

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	QC22189276	S	41617 Brownie LN	BBLK	289	STD	2	\$12,000		\$816,500 ↓	\$429.74	1900	1947/EST	12,998/0.2984	N	0	12/22/22	91/91
2	EV22217017	S	622 Pine AVE	REDL	268	STD	4	\$88,800	6	\$1,125,000 ↓	\$321.43	3500	1957/PUB	11,920/0.2736	N	0	12/19/22	23/23
3	CV22215607	S	3928 N Lugo AVE	SB	274	STD	4	\$1		\$880,000	\$217.28	4050	1971/PUB	6,534/0.15	N	0	12/20/22	9/9
4	CV22215521	S	3918 N Lugo AVE	SB	274	STD	4	\$1		\$900,000	\$222.22	4050	1971/PUB	6,534/0.15	N	0	12/20/22	9/9
5	EV22205181	S	13271 Bryant ST	YUCP	269	STD	6	\$80,400		\$845,000 ↓	\$252.69	3344	1965/ASR	19,740/0.4532	Y	0	12/21/22	75/110
6	CV22214785	S	3918 3928 Lugo AVE	SB	274	STD	8	\$1		\$1,780,000	\$219.75	8100	1971/PUB	13,068/0.3	N	0	12/20/22	9/9
7	CV22067274	S	1137 N Mayfield AVE	SB	274	STD	9	\$110,556	5	\$1,020,000 ↓	\$346.47	2944	1958/PUB	6,969/0.16	N	0	12/21/22	246/246

Closed • Duplex

List / Sold: **\$829,000/\$816,500** ↓

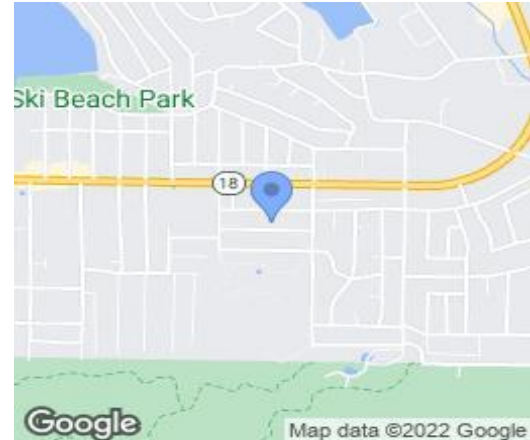
41617 Brownie Ln • Big Bear Lake 92315

91 days on the market

**2 units • \$414,500/unit • 1,900 sqft • 12,998 sqft lot • \$429.74/sqft •
Built in 1947**

Listing ID: OC22189276

Between Wren and Thrush and Summit



Yes 2 Units !Fantastic location.Walking distance to the slopes of Snow Summit!Whether you are looking for a full time home, second home or vacation rentals, this mountain retreat checks all the boxes-both homes have been on Airbnb and were City approved.This one-of-a-kind single family home sits on a two-parcel lot totaling 13,000 square feet, includes an additional stand-alone cottage, two large driveways and a huge fenced in backyard. Meticulously maintained, the main house is approx 1200 sqft, has 3 bedrooms and 2 baths.An eat-in galley kitchen renovation includes newer stainless steel appliances, granite countertops, cabinets with lots of storage, and high end flooring throughout. Just completed secondary bathroom remodel includes a new vanity, shower/tub combo, toilet and Italian ceramic tile flooring.Rustic wood wainscoting adorn the spacious and inviting living room, highlighting the original river rock fireplace.Glass French doors lead to a office/bedroom adjacent to the living room. Primary bedroom suite. Large indoor laundry with mudroom.A lovely outdoor space to dine and unwind with private hot tub.2022 upgrades include bathroom remodel, window coverings, exterior doors, a fresh coat of paint throughout and vinyl fence.The charming stand-alone cottage is approx 600 square feet(long term tenant)Kitchen has been upgraded and includes a living room, separate bedroom, bathroom, washer/dryer and a separate enclosed yard with large storage shed. Close to The Village at Big Bear Lake with restaurants and shops, this mountain home also offers access to outdoor adventures with San Bernardino National Forest just steps away.This property has an excellent rental history and can be sold furnished.

Facts & Features

- Sold On 12/22/2022
- Original List Price of \$899,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Central
- \$0 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside
- \$12000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Galley Kitchen, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Suite
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater
- Other Interior Features: Ceiling Fan(s), Furnished, Granite Counters, Pantry

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Smoke Detector(s)
- Fencing: Good Condition, New Condition, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$700
- Cable TV: 01984638
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Negotiable	\$0	\$0	\$6,500
2:	1	1	1	0	Negotiable	\$950	\$950	\$2,000

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
- 289 - Big Bear Area area
 - San Bernardino County
 - Parcel # 0309163320000

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 • **Quadruplex**

List / Sold:

\$1,350,000/\$1,125,000 ↓

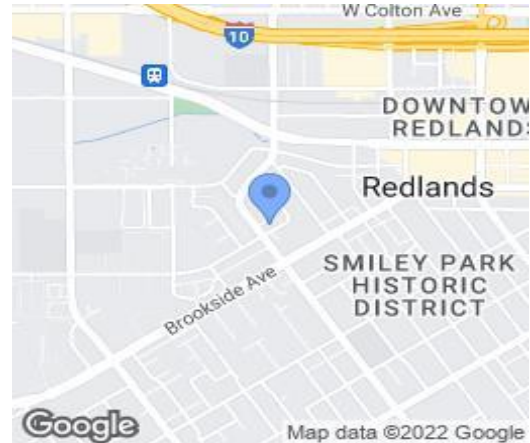
23 days on the market

Listing ID: EV22217017

622 Pine Ave • Redlands 92373

4 units • \$337,500/unit • 3,500 sqft • 11,920 sqft lot • \$321.43/sqft • Built in 1957

center st then east on pine



Property has gone threw a complete rehab. one unit can be delivered vacant or with Tennant

Facts & Features

- Sold On 12/19/2022
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air
- \$630 (Estimated)
- Laundry: In Kitchen
- Cap Rate: 6
- \$88800 Gross Scheduled Income
- \$74650 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Wood
- Appliances: Gas Range
- Other Interior Features: Beamed Ceilings, Cathedral Ceiling(s), High Ceilings, Open Floorplan

Exterior

- Lot Features: Sprinklers In Front, Sprinklers In Rear
- Security Features: Security Lights
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,150
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$1,850
- 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:	1	2	1	1	Unfurnished	\$1,800	\$21,600	\$2,000
2:	1	2	1	1	Unfurnished	\$1,900	\$22,800	\$2,000
3:	1	2	1	1	Unfurnished	\$1,900	\$2,280	\$2,000
4:	1	2	1	1	Unfurnished	\$1,800	\$21,600	\$2,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 0
- Wall AC: 0

- Disposal: 4

Additional Information

- Standard sale
- 268 - Redlands area
- San Bernardino County
- Parcel # 0171392120000

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: EV22217017

Printed: 12/25/2022 6:26:19 AM

Closed • **Apartment**

List / Sold: **\$880,000/\$880,000**

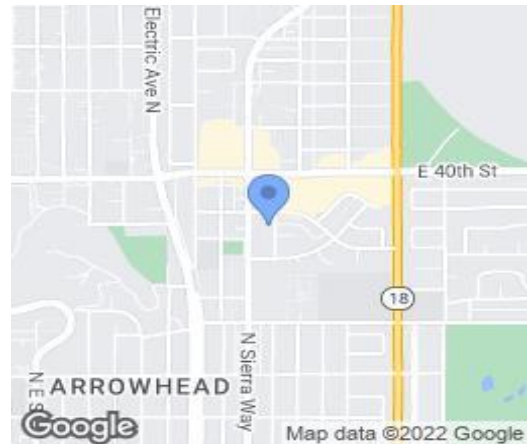
3928 N Lugo Ave • San Bernardino 92404

9 days on the market

4 units • **\$220,000/unit** • **4,050 sqft** • **.15 acre(s) lot** • **\$217.28/sqft** •
Built in 1971

Listing ID: CV22215607

E Ralston Ave & N Lugo Ave



Facts & Features

- Sold On 12/20/2022
- Original List Price of \$880,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$172 (Assessor)
- Laundry: Common Area, Individual Room
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 26-30 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01161361
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$1	\$1	\$1

Of Units With:

- Separate Electric: 1
- 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 # 0154463090000

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:** CV22215607

Printed: 12/25/2022 6:26:19 AM

Closed • **Apartment**

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

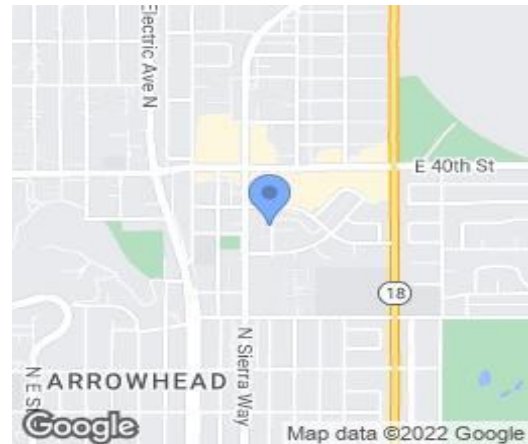
3918 N Lugo Ave • San Bernardino 92404

9 days on the market

4 units • **\$225,000/unit** • **4,050 sqft** • **.15 acre(s) lot** • **\$222.22/sqft** •
Built in 1971

Listing ID: CV22215521

E Ralston Ave & N Lugo Ave



Facts & Features

- Sold On 12/20/2022
- Original List Price of \$900,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$172 (Assessor)
- Laundry: Common Area, Individual Room
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 26-30 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01161361
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 1
- 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 # 0154463080000

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: CV22215521

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Closed • **Single Family Residence**List / Sold: **\$889,000/\$845,000** ↓**13271 Bryant St** • Yucaipa 92399**75 days on the market****6 units** • **\$148,167/unit** • **3,344 sqft** • **19,740 sqft lot** • **\$252.69/sqft** •
Built in 1965**Listing ID: EV22205181****10 Frwy, exit County Line going East, left on 5th, right on Avenue H and left on Bryant**



CALLING ALL INVESTORS & LANDLORDS!! LOOKING FOR AN INCOME GENERATING PROPERTY? THIS IS A TENANT OCCUPIED MULTI-UNIT PROPERTY WITH EXCEPTIONAL MOUNTAIN VIEWS! There are two multi-unit properties. One multi-unit has 5 bedrooms and 4 bathrooms and has beautiful views of the Equestrian Center and our local mountains. The 1,152' 4-car garage has been converted into an ADU that contains two bedrooms, two bathrooms, and two kitchens making this the 2nd structure on the lot. The 2nd structure on the lot boasts high ceilings and faces the courtyard with French-style doors allowing natural light in the units. All units have their own kitchen, bedroom(s) and bathroom and individual window unit A/C. Most units are equipped with washers/dryers. Each unit has their own uncovered parking (no garages present). All units were renovated in 2022 with wood tile flooring, new kitchens, and new bathrooms. There is an in-ground pool in the courtyard between SFR and second unit. All units are rented and are on the same meter. The current owner has decorated the grounds with fruit and vegetable gardens and various plants and flowers, enhancing the beauty of the property. This property is unique, call me for additional details!

Facts & Features

- Sold On 12/21/2022
 - Original List Price of \$889,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central, Combination
 - \$1,143 (Estimated)
 - Laundry: Inside
 - \$80400 Gross Scheduled Income
 - \$63983.87 Net Operating Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available
-

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
 - Floor: Carpet, Laminate, Tile, Vinyl
 - Appliances: Electric Range, Gas Oven, Range Hood
 - Other Interior Features: Block Walls, Brick Walls, Ceiling Fan(s), Copper Plumbing Full, Granite Counters, High Ceilings, Pantry, Tile Counters
-

Exterior

- Lot Features: 0-1 Unit/Acre, Garden, Lot 10000-19999 Sqft
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
 - Fencing: Chain Link
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$1,214,072
 - Electric: \$5,900.00
 - Gas: \$1,200
 - Furniture Replacement:
 - Trash: \$54,072
 - Cable TV: 01385219
 - Gardener:
 - Licenses:
 - Insurance: \$1,600
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$2,900
 - Other Expense:
 - Other Expense Description:
-

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$15,916
2:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$17,717
3:	2	1	1	0	Unfurnished	\$1,100	\$1,100	\$19,834
4:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$13,517
5:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 0
 - Gas Meters: 0
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal: 2
- Drapes:
 - Patio:
 - Ranges: 6
 - Refrigerator:
 - Wall AC: 5

Additional Information

- Standard sale
- 269 - Yucaipa/Calimesa area
 - San Bernardino County
 - Parcel # 1242051050000

Michael Lembeck

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

Re/Max Property Connection

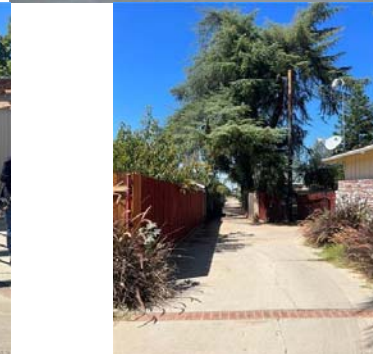
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Apartment**

List / Sold: **\$1,780,000/\$1,780,000**

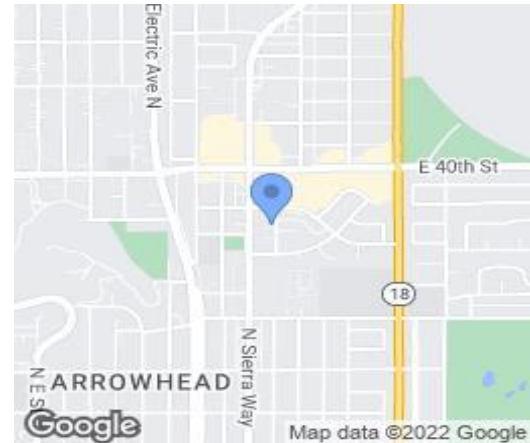
3918 3928 N Lugo Ave • San Bernardino 92404

9 days on the market

8 units • **\$222,500/unit** • **8,100 sqft** • **.3 acre(s) lot** • **\$219.75/sqft** •
Built in 1971

Listing ID: CV22214785

E Ralston Ave & N Lugo Ave



Facts & Features

- Sold On 12/20/2022
- Original List Price of \$1,780,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- \$345 (Assessor)
- Laundry: Common Area, Individual Room
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 10 electric meters available
- 9 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 26-30 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01161361
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1					

Of Units With:

- Separate Electric: 10
- Gas Meters: 9
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0154463090000

Michael Lembeck

Re/Max Property Connection

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

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

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CUSTOMER FULL: Residential Income LISTING ID: CV22214785

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Closed •

List / Sold:

\$1,150,000/\$1,020,000 ↓

246 days on the market

Listing ID: CV22067274

1137 N Mayfield Ave • San Bernardino 92410

**9 units • \$127,778/unit • 2,944 sqft • 6,969 sqft lot • \$346.47/sqft •
Built in 1958**

W Baseline Street, left on Mayfield Ave



We are proud to exclusively present the opportunity to acquire 1137 North Mayfield Avenue, a 9-unit multifamily investment property located in San Bernardino, California. Built in 1958, the property sits on a 0.16-acre lot and has a building size of approximately 2,944 square feet. The property is comprised of (9) Studio/one-bathroom units. The building features a fenced front lawn, spacious driveway, and nine covered parking spaces. All units are master metered for gas and electricity. The apartment is conveniently located at the junction of Interstate 215, 10 and the Foothill 210 Freeways, and in close proximity to Downtown San Bernardino. With a very walkable score of 78, the property is surrounded by multiple restaurants, cafes, and grocery stores including El Super, Walgreens, and Stater Brothers Market. It is also minutes' drive from recreation centers such as the Seccombe Lake, Perris Hill Park, and the Arrowhead Country Club. Tenants also enjoy four bus stops just down the street on Base Line, one of the arterial connecting cities in the Inland Empire. The City of San Bernardino serves as one of the Inland Empire's anchor cities that spans 81 square miles and has a population of over 213,000. Large distribution and fulfillment warehouse facilities for Amazon, Pep Boys, and Burlington have been developed near the San Bernardino International Airport. In addition, the Metrolink commuter rail service, available at the Santa Fe Train Station, provides transportation to commuters from the San Bernardino area to major centers of employment, such as Downtown Los Angeles, and Orange County.

Facts & Features

- Sold On 12/21/2022
- Original List Price of \$1,215,000
- 1 Buildings
- 0 Total parking spaces
- \$3,943 (Estimated)
- Cap Rate: 5.3
- \$110556 Gross Scheduled Income
- \$60899 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$46,340
- Electric: \$5,250.00
- Gas: \$5,250
- Furniture Replacement:
- Trash: \$5,250
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,700
- Maintenance: \$6,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,250
- Other Expense: \$1,000
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	0	1	0	Unfurnished	\$1,024	\$9,213	\$1,112

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0140064170000

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: CV22067274

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