

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	HD22224673	S	835 E Fredricks ST	BSTW	BSTW	STD	2	\$3,000		\$300,000 ↓	\$188.92	1588	1953/OTH	6,614/0.1518	N	2	12/16/22	21/21
2	EV22179382	S	639 W 41st ST	SB	274	STD	3	\$31,140		\$470,000 ↓	\$180.77	2600	1945/ASR	20,096/0.4613	N	0	12/15/22	97/97
3	OC22195657	S	509 W Olive AVE	REDL	268	STD	4	\$69,168		\$885,000 ↓	\$346.79	2552	1940/PUB	11,920/0.2736	N	3	12/16/22	22/22
4	IV22212914	S	1238 Gould ST	SB	274	STD	4	\$0		\$1,290,000 ↓	\$378.97	3404	2022/PUB	17,062/0.3917	N	8	12/16/22	56/56
5	EV22177937	S	15860 Kasota RD	APPV	APPV	STD	8	\$108,960	6	\$1,370,000 ↓	\$188.97	7250	1983/ASR	32,000/0.7346	N	6	12/15/22	74/74

Closed • Duplex

List / Sold: **\$349,000/\$300,000** ↓

835 E Fredricks St • Barstow 92311

21 days on the market

2 units • \$174,500/unit • 1,588 sqft • 6,614 sqft lot • \$188.92/sqft •

Listing ID: HD22224673

Built in 1953

Barstow Road to E. Fredricks Street near Maxine St. PIQ on left or North side of the street mid block.



Investor's Dream! 2 Units - One unit is 2 bedrooms with 1 bath and One Unit is 3 bedrooms with 1 bath and a 2 car garage. NEW, NEW, NEW! New paint and texture throughout, new baseboards, new vinyl waterproof plank flooring in living rooms, kitchens, hallways and baths, new carpeting in bedrooms, new ceiling fans, new cabinets, sinks, fixtures and quartz countertops in kitchens, new stoves, new tub/shower surrounds, new plumbing and new electrical, new vanities and fixtures, new ceiling fans, and new garage door. Newer windows. Security Screen doors on all entrances. Live in one unit and rent out the other! One of the sellers is a licensed California Realtor.

Facts & Features

- Sold On 12/16/2022
- Original List Price of \$349,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$1,391 (Estimated)
- Laundry: In Garage, Outside
- \$3000 Gross Scheduled Income
- \$2610 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Floor: Carpet, Vinyl
- Appliances: Gas Range, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s), Quartz Counters

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street, No Landscaping, Park Nearby, Paved
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,679
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$744
- Cable TV: 02014163
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$744
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 2

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- BSTW - Barstow area
- San Bernardino County
- Parcel # 0181321150000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

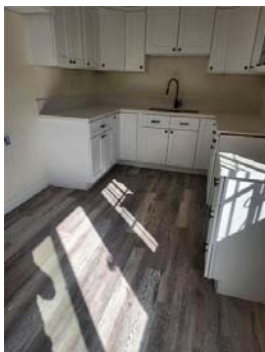
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: HD22224673

Printed: 12/18/2022 4:55:52 AM

Closed • **Triplex**

List / Sold: **\$620,000/\$470,000** ↓

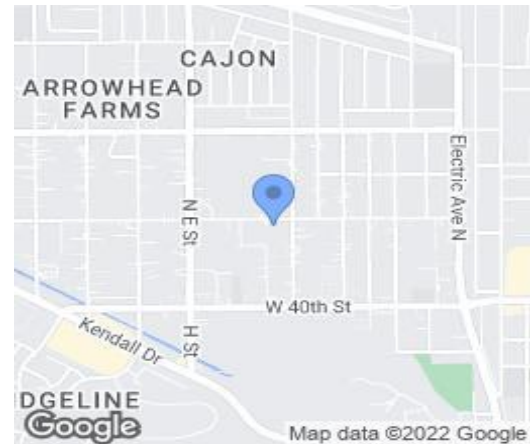
639 W 41st St • San Bernardino 92407

97 days on the market

**3 units • \$206,667/unit • 2,600 sqft • 20,096 sqft lot • \$180.77/sqft •
Built in 1945**

Listing ID: EV22179382

210 Freeway, Go North on S. E St to Turn R on W. 41st St



Facts & Features

- Sold On 12/15/2022
- Original List Price of \$620,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Central
- \$536 (Estimated)
- Laundry: Gas Dryer Hookup, Inside
- \$31140 Gross Scheduled Income
- \$28740 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$700
- Cable TV: 01847350
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,145	\$1,145	\$2,000
2:	1	2	1	0	Unfurnished	\$815	\$815	\$1,200
3:	1	1	1	0	Unfurnished	\$622	\$622	\$880

Of Units With:

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

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0265261140000

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: EV22179382

Printed: 12/18/2022 4:55:53 AM

Closed • **Quadruplex**

List / Sold: **\$899,000/\$885,000** ↓

509 W Olive Ave • Redlands 92373

22 days on the market

**4 units • \$224,750/unit • 2,552 sqft • 11,920 sqft lot • \$346.79/sqft •
Built in 1940**

Listing ID: OC22195657

Between Cajon & Center at Buena Vista



Calling all investors! If you are seeking a high ROI with substantial growth year after year with a amazing location, don't miss your opportunity to own this Amazing Four-Plex in the rapidly growing Redlands market! Conveniently located on one of the best streets in all of Redlands and within a couple blocks from Downtown Redlands, University of Redlands, Smiley Library, Redlands Bowl and about 1/2 mile from the new Packing House District with restaurants, brewery, distillery, shopping, future rail line and much more! The Units are all large 1 bed/1bath units each with their own separate electric and gas meters, with approximately 638 sqft of living space per unit and sitting on nearly 12,000 sqft lot with 3 garages! Also the Building has completely upgraded Plumbing throughout, including the Main Sewer line as well as having Drought tolerant landscaping that gives the an aesthetic charm with very low water consumption. With 2 units already close to market rent, this property has the ability to produce \$1750 per unit or \$84,000 per year Income! If location, location location means anything to you, don't miss on the best located multifamily in all of Inland Empire!

Facts & Features

- Sold On 12/16/2022
- Original List Price of \$899,000
- 1 Buildings
- 7 Total parking spaces
- \$0 (Estimated)
- \$69168 Gross Scheduled Income
- \$45731 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,437
- Electric: \$200.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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	1	1	0	Unfurnished	\$1,104	\$1,104	\$1,750
2:	1	1	1	1	Unfurnished	\$1,625	\$1,625	\$1,750
3:	1	1	1	1	Unfurnished	\$1,695	\$1,695	\$1,750
4:	1	1	1	1	Unfurnished	\$1,340	\$1,340	\$1,750

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 268 - Redlands area
- San Bernardino County
- Parcel # 0171312140000

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:

\$1,299,500/\$1,290,000 ↓

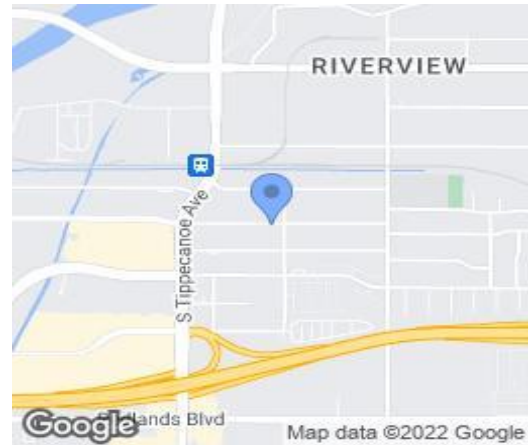
56 days on the market

Listing ID: IV22212914

1238 Gould St • San Bernardino 92404

**4 units • \$324,875/unit • 3,404 sqft • 17,062 sqft lot • \$378.97/sqft •
Built in 2022**

Tippecanoe to Gould



BEAUTIFUL BRAND NEW CONSTRUCTION 4 PLEX WITH SOLAR!!! Investors welcome to 1238 Gould st...one of the best valued full metered 4 plexes San Bernadino County has to offer. This beautiful new construction is located walking distance to the best food and retail amenities that San Bernadino has to offer as well as being less than a 5-minute drive from the prestigious Loma Linda health center and school, as well as about 10-12 minutes from Redlands University. With in home laundry, beautiful pearl white cabinetry, high grade laminate flooring, owned solar panels, landscaping and so much more this environment allows comfort and utility with added convenience to allow you to attract the best tenants and the highest rental values in the area. Please call with any questions that you may have!

Facts & Features

- Sold On 12/16/2022
- Original List Price of \$1,299,500
- 4 Buildings
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Landscaped, Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01137432
- 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	2	2	Unfurnished	\$0	\$0	\$0
2:	1	2	2	2	Unfurnished	\$0	\$0	\$0
3:	1	2	2	2	Unfurnished	\$0	\$0	\$0
4:	1	2	2	2	Unfurnished	\$0	\$0	\$0

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

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0281112200000

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: IV22212914

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Closed • [Apartment](#)

List / Sold:

\$1,500,000/\$1,370,000 ↓

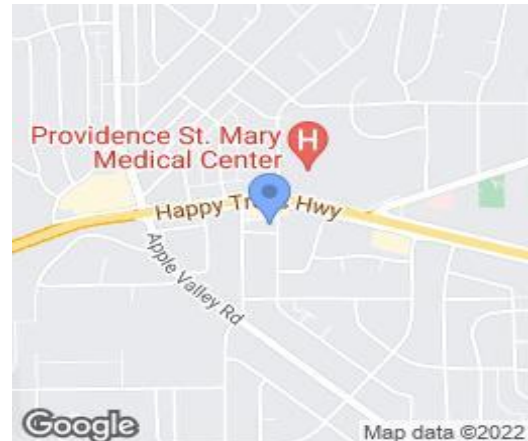
74 days on the market

Listing ID: EV22177937

15860 Kasota Rd • Apple Valley 92307

8 units • **\$187,500/unit** • **7,250 sqft** • **32,000 sqft lot** • **\$188.97/sqft** •
Built in 1983

From HWY 18 go S on Kasota Rd. Cross street from St. Mary's Medical Center



INVESTORS HUNT!!! 8 UNITS INVESTMENT OPPORTUNITY IN APPLE VALLEY! PRIDE OF OWNERSHIP! WALKING DISTANCE TO ST. MARY'S MEDICAL CENTER, SHOPPING CENTERS, MEDICAL FACILITIES AND HOSPITALS. ALL 8 UNITS ARE 2 BEDROOMS, 1.5 BATHS. ALL UNITS HAVE BEEN RENOVATED AND WELL MAINTAINED! COMPLETELY FENCED WITH AN ELECTRIC GATE. THE PROPERTY HAS 6 CAR GARAGE AND 12 PARKING SPOTS. TENANTS CAN ENJOY THE PRIVACY CREATED BY LOTS OF PALM TREES, PATIOS, AND LANDSCAPING. THE PROPERTY LAYOUT IS LIKE A PALM RESORT. COUPLE UNITS HAVE REMAINED RENTED FOR 2 DECADES WITH THE SAME TENANTS! NOI NET OPERATING INCOME EASILY IMPROVED BY APPLYING THE CURRENT MARKET RENT AND WAVING UNNECESSARY EXPENSES.

Facts & Features

- Sold On 12/15/2022
- Original List Price of \$1,500,000
- 3 Buildings
- Levels: One
- 18 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,841 (Estimated)
- Laundry: Community
- Cap Rate: 5.5
- \$108960 Gross Scheduled Income
- \$82163 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Laminate, Tile

Exterior

- Lot Features: Level
- Security Features: Gated Community
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,796
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01300951
- 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	2	2	0	Unfurnished	\$770	\$9,240	\$18,000
2:	1	2	2	0	Unfurnished	\$950	\$11,400	\$18,000
3:	1	2	2	1	Unfurnished	\$1,300	\$15,600	\$18,000
4:	1	2	2	1	Unfurnished	\$1,400	\$16,800	\$18,000
5:	1	2	2	1	Unfurnished	\$1,000	\$12,000	\$18,000
6:	1	2	2	1	Unfurnished	\$1,400	\$16,800	\$18,000

7:	1	2	2	1	Unfurnished	\$975	\$11,700	\$18,000
8:	1	2	2	1	Unfurnished	\$950	\$11,400	\$18,000

Of Units With:

- Separate Electric: 9
 - Gas Meters: 9
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 8
 - Refrigerator: 0
 - Wall AC: 0

Additional Information

- Standard sale
- APPV - Apple Valley area
 - San Bernardino County
 - Parcel # 0473112120000

Michael Lembeck

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

Re/Max Property Connection

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