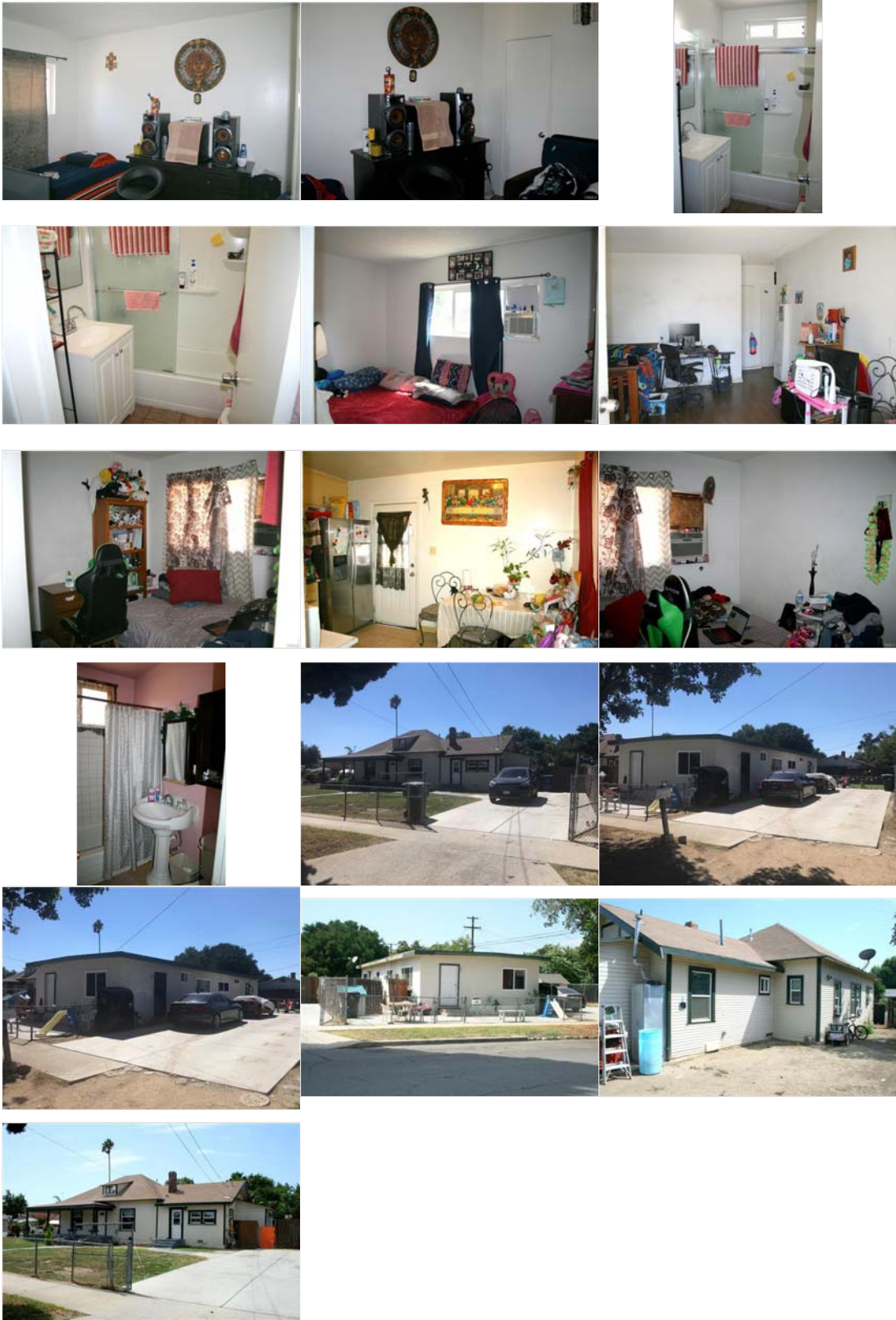
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Mission Viejo, 92691

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Closed •

List / Sold: **\$379,900/\$365,000** ↓

11302 Cortez Ave • Adelanto 92301

5 days on the market

3 units • \$126,633/unit • 2,112 sqft • 8,250 sqft lot • \$172.82/sqft • Built in 1984

Listing ID: CV21207248

Off HWY 395



Triplex. Great income property. Three units with 2 bedrooms and 1 bath and attached garages . Individually metered for gas and electricity. Recent improvements include new roof and new swamp coolers on the 3 units. Low maintenance landscaping and low water bill. All units rented with good tenants that are month to month. Close to City Hall and potential area of growth. AS IS.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$379,900
- 1 Buildings
- 3 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$448 (Estimated)
- Laundry: In Garage
- \$31116 Gross Scheduled Income
- \$27006 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: Convection Oven, Disposal

Exterior

- Lot Features: 2-5 Units/Acre, Paved
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$4,110
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$95
- Cable TV: 00958467
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$840	\$840	\$975
2:	1	2	1	1	Unfurnished	\$840	\$840	\$975
3:	1	2	1	1	Unfurnished	\$913	\$913	\$975

Of Units With:

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

Additional Information

- Standard sale
- ADL - Adelanto area
- San Bernardino County
- Parcel # 0459221350000

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CUSTOMER FULL: Residential Income LISTING ID: CV21207248

Printed: 11/14/2021 11:55:06 AM

Closed • QuadruplexList / Sold: **\$809,900/\$810,000** ↑**9251 Wheeler Ct • Fontana 92335****20 days on the market****4 units • \$202,475/unit • 2,792 sqft • 8,100 sqft lot • \$290.11/sqft • Built in 1978****Listing ID: SR21201994****From 210E. towards Pasadena. Exit on Sierra Ave. Turn left then right on Randall Ave. Then left on Wheeler Ct.**

INCREDIBLE UPSIDE! Opportunity to own this amazing future cash cow! GREAT LOCATION! WALKING DISTANCE TO SHOPPING FOR TENANTS - VERY NICE HIGH PRIDE OF OWNERSHIP NEIGHBORHOOD. This 4Plex is located in one of the most desirable multifamily locations in the area and all 4 units have there own private exclusive single car garages. This complex is perfectly situated near Kaiser Hospital and the 10 Freeway in Fontana. The city of Fontana is centrally located, just minutes down the freeway to Los Angeles County, Orange County, or into the Inland Empire. By purchasing in Fontana, an owner sees the higher returns of the Inland Empire Apartment Market, and yet benefits from being just down the freeway to the much more expensive LA/Orange multifamily markets so you get the great returns in a great location! This bedroom / bath mix consists of: One unit that's 2 bedroom's, 2 bath's, and three units that are 1 bedroom's, 1 bath's. The units are in nice condition and the property has had some recent upgrades which include: Unit #A (2 bedroom) had new flooring, paint, stove & plumbing upgrades in both bathrooms in August 2021. Unit #B -Some plumbing upgrades in the last few months, A/C repairs a few years ago. Unit #C had new flooring, paint, stove installed approximately 1 year ago. Unit #D had new flooring, plumbing upgrades and repairs to the central A/C unit last month. Other improvements include a newer water heater in the shared laundry room. The returns are outstanding!! While actual current rents are low, they are month to month. And at market rents, this investment really performs! At actual rents, at \$39,000 annual gross income. At market rents, the property should generate approximately \$80,820. annual gross rent. Please see attached marketing package.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$779,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- \$1,530 (Estimated)
- Laundry: Common Area, See Remarks
- \$39000 Gross Scheduled Income
- \$26832 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: See Remarks
- Appliances: Water Heater Central
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard, Lawn, Rectangular Lot, Near Public Transit
- Fencing: See Remarks, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,168
- Electric: \$360.00
- Gas:
- Furniture Replacement:
- Trash: \$2,465
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,505
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,450
- Other Expense: \$960
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$900	\$900	\$1,750
2:	1	1	1	1	Unfurnished	\$775	\$775	\$1,550
3:	1	1	1	1	Unfurnished	\$800	\$800	\$1,550
4:	1	1	1	1	Unfurnished	\$775	\$775	\$1,550

Of Units With:

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

Additional Information

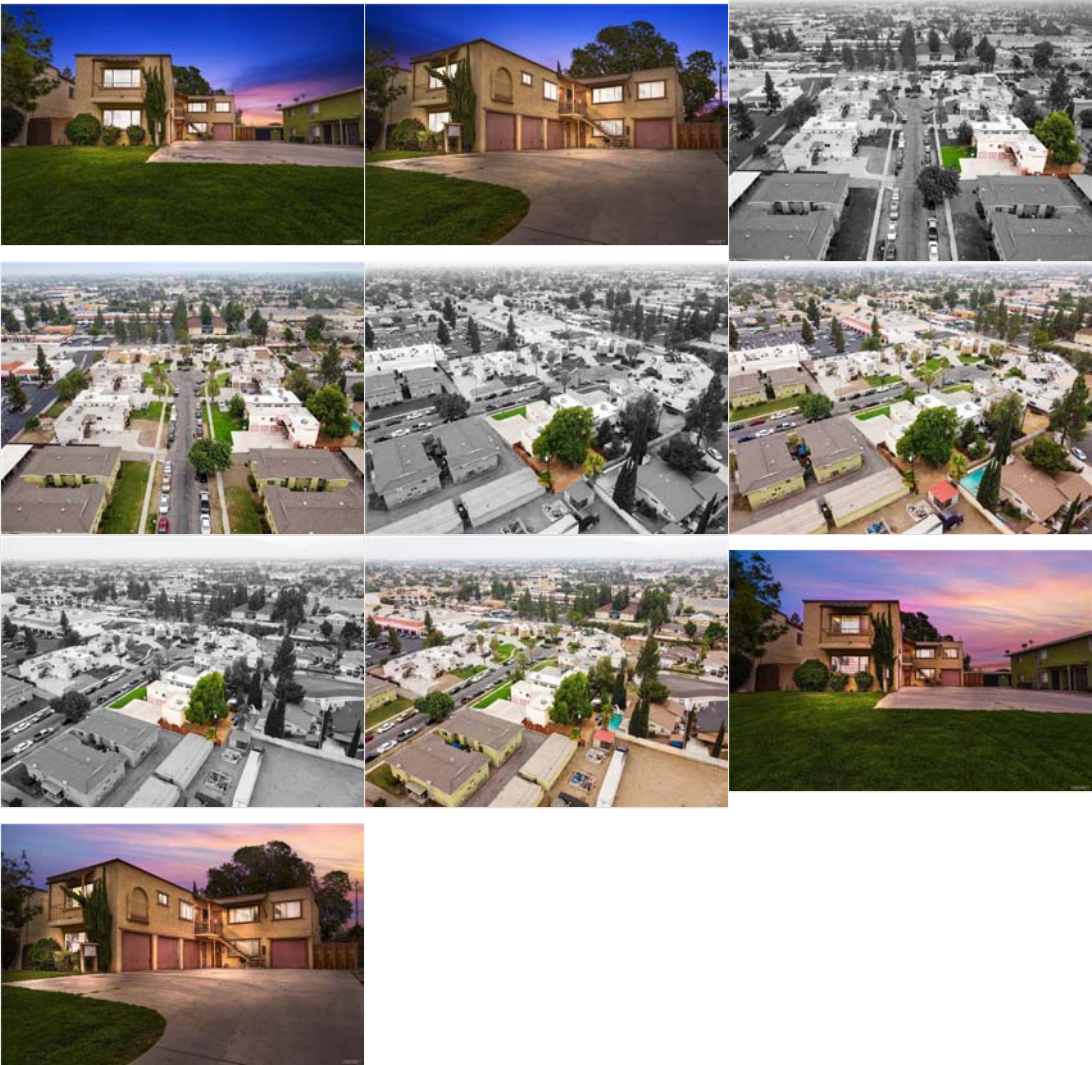
- Standard sale
- 264 - Fontana area
- San Bernardino County

• Parcel # 0194032140000

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CUSTOMER FULL: Residential Income LISTING ID: SR21201994

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Closed •List / Sold: **\$899,000/\$940,000** ↑**1 N San Mateo St • Redlands 92373****4 units • \$224,750/unit • 4,026 sqft • 11,660 sqft lot • \$233.48/sqft • Built in 1964****9 days on the market****Listing ID: EV21208085****Corner of Brookside and San Mateo**

Come check out this 4 unit quadplex close to shopping and the freeway. Each unit is 2 bedrooms and 1 bathroom with a patio and features carport parking with extra storage. All four units have separate electric and gas meters and laundry hookups. Come check it out, this will not last!

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$899,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,222 (Estimated)
- Laundry: Inside
- \$67596 Gross Scheduled Income
- \$62496 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Corner Lot, Front Yard, Lot 10000-19999
- Sewer: Public Sewer
- Sft

Annual Expenses

- Total Operating Expense: \$5,100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	1	0	Unfurnished	\$1,385	\$1,385	\$1,800
2:	1	2	1	0	Unfurnished	\$1,288	\$1,288	\$1,800
3:	1	2	1	0	Unfurnished	\$1,530	\$1,530	\$1,800
4:	1	2	1	0	Unfurnished	\$1,430	\$1,430	\$1,800

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
- 268 - Redlands area
- San Bernardino County
- Parcel # 0171401400000

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: EV21208085

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Closed • **Quadruplex**

List / Sold: **\$725,000/\$730,000** ↑

1278 Gould St • San Bernardino 92408

31 days on the market

4 units • \$181,250/unit • 2,920 sqft • 10,500 sqft lot • \$250.00/sqft • Built in 1963

Listing ID: CV21183749

Gould and Tippecanoe



North Loma Linda rare find! This Quadruplex features 2x: 2 bedroom 1 bath units, 2x: 1bed 1bath units, 4 assigned parking spots, 4 separate electric and gas meters. Conveniently located near Loma Linda University Medical Center, public transportation, major shopping centers, Costco, Sam's Club, and a myriad of new developments. This 4 unit property sits in the center of a booming economic hub which only expands daily. This property has a potential cap rate of 8.1% or perfect for a family looking to live together but in their own separate unit. The upside to this property is truly unique in today's market.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$725,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- 3 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,243 (Estimated)
- Cap Rate: 8.1
- \$70800 Gross Scheduled Income
- \$58577 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Gas Range

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,980
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,020
- Cable TV: 02114042
- Gardener:
- Licenses: 250
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,600
2:	1	2	1	0	Unfurnished	\$1,060	\$1,060	\$1,600
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,350
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,350

Of Units With:

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

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0281112610000

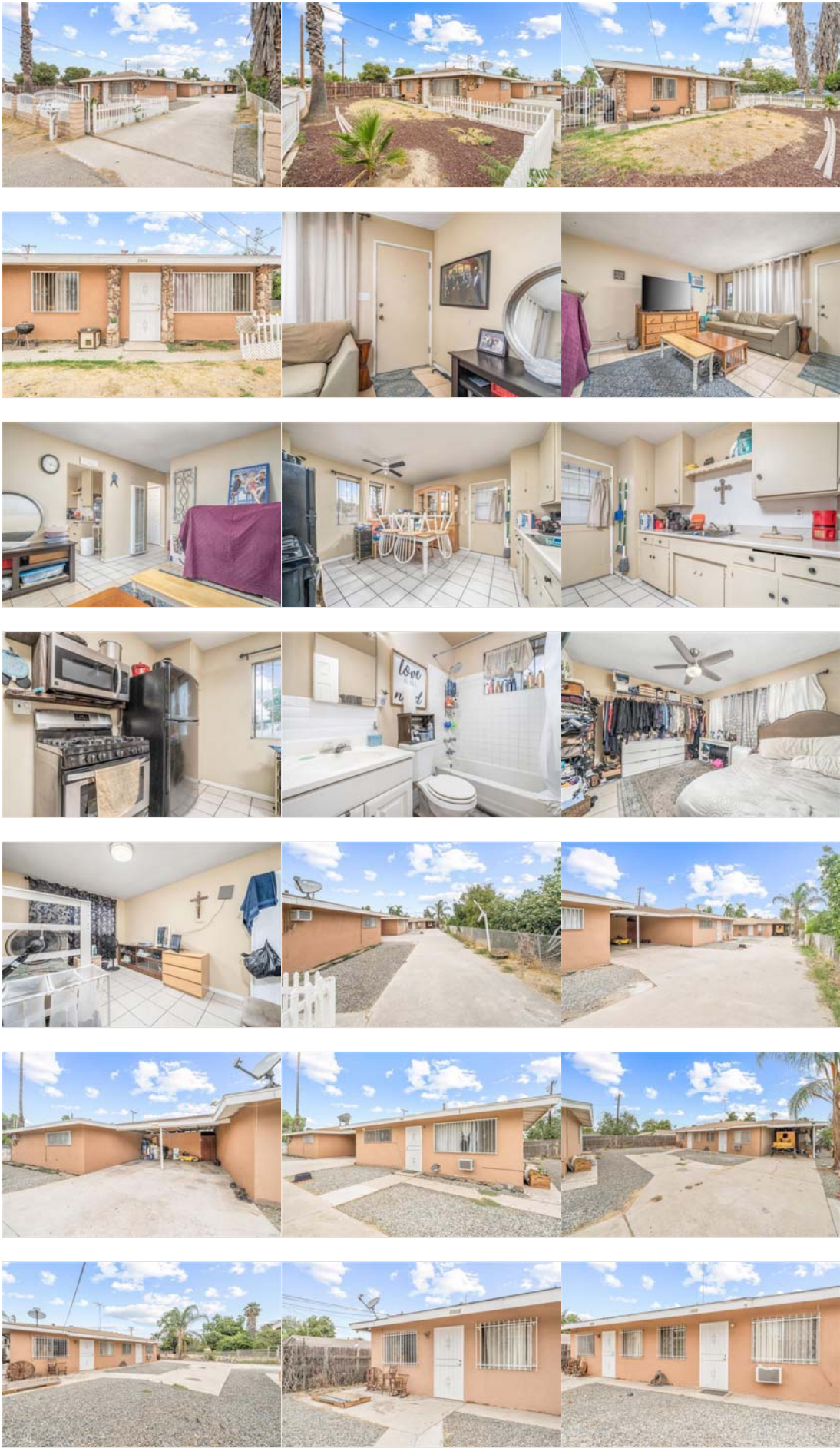
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CUSTOMER FULL: Residential Income LISTING ID: CV21183749

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Closed •

List / Sold: **\$925,000/\$900,000**

4008 Newmark Ave • San Bernardino 92407

59 days on the market

4 units • \$231,250/unit • 3,042 sqft • 13,916 sqft lot • \$295.86/sqft • Built in 1985

Listing ID: PW21091500

GPSCorner of Newmark and 40th Street



Great investment property set in an accessible neighborhood with gorgeous mountain views. Unit A & D remodeled 2020, Unit B&C some upgrades. Each unit has 2 bedrooms and a full bathroom with a tub. Remodel in Unit A includes new Cabinetry, new insulation, new drywall and texture, Fresh top quality paint, New doors, new bath vanity, New faucets and toilet. 2014-2015 Building was remodeled including windows, Three New Air Conditioners. Exterior is landscaped with automatic sprinklers. This building has been well cared for and is in good condition. Park-like property; a great setting for this incredible property, lends itself to long term tenancy and value. Buyer to verify square footage and year built. All units are similar in size. Utilities are with the city. Property has separate gas and electric meters. Landlord currently pays for water, trash and sewer. 4 covered parking spots, plus 2 spots uncovered spots. This property is tenant occupied and there is no For Sale sign. Please do not disturb tenants under any circumstances. Please call listing agent for additional information. All offers subject to inspection of units.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$900,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$60900 Gross Scheduled Income
- \$44183 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,430
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$1,867
- Cable TV: 01096925
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	0	Unfurnished	\$5,075	\$5,075	\$5,900

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 # 0154643050000

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: PW21091500

Printed: 11/14/2021 11:55:06 AM

List / Sold:

Closed • **Quadruplex****\$1,150,000/\$1,185,000** ↑

10 days on the market

2302 Leroy St • San Bernardino 92404**4 units** • **\$287,500/unit** • **3,357 sqft** • **16,805 sqft lot** • **\$352.99/sqft** •**Built in 2021**

Listing ID: IV21194933

IF DRIVING FROM LA GO EAST ON THE 210 GET OFF ON WATERMAN GO SOUTH TO LEROY MAKE A RIGHT

*** BRAND NEW FULLY LOADED QUADRUPLEX CONSTRUCTION *** HERE WE HAVE A TOTAL OF 4 UNITS ON ONE LOT INVESTORS DELIGHT! Each unit has 2 beds, 1 bath and a half bathroom downstairs. Each unit is fully loaded with beautiful tile flooring through all downstairs along with recessed can lighting all throughout the house. Each unit has an open kitchen layout with a stove included and hood with quartz countertops in the kitchen and bathroom. Staircase and all of upper building features carpet with tile in full bath. EACH unit has their OWN private backyard to enjoy! Each unit has one ASSIGNED attached car garage and one ASSIGNED carport parking. Whether investor or occasional buyer looking to purchase something for their own/or investment you can rest assure to appreciate the RENT that can be charged from the units, either live in one and rent the other or rent all 4 units. I have renters in line that would want to rent these units at a very generous amount, which new owner could choose to rent them to which is totally up to you to do or find your own tenants. Property features long drive on this huge lot that can allow for plenty of parking so you or your renters never have to worry about parking space. Come take a look at this 4-PLEX beauty by the 210 fwy in an amazingly highly potential city that has huge room for expansion! Call for private showings and programs to qualify for this property!

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: Two
- 9 Total parking spaces
- 5 Total carport spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment
- Heating: Central
- \$617 (Assessor)
- Laundry: Gas Dryer Hookup, Stackable, Washer Hookup
- \$85200 Gross Scheduled Income
- \$77520 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Laundry, Living Room, Master Bedroom
- Appliances: ENERGY STAR Qualified Water Heater, Gas Range, Water Heater
- Floor: Tile
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Landscaped, Lot 10000-19999 Sqft, Paved, Sprinklers In Front
- Fencing: Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,680
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$6,240
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

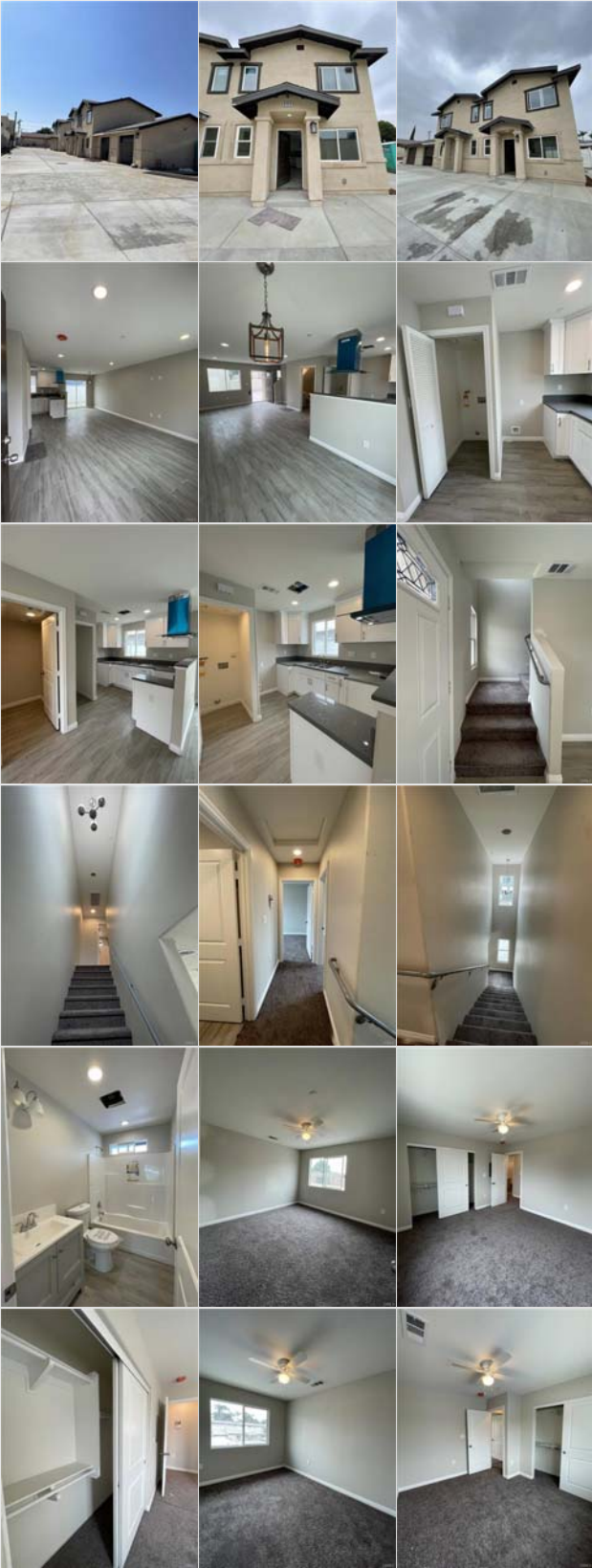
Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0150261280000

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







List / Sold:

Closed**\$1,148,888/\$1,175,000** ↑

14 days on the market

Listing ID: OC21204817

8740 Lomita Dr • Rancho Cucamonga 91701**4 units • \$287,222/unit • 3,470 sqft • .21 acre(s) lot • \$338.62/sqft •****Built in 1973****10 Freeway**

CAN BE PURCHASED WITH 8750 LOMITA DR, RANCHO CUCAMONGA. (Next Door) 8740 Lomita Dr is a well kept fourplex in the City of Rancho Cucamonga. These units are located in "The Eastwood Apartments" HOA, which consists of 22 individually owned fourplexes totaling 88 units. The Eastwood Apartments HOA offers many amenities for tenants & surety for an investor. The building consists of one 2 bedroom/1 bathroom unit, two 2 bedroom / 2 bath units, and a 3 bedroom/2 bathroom unit. The building is situated on a parcel totaling 0.21 acres. The asset is well landscaped with a central courtyard. Parking is ample for the residents and guests with assigned, carport and street parking. The Eastwood Apartments are well situated near major retail, educational & employment opportunities. The asset is located near the 10 and 210 Freeways, which allows the tenants to connect with the greater Southern California area and beyond. This offering provides an investor the opportunity to acquire a well-maintained apartment property with tremendous rental upside. Investors can take advantage of the attractive residential financing. The neighborhood has convenient access to a wide variety of activities, transportation and retail amenities.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$1,148,888
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$534 (Estimated)
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- \$57480 Gross Scheduled Income
- \$26375 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Appliances: Disposal, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,270
- Electric: \$500.00
- Gas: \$1,192
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01977813
- Gardener:
- Licenses:
- Insurance: \$576
- Maintenance: \$2,387
- Workman's Comp:
- Professional Management: 11700
- Water/Sewer: \$500
- Other Expense: \$755
- Other Expense Description: Misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,500	\$1,500	\$1,895
2:	1	2	2	0	Unfurnished	\$1,120	\$1,120	\$1,695
3:	1	2	2	0	Unfurnished	\$1,120	\$1,120	\$1,695
4:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$1,650

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC: 4

Additional Information

- Standard sale
- \$975 HOA dues Monthly
- Rent Controlled
- 688 - Rancho Cucamonga area
- San Bernardino County
- Parcel # 0202381200000

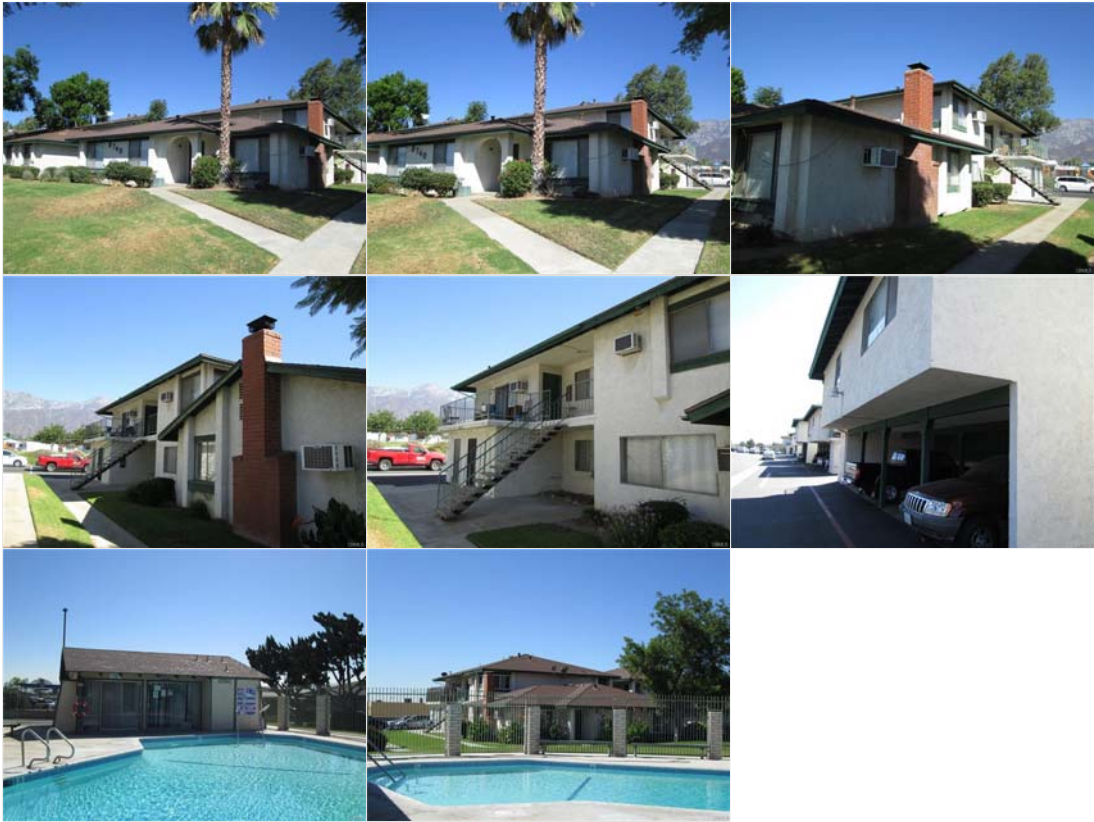
Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: OC21204817

Printed: 11/14/2021 11:55:06 AM

Closed •

List / Sold: **\$949,000/\$925,000** ↓

1111 Apple Ave • Wrightwood 92397

17 days on the market

6 units • \$158,167/unit • 6,602 sqft • 18,489 sqft lot • \$140.11/sqft • Built in 1984

Listing ID: RS21178432

From Hwy 2 to Spruce Ave and turn L turn at Apple Ave, the property is at the corner of Apple Av & Spruce



This Beautiful 6-unit Apartment (Each unit is 2 Bed+1 bath+1 attached garage) is in the beautiful mountain resort area community with ample pine trees and is located very near to Mt. High Ski Resort Area. The building size is 6,602sq ft. and the lot size is 18,489 sq ft. Within one or two blocks, there is Wrightwood Elementary School, a Shopping area with many cozy restaurants/Cafes, and HWY 2. The Mt. High Ski Resort area is away Just 4-5 miles from this property. The existing tenants are paying monthly rent on time without any delay and are very nice tenants for a long time. The new buyer may use one unit for his/her second home for enjoying fresh and clean air & circumstances. This village is located around 10 minutes driving from FWY 15, and one hour 15 minutes driving from the Los Angeles downtown area.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$949,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$845 (Estimated)
- Laundry: Inside
- Cap Rate: 5.33
- \$66900 Gross Scheduled Income
- \$53375 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 7 water meters available

Interior

- Appliances: Gas Oven
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$13,525
- Electric: \$240.00
- Gas:
- Furniture Replacement:
- Trash: \$200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$11,885
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$950	\$11,400	\$1,025
2:	1	2	1	1	Unfurnished	\$925	\$11,100	\$1,050
3:	1	2	1	1	Unfurnished	\$900	\$10,800	\$1,000
4:	1	2	1	1	Unfurnished	\$950	\$11,400	\$1,050
5:	1	2	1	1	Unfurnished	\$950	\$11,400	\$1,050
6:	1	2	1	1	Unfurnished	\$900	\$10,800	\$1,050

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 7
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- WRWD - Wrightwood area
- San Bernardino County
- Parcel # 0355113070000

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: RS21178432

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Search Criteria
Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 11/07/2021 to 11/13/2021
County Or Parish is 'San Bernardino'
Number Of Units Total is 2+
Selected 11 of 11 results.