

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	EV21229952	S	35464 Yucaipa BLVD	YUCP	269	STD	2	\$40,800		\$683,000↓	\$426.88	1600	1971/PUB	7,500/0.1722	N	2	12/15/21	20/20
2	CV21197912	S	1525 N Pershing AVE	SB	274	STD	2	\$18,000		\$350,000↓	\$250.72	1396	1935/ASR	6,257/0.1436	N	2	12/17/21	48/48
3	TR21168505	S	233 N Campus AVE #2	ONT	686	STD	2	\$38,000		\$550,000↓		2	1925/ASR	7,056/0.162	N	2	12/17/21	52/52
4	CV21185727	S	13374 Pauhaska RD	APPV	APPV	STD	2	\$0		\$313,000↓	\$165.08	1896	1963/SLR	31,000/0.7117	N	2	12/13/21	16/16
5	538804	S	12652 Kiowa RD	APPV		STD	3	\$0		\$460,000	\$191.67	2400	1979	18,080/0.41	N	1	12/15/21	84/84
6	WS21213685	S	3826 Riverside DR	CH	681	STD	3	\$57,600		\$1,650,000↑	\$550.00	3000	1946/PUB	81,457/1.87	N	0	12/15/21	37/37
7	OC21240893	S	40573 Simonds DR	BBLK	699	STD	3	\$0		\$860,000↑	\$313.41	2744	1963/APP	7,500/0.1722	N	2	12/17/21	23/23
8	SW21246296	S	13252 Navajo RD	APPV	APPV	STD	3	\$27,300		\$480,000↓	\$188.24	2550	1979/ASR	21,800/0.5005	N	3	12/14/21	17/17
9	539055	S	13409 Mohawk RD	APPV		STD	4	\$0		\$400,000↓	\$170.36	2348	1965	21,500/0.49	N	3	12/16/21	0/0
10	537567	S	16201 Viho RD	APPV		STD	4	\$0		\$850,000↓	\$187.56	4532	2010	22,745/0.52	N	8	12/15/21	4/4
11	DW21199911	S	1947 Adams ST	SB	274	STD	4	\$40,560		\$660,000↓	\$204.71	3224	1965/ASR	7,533/0.1729	N	4	12/16/21	61/61
12	DW21199889	S	1949 Adams ST	SB	274	STD	4	\$40,560		\$660,000↓	\$204.71	3224	1964/ASR	7,533/0.1729	N	4	12/16/21	61/61

Closed • Duplex

List / Sold: **\$685,000/\$683,000** ↓

35464 Yucaipa Blvd • Yucaipa 92399

20 days on the market

2 units • **\$342,500/unit** • **1,600 sqft** • **7,500 sqft lot** • **\$426.88/sqft** •

Listing ID: EV21229952

Built in 1971

Located between Custer and Douglas. Access from Yucaipa Blvd and alley from rear



This rare opportunity to find a turnkey multifamily duplex in the highly sought after area of Uptown Yucaipa. Current owner has taken pride in remodeling each unit and improving the building and grounds over the 11+ years of ownership. In 2010, a new fence was added to create a separate and private yard/entrance for each unit. New garage doors were also installed with automatic openers and central AC and heat for each unit which has been serviced annually. The roof was reroofed in 2015 and includes Owens Corning Limited Lifetime Warranty and still under 8 year limited workmanship warranty. The interiors were tastefully remodeled in 2018 to include new doors, trim, crown molding, can lighting and upgraded electrical. The plumbing was completely repiped to both units in 2019 along with 40ft of new sewer main and 3 cleanout boxes. A new alumawood patio cover with a concrete patio was added in 2019 for the front unit along with new door and window trim and fascia boards. Both water heaters have newly been replaced and are less than 2 years old. Low maintenance grounds include drip lines to drought tolerant plants in side yard with automatic sprinklers for the grass in each yard. These turnkey units historically have little turnover and have always leased quickly when there is an opening due to the desirable location and amenities. Each unit includes 2bd/1ba with 800 square feet, mirrored open floor plans and separate garages with laundry hookups and access from Yucaipa Blvd or the rear alley. Nestled in the foothills of Yucaipa in a quiet desirable area of town, walking distance to Flag Hill Park and Historic Uptown Yucaipa restaurants, eateries, and boutique shopping. This investment property has everything an owner (and tenant) could ask for and is perfectly suited for low maintenance ownership and long term leasing, an investor dream!

Facts & Features

- Sold On 12/15/2021
- Original List Price of \$749,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$2,350 (Assessor)
- Laundry: In Garage
- \$40800 Gross Scheduled Income
- \$35806 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: New Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,994
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$650
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$744
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,950
2:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 269 - Yucaipa/Calimesa area
 - San Bernardino County
 - Parcel # 0322023050000

Michael Lembeck

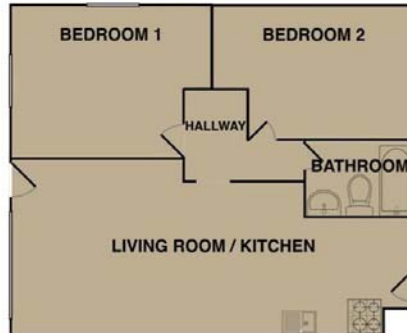
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos







Closed •

List / Sold: **\$360,000/\$350,000** ↓

1525 N Pershing Ave • San Bernardino 92405

48 days on the market

**2 units • \$180,000/unit • 1,396 sqft • 6,257 sqft lot • \$250.72/sqft •
Built in 1935**

Listing ID: CV21197912

215 South frwy exit Baseline turn left and make a left on N. Arrowhead and then make a right on Magnolia Ave. and a left on Pershing



Good Bread and Butter Units, each unit has 1bed and 1bath and have a 1 car garage space for each unit. Property is centrally located and near most conveniences. Units have been well maintained and have good curb appeal.

Facts & Features

- Sold On 12/17/2021
- Original List Price of \$370,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- \$18000 Gross Scheduled Income
- \$13310 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,690
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$840
- Cable TV: 01232368
- Gardener:
- Licenses: 70
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,280
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$700	\$700	\$1,050
2:	1	1	1	1	Unfurnished	\$800	\$800	\$1,050

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 # 0146132190000

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CUSTOMER FULL: Residential Income LISTING ID: CV21197912

Printed: 12/19/2021 12:52:11 PM

Closed • Duplex

List / Sold: **\$585,000/\$550,000** ↓

233 N Campus Ave # 2 • Ontario 91764

52 days on the market

2 units • \$292,500/unit • 2 sqft • 7,056 sqft lot • No \$/Sqft data •

Listing ID: TR21168505

Built in 1925

North of Holt South of Dst.



--INVESTOR'S DREAM-- *****DUPLEX***** Great location, close to shopping centers as well 60 & 10 FWY. Tile floor throughout both units. Large private yard, plus laundry connections. . All buyers should verify zoning with the city of Ontario. All information is deemed reliable but not guaranteed.

Facts & Features

- Sold On 12/17/2021
- Original List Price of \$605,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Inside
- \$38000 Gross Scheduled Income
- \$30000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$100
- Electric: \$50.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01160622
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$25
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 686 - Ontario area
- San Bernardino County
- Parcel # 1048534130000

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$321,900/\$313,000** ↓

13374 Pauhaska Rd • Apple Valley 92308

16 days on the market

2 units • \$160,950/unit • 1,896 sqft • 31,000 sqft lot • \$165.08/sqft • Built in 1963

Listing ID: CV21185727

Use GPS



Great Opportunity, Duplex (2 Bd, 1 BA units with Garages) in a fantastic part of Apple Valley. Quiet street, minimal wear and tear, great investment property. Both units rent is current and under market. A must have for investors! Drive by Only - Don't Disturb Tenants. Buyer to verify all information and sold As Is.

Facts & Features

- Sold On 12/13/2021
- Original List Price of \$321,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Natural Gas
- \$338 (Estimated)
- Laundry: In Garage
- 1 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01254943
- 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	2	1	1	Furnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- APPV - Apple Valley area
- San Bernardino County

• Parcel # 0439051200000

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Cell Phone: 714-742-3700

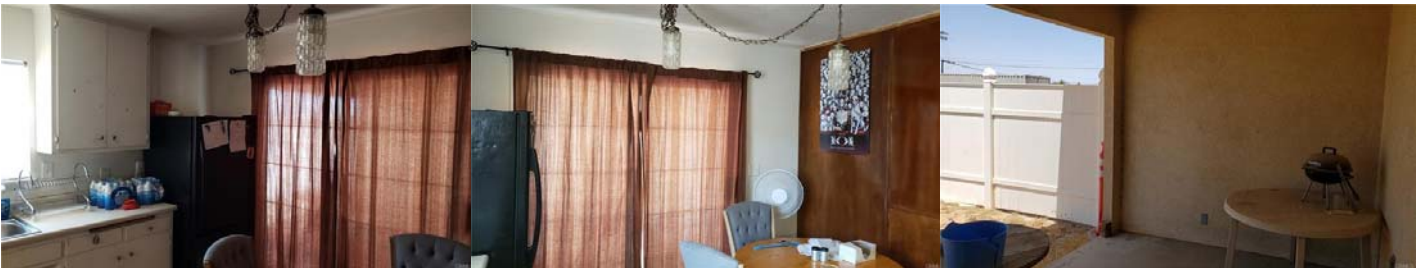
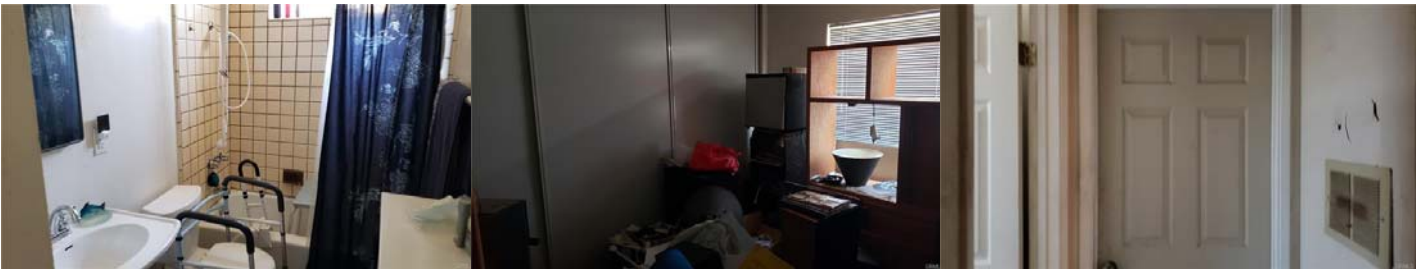
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV21185727

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Closed •

List / Sold: **\$460,000/\$460,000**

12652 Kiowa Rd • Apple Valley 92308

84 days on the market

**3 units • \$153,333/unit • 2,400 sqft • 18,080 sqft lot • \$191.67/sqft •
Built in 1979**

Listing ID: 538804

Approx .25 miles north of Bear Valley Rd Cross Street: Kiowa.



building in good condition. corner lot, not far from shopping. Has laundry area but not hooked up. Has water heater inside.

Facts & Features

- Sold On 12/15/2021
- Original List Price of \$460,000
- 1 Buildings
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas
- \$0
- Laundry: See Remarks

Interior

- Floor: Concrete
- Appliances: Oven, Disposal
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Paved
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01908329
- 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:	1	2	1				\$1,050	
2:	0	2	1				\$1,050	
3:	0	2	1				\$1,050	
4:	0	0	0				\$0	
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:
- Drapes:

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

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

Additional Information

- Standard sale

- San Bernardino County
- Parcel # 3087237090000

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: 538804

Printed: 12/19/2021 12:52:16 PM

Closed •

List / Sold:

\$1,500,000/\$1,650,000 ↑

37 days on the market

3826 Riverside Dr • Chino 91710

**3 units • \$500,000/unit • 3,000 sqft • 81,457 sqft lot • \$550.00/sqft •
Built in 1946**

Listing ID: WS21213685

From west side take 71 and exit Riverside Drive. Left turn and continue until you reach location.



Almost 2 acres of land calling for investors. Currently there are 3 units but record only shows one unit. Previous owner had built out 2 additional units...buyers and investors need to check with city for square footage and any permits. Property to be sold as is. Continue to collect rental income while you are drawing out your plans for the lot.

Facts & Features

- Sold On 12/15/2021
- Original List Price of \$1,500,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,018 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$57600 Gross Scheduled Income
- \$47219 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,734
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$343
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$1,800
2:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,600
3:	1	2	2	0	Unfurnished	\$1,600	\$1,600	\$1,700

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 1
- Wall AC: 3

Additional Information

- Standard sale
- 681 - Chino area
- San Bernardino County

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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: **\$699,000/\$860,000** ↑

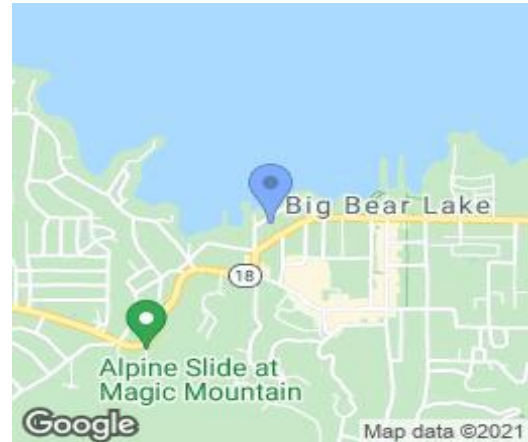
40573 Simonds Dr • Big Bear Lake 92315

23 days on the market

**3 units • \$233,000/unit • 2,744 sqft • 7,500 sqft lot • \$313.41/sqft •
Built in 1963**

Listing ID: OC21240893

East of Paine Road and South of Big Bear Blvd



VERY RARE OPPORTUNITY WITH SELLER FINANCING 1st T. D. loan. Don't miss out on this BEAUTIFUL, COZY, CHARMING TRIPLEX located in the heart of Big Bear. Just steps away from Big Bear Lake and only half a mile away from The Village. Conveniently located close to grocery stores, markets, gift shops, ski resorts, restaurants, and bars. This turn-key property comes completely furnished (including fully equipped kitchens - dishes, microwaves, furniture etc.) and is set up for short term of long term rentals immediately upon taking ownership. Units 1 and 3 have interior washer and dryer hook-ups and unit 3 comes with washer and dryer. Unit #1: 2 bedrooms and 1 and 3/4 bath, front unit, single story, has a cozy fireplace, vintage furniture, unique master bedroom. Unit #2: is a charming studio on the ground floor, full kitchen and full bath. Unit #3: 2 bedroom 3/4 & 1/2 bath located in the back of the property, sits above a two car garage, has a fireplace, and a patio with beautiful lake views. Located behind the property, you can see the well-known Big Bear Bowling Barn from Unit #3. This property could be used as a short term or year round rental property and is also compatible with Airbnb. Seller will carry the first trust deed loan with 20-30% down for approximately 10 years at a 4-4.5% interest rate. Terms are negotiable. Don't miss out on this great investment opportunity!

Facts & Features

- Sold On 12/17/2021
- Original List Price of \$699,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Dryer Included, Electric Dryer Hookup, Washer Hookup, Washer Included
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- 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	Furnished	\$0	\$0	\$0
2:	1	0	1	0	Furnished	\$0	\$0	\$0
3:	1	2	2	0	Furnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio: 2
- Ranges: 3

- Carpet:
- Dishwasher: 1
- Disposal: 3

- Refrigerator: 3
- Wall AC: 0

Additional Information

- Standard sale

- 699 - Not Defined area
- San Bernardino County
- Parcel # 0308143040000

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State License #: 01019397

Cell Phone: 714-742-3700

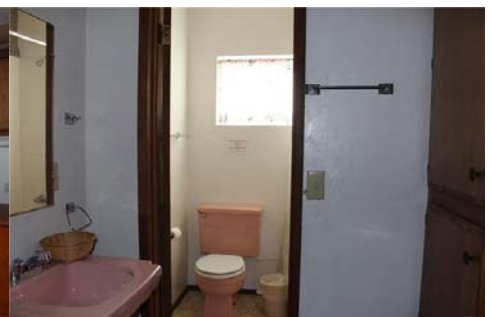
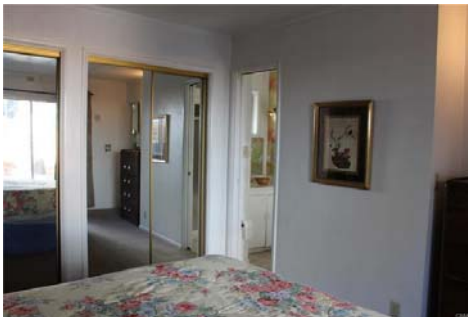
Re/Max Property Connection

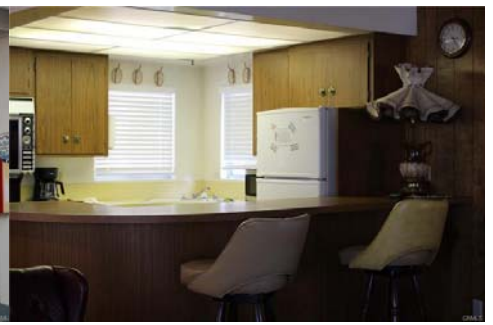
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

☐ Click arrow to display photos





Closed • **Triplex**

List / Sold: **\$490,000/\$480,000** ↓

13252 Navajo Rd • Apple Valley 92308

17 days on the market

3 units • **\$163,333/unit** • **2,550 sqft** • **21,800 sqft lot** • **\$188.24/sqft** •
Built in 1979

Listing ID: SW21246296

Interstate 15 to Hwy 18 (Happy Trails Hwy) East. Right on Navajo



TERRIFIC INCOME PROPERTY. A RARE FIND THAT EACH UNIT HAS AN INDIVIDUAL WATER METER. WHICH MEANS THAT OWNER DOES NOT PAY THE WATER AND SEWER FOR THE ENTIRE PROPERTY. NEARLY EVERY OTHER SIMILAR PROPERTY HAS ONE METER PER PROPERTY. THIS CAN ADD UP TO A HUGE SAVINGS FOR A BUYER. THIS TRIPLEX FEATURES THREE 2 BEDROOM 1 BATHROOM UNITS EACH WITH THIER OWN ATTACHED ONE CAR GARAGE. NICE SIZED KITCHENS, PRIVATE BACK YARDS. ONE OF THE UNITS HAS A HUGE BACKYARD. SEPARATE LAUNDRY ROOMS. ONE OF THE UNITS HAS A PORTION OF THE GARAGE CONVERTED TO A THIRD BEDROOM. LOTS OF EXTRA PARKING. HUGE LOT WITH THE POSSIBILITY OF BUILDING MORE UNITS ON THE LOT. CLOSE TO SCHOOLS, SHOPPING, AND THE COLLEGE. THIS CAN BE A REAL EASY MONEY MAKER.

Facts & Features

- Sold On 12/14/2021
- Original List Price of \$490,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- \$631 (Estimated)
- Laundry: Inside
- \$27300 Gross Scheduled Income
- \$19742 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,558
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 02109201
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance: \$1,000
- 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	1	Unfurnished	\$800	\$800	\$1,050
2:	1	2	1	1	Unfurnished	\$775	\$775	\$1,050
3:	1	2	1	1	Unfurnished	\$700	\$700	\$1,050

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 3087325260000

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: SW21246296

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Closed •

List / Sold: **\$420,000/\$400,000** ↓

13409 Mohawk Rd • Apple Valley 92308

0 days on the market

**4 units • \$105,000/unit • 2,348 sqft • 21,500 sqft lot • \$170.36/sqft •
Built in 1965**

Listing ID: 539055

Take Bear Valley Rd. toward Apple Valley, turn left onto Kiowa Rd, turn right onto Ottawa, left onto Mohawk, destination is on the right. Cross Street: Ottawa Rd.



FOURPLEX in Apple Valley area. Please email offers to anarealty35@yahoo.com along with POF, DU, Pre-Approval Letter and FICO Score. Fourplex is sold AS-IS with tenants in place. All units are month to month. All information is deemed reliable but it's not guaranteed. Buyers or buyers agent are to do their own diligence. One unit is 2 bedroom, two units are 1 bedroom and 1 studio. Owner pays for water and trash.

Facts & Features

- Sold On 12/16/2021
- Original List Price of \$420,000
- 4 Buildings
- 3 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Natural Gas, Wall Furnace
- \$0
- Laundry: Individual Room

Interior

- Floor: Tile, See Remarks
- Appliances: Range
- Other Interior Features: Unfurnished

Exterior

- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01433311
- 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:	1	0	1				\$0	
2:	1	2	1				\$0	
3:	1	1	1				\$0	
4:	1	1	1				\$0	
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:

Additional Information

- Standard sale
- San Bernardino County
 - Parcel # 3087312080000

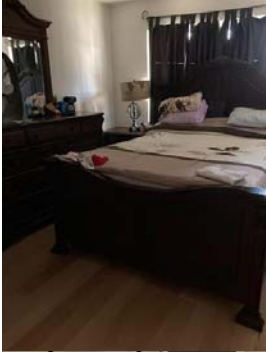
Michael Lembeck

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: 539055

Printed: 12/19/2021 12:52:20 PM

Closed •

List / Sold: **\$900,000/\$850,000** ↓

16201 Viho Rd • Apple Valley 92307

4 days on the market

4 units • **\$225,000/unit** • **4,532 sqft** • **22,745 sqft lot** • **\$187.56/sqft** •
Built in 2010

Listing ID: 537567

Hwy 18 to Apple Valley Rd north to Viho east property is on your right. Cross Street: Apple Valley Rd.



This is a great income property located in Desert Knowles area of Apple Valley. This property has been well maintained and has great curb appeal.

Facts & Features

- Sold On 12/15/2021
- Original List Price of \$900,000
- 2 Buildings
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- \$0
- Laundry: In Garage

Interior

- Floor: See Remarks
- Appliances: Oven, Dishwasher, Disposal
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01927637
- 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	2	2				\$1,314	
2:	0	2	2				\$1,072	
3:	0	2	2				\$1,400	
4:	0	2	2				\$990	
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:

Additional Information

- Standard sale

- San Bernardino County
- Parcel # 0473381090000

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: 537567

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Closed •

List / Sold: **\$670,000/\$660,000** ↓

1947 Adams St • San Bernardino 92407

61 days on the market

**4 units • \$167,500/unit • 3,224 sqft • 7,533 sqft lot • \$204.71/sqft •
Built in 1965**

Listing ID: DW21199911

North State St & Adams St



Great Investment Opportunity... We're pleased to present you this great opportunity to purchase this Fourplex Multi-family Property located in high rental demand area. The two-story property features spacious 4 Unit Apartments, each unit includes 2 Bedroom / 1 Bath each, individually metered for Electricity, Gas and each unit has its own Water Heater. The property is nicely landscaped, surrounded with approximately 6 foot wrought iron fencing with remote control access and has carport & plenty of open parking spaces. Total Building Size is 3,224 SQ FT on 7,553 Lot Size. Units are well maintained inside and out, so bring your buyers soon! This property is being sold along with 1949 Adams St, San Bernardino 92407 Listing ID: DW21199889

Facts & Features

- Sold On 12/16/2021
- Original List Price of \$675,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$1,755 (Estimated)
- \$40560 Gross Scheduled Income
- \$40560 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- 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	1	Unfurnished	\$900	\$900	\$1,300
2:	1	2	1	1	Unfurnished	\$900	\$900	\$1,300
3:	1	2	1	1	Unfurnished	\$780	\$780	\$1,300
4:	1	2	1	1	Unfurnished	\$800	\$800	\$1,300

Of Units With:

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

- Standard sale

-
- A collage of 10 photographs showing various views of a single-story house with a yellow exterior and a red roof. The images include the front yard with a wooden deck, the back yard with a large tree, the side yard with a fence, and aerial views of the property.





Closed •

List / Sold: **\$670,000/\$660,000** ↓

1949 Adams St • San Bernardino 92407

61 days on the market

**4 units • \$167,500/unit • 3,224 sqft • 7,533 sqft lot • \$204.71/sqft •
Built in 1964**

Listing ID: DW21199889

North State St & Adams St



Great Investment Opportunity... We're pleased to present you this great opportunity to purchase this Fourplex Multi-family Property located in high rental demand area. The two-story property features spacious 4 Unit Apartments, each unit includes 2 Bedroom / 1 Bath each, individually metered for Electricity, Gas and each unit has its own Water Heater. The property is nicely landscaped, surrounded with approximately 6 foot wrought iron fencing with remote control access and has carport & plenty of open parking spaces. Total Building Size is 3,224 SQ FT on 7,553 Lot Size. Units are well maintained inside and out, so bring your buyers soon! This property is being sold along with 1947 Adams St, San Bernardino 92407 Listing ID: DW21199911

Facts & Features

- Sold On 12/16/2021
- Original List Price of \$675,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$1,755 (Estimated)
- Laundry: Washer Hookup
- \$40560 Gross Scheduled Income
- \$40560 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- 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	1	Unfurnished	\$900	\$900	\$1,200
2:	1	2	1	1	Unfurnished	\$900	\$900	\$1,200
3:	1	2	1	1	Unfurnished	\$860	\$860	\$1,200
4:	1	2	1	1	Unfurnished	\$720	\$720	\$1,200

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 # 0268371310000
-

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: DW21199889

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Search Criteria

Property Type is 'Residential Income'
 Standard Status is 'Closed'
 Contract Status Change Date is 12/12/2021 to 12/18/2021
 County Or Parish is 'San Bernardino'
 Number Of Units Total is 2+
 Selected 12 of 12 results.