

### 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 | <a href="#">IV22221189</a> | S | 25637 <a href="#">Lane ST</a>     | LOML | 267  | STD | 2     | \$40,357 |     | \$585,000    | \$317.93 | 1840 | 1946/ASR | 8,385/0.1925  | N       | 0        | 12/27/22 | <a href="#">50/50</a>   |
| 2 | <a href="#">EV22231930</a> | S | 12669 <a href="#">Bryant ST</a>   | YUCP | 269  | STD | 2     | \$0      |     | \$520,000    | \$292.63 | 1777 | 1956/ASR | 23,000/0.528  | N       | 2        | 12/28/22 | <a href="#">32/32</a>   |
| 3 | <a href="#">CV22235514</a> | S | 4595 <a href="#">Kingsley ST</a>  | MCLR | 685  | STD | 2     | \$33,600 | 69  | \$640,000    | \$370.37 | 1728 | 1963/ASR | 7,424/0.1704  | N       | 2        | 12/28/22 | <a href="#">24/24</a>   |
| 4 | <a href="#">IV22086586</a> | S | 1794 <a href="#">Davidson ST</a>  | LOML | 267  | STD | 3     | \$64,020 |     | \$660,000    | \$292.04 | 2260 | 1948/ASR | 12,210/0.2803 | N       | 0        | 12/27/22 | <a href="#">159/159</a> |
| 5 | <a href="#">PW22230571</a> | S | 815 <a href="#">Brookside AVE</a> | REDL | 268  | STD | 5     | \$77,580 |     | \$1,500,000  | \$331.56 | 4524 | 1949/ASR | 27,500/0.6313 | N       | 4        | 12/29/22 | <a href="#">23/23</a>   |

**Closed** • Duplex

List / Sold: **\$599,900/\$585,000** ↓

**25637 Lane St** • Loma Linda 92354

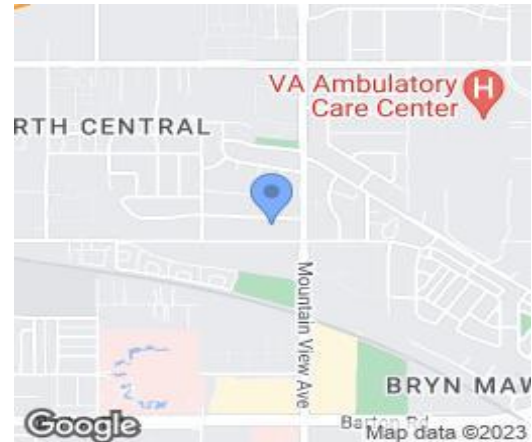
**50 days on the market**

**2 units** • **\$299,950/unit** • **1,840 sqft** • **8,385 sqft lot** • **\$317.93/sqft** •

**Listing ID: IV22221189**

**Built in 1946**

**west of Mountain View**



Charming + Gorgeous Loma Linda Duplex- Income Property in a great location; Also perfect for somebody to buy it, live in one apartment, and rent out the other, in order to help with the mortgage cost. Each apartment (1 upper, 1 lower unit) features 2 Br, 1 Ba; very large lot with plenty of parking space. Tenant in upper unit til June 2023. Spacious separate laundry Room. Only A few minutes away from The University and hospitals. 3D rendering is of upper level. Lower level to follow.

### Facts & Features

- Sold On 12/27/2022
- Original List Price of \$640,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$1,112 (Estimated)
- Laundry: Individual Room, See Remarks
- \$40357 Gross Scheduled Income
- \$2731 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet, Tile, Wood
- Other Interior Features: Balcony, Ceiling Fan(s), Laminate Counters, Tray Ceiling(s)

### Exterior

- Lot Features: Back Yard, Lawn, Level with Street, Lot 6500-9999
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$37,627
- Electric: \$3,002.40
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,717
- Cable TV: 01525571
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 0      | Unfurnished | \$2,100     | \$2,100    | \$2,100   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$0         | \$0        | \$1,950   |

#### # Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 0
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC: 4

## Additional Information

- Standard sale

- 267 - Loma Linda area
- San Bernardino County
- Parcel # 0283192160000

## Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

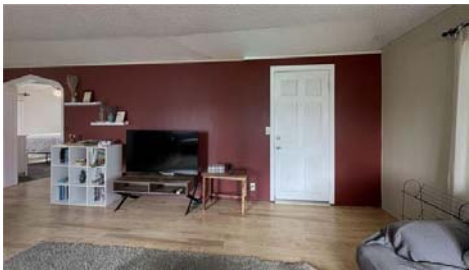
## Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV22221189

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**Closed** • Duplex

List / Sold: **\$499,000/\$520,000** ↑

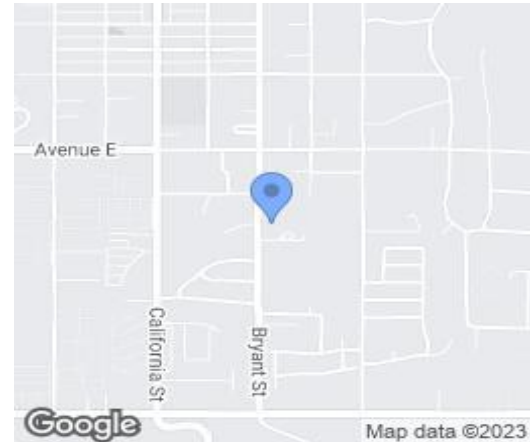
**12669 Bryant St** • Yucaipa 92399

**32 days on the market**

**2 units** • **\$249,500/unit** • **1,777 sqft** • **23,000 sqft lot** • **\$292.63/sqft** •  
**Built in 1956**

**Listing ID: EV22231930**

**Ave E**



Spacious duplex combined sqft of 1777 Sqft located on over 1/2 acre lot in beautiful upper Yucaipa. All flat useable land, detached garage and work shop, plenty of room to park all your toys. Close to schools and shopping. Live in one and rent the other! One unit is 2 bedrooms 1.5 baths and other unit is 1 bedroom 1 baths.

### Facts & Features

- Sold On 12/28/2022
- Original List Price of \$499,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- \$314 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: All Bedrooms Down

### Exterior

- Lot Features: Lot 20000-39999 Sqft, Level
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01894054
- 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     | 0      | Unfurnished | \$1,000     | \$0        | \$2,000   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$795       | \$0        | \$1,500   |

#### # 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
- 269 - Yucaipa/Calimesa area
- San Bernardino County

• Parcel # 0322102400000

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**Michael Lembeck**

State License #: 01019397

Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031

26371 Crown Valley Pkwy, #180

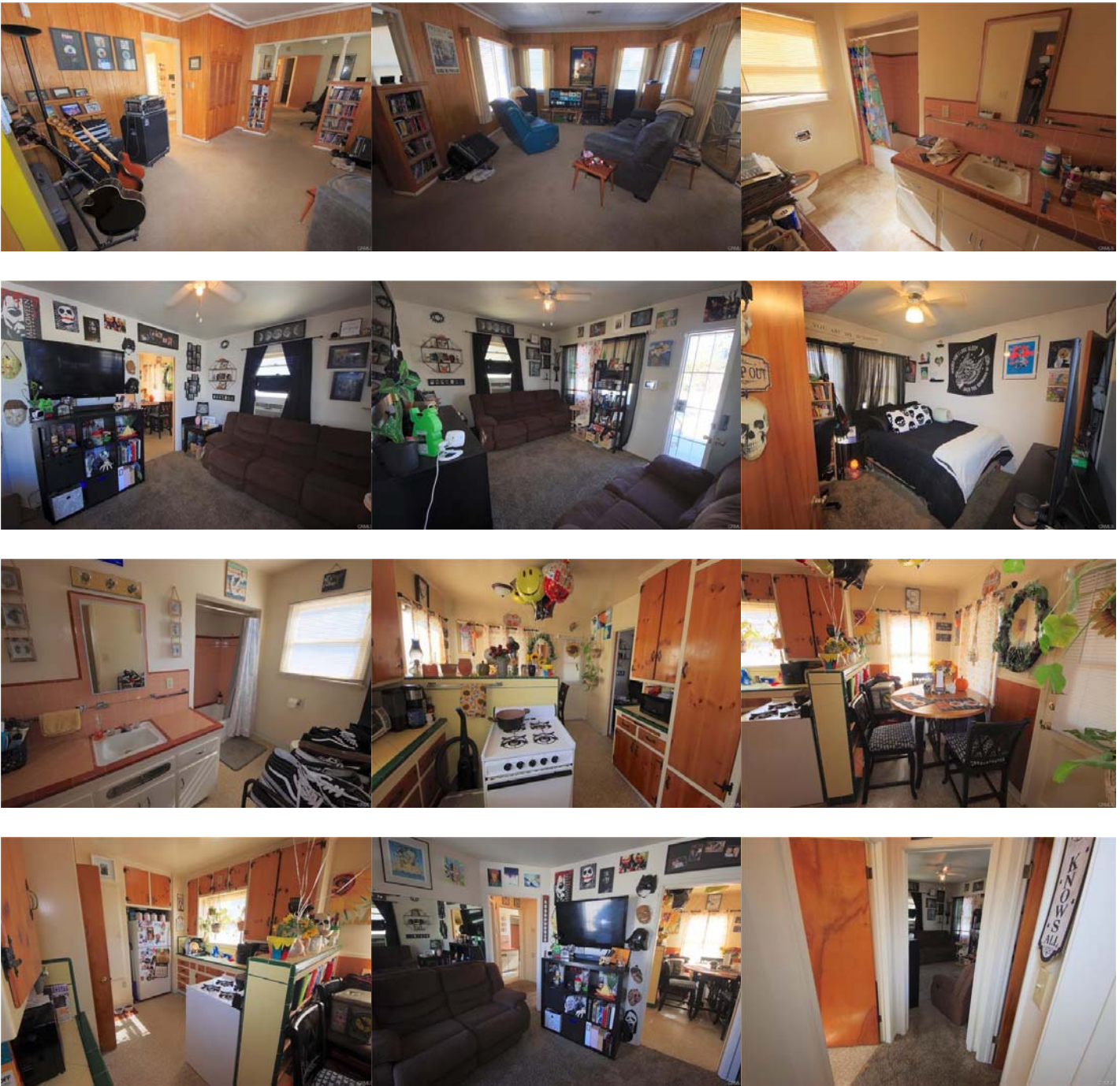
Mission Viejo, 92691

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**Closed** • Duplex

List / Sold: **\$675,000/\$640,000** ↓

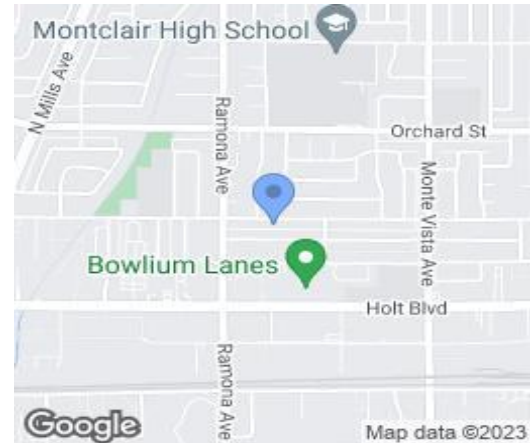
**4595 Kingsley St • Montclair 91763**

**24 days on the market**

**2 units • \$337,500/unit • 1,728 sqft • 7,424 sqft lot • \$370.37/sqft •  
Built in 1963**

**Listing ID: CV22235514**

**Off Holt Blvd. at Ramona Ave, go East on Kingsley St. and from Monte Vista Ave. go West on Kingsley. Note, 4591 is the address showing on front of bldg..**



WHAT A DEAL!!! WON'T LAST, THIS DUPLEX BLDG. FACES NORTH, FRONT DOORS OF BOTH UNITS, FACE EAST. IT HAS A TOTAL OF 4 BEDROOMS, 2 BATHROOMS, 2 LAUNDRY SPACES W/EXTERIOR REAR PATIOS. ADDRESS AT FRONT SHOWS: 4591 KINGSLEY STREET. LIVE IN ONE & RENT THE OTHER!! NEWER THAN NEARBY COMPS, BUILT IN 1963, IT'S THE LOWEST PRICE PER SQ. FT. FOR THIS AGE & LARGE SIZE: Some photos have been virtually-staged. Each Unit has a Large Living Room, 2 Large Bedrooms, w/Ceiling Fans, 1 Full Bathroom and a 1 car garage + extra parking for 2nd car at driveway. Also, plenty of street parking with no limitations known, on hourly parking at Kingsley Street. Separate Room w/Laundry Hook-ups next to the Water Heater. Both units have exterior Covered Patio & separate meters. Seller-Occupied One of the units; it has some updates, New paint, New Laminate Flooring, but still needs cosmetic work/upgrades. The 2nd unit has long-term, month-to-month tenant. Front Doors of each unit, face East, with peek-a-boo View of the Mountains. Large yard, with fruit trees, chain link fence w/locked gate. 2nd unit has not had any recent updates. Property is being Sold-as-is. Very convenient, centrally located: near 10, 57, 71, 15, 210, and 60 Freeways. Minutes from Costco, Montclair Place Mall, parks, schools, restaurants, medical facilities, faith organizations, theaters, and much more!

## Facts & Features

- Sold On 12/28/2022
- Original List Price of \$710,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$171 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Outside, Washer Hookup
- Cap Rate: 69
- \$33600 Gross Scheduled Income
- \$23337 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

## Interior

- Floor: Laminate
- Appliances: Gas Range, Range Hood
- Other Interior Features: Ceiling Fan(s)

## Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Paved, Yard
- Security Features: Carbon Monoxide Detector(s), Closed Circuit Camera(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$8,863
- Electric: \$450.00
- Gas: \$792
- Furniture Replacement:
- Trash: \$762
- Cable TV: 01885348
- Gardener:
- Licenses:
- Insurance: \$995
- Maintenance:
- Workman's Comp:
- Professional Management: 3600
- Water/Sewer: \$1,302
- Other Expense:
- Other Expense Description:

## Unit Details

| UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-------|------|-------|--------|------------|-------------|------------|-----------|
|-------|------|-------|--------|------------|-------------|------------|-----------|

|    |   |   |   |   |             |         |          |
|----|---|---|---|---|-------------|---------|----------|
| 1: | 1 | 2 | 1 | 1 | Unfurnished | \$1,400 | \$16,800 |
| 2: | 1 | 2 | 1 | 1 | Unfurnished | \$1,400 | \$16,800 |

# 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
- 685 - Montclair area
  - San Bernardino County
  - Parcel # 1009481100000

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** • **Triplex**

List / Sold: **\$675,000/\$660,000** ↓

**1794 Davidson St** • Loma Linda 92354

**159 days on the market**

**3 units** • **\$225,000/unit** • **2,260 sqft** • **12,210 sqft lot** • **\$292.04/sqft** •  
**Built in 1948**

**Listing ID: IV22086586**

**Exit Mountain View**



Remodeled Upgraded 3 Units on large lot! 3 Bedroom/3 Bathroom Home located in Loma Linda. Beautiful and Spacious Kitchen with plenty of storage. Newer laminate floors, Newer paint, Newly remodeled bathrooms! Laundry hookups outside. Small fenced backyard. 2 additional units - 2 Bedrooms/1 Bathroom. Newer laminate floors, Newer paint, Newly remodeled bathrooms! Laundry hookups inside. Close to Loma Linda Hospital & University. Large lot over 12,000sf. Plenty of parking & room for storage.

### Facts & Features

- Sold On 12/27/2022
- Original List Price of \$895,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$5,791 (Estimated)
- Laundry: In Closet, Outside
- \$64020 Gross Scheduled Income
- \$60074 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$3,946
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$494
- Cable TV: 02025297
- Gardener:
- Licenses:
- Insurance: \$1,255
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,476
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 3     | 0      | Unfurnished | \$2,070     | \$2,070    | \$2,600   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$1,545     | \$1,545    | \$1,795   |
| 3: | 1     | 2    | 1     | 0      | Unfurnished | \$1,795     | \$1,795    | \$1,795   |

### # Of Units With:

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

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## Additional Information

- Standard sale

- 267 - Loma Linda area
- San Bernardino County
- Parcel # 0281232290000

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## 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** • **Commercial/Residential**

List / Sold:

**\$1,500,000/\$1,500,000** ↓

23 days on the market

Listing ID: PW22230571

**815 Brookside Ave** • Redlands 92373

**5 units** • **\$300,000/unit** • **4,524 sqft** • **27,500 sqft lot** • **\$331.56/sqft** •  
**Built in 1949**

**!0 East Exit Tennessee Right left Brookside**



Very unique 5 units apartment built separately one unit has 3 bedrooms 1.5 bathroom, one unit 3 bedrooms 1 bathroom, all three units has two bedrooms 1 bathroom. All units have their own washer/dryer , central AC and heating system, has four garages but huge yard front and back yard where tenants can park. It has also community open patio at the backyard. Property located across medical offices and other community businesses closed to churches, commercial center and downtown Redlands. Profitable investment for new owner can ask for market rent rate. One unit has new roof. Seller will carry loan at 3.75 % interest rate with 20% down payment for 20 years .

### Facts & Features

- Sold On 12/29/2022
- Original List Price of \$1,675,000
- 5 Buildings
- 10 Total parking spaces
- 6 Total carport spaces
- \$3,000 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$77580 Gross Scheduled Income
- \$70080 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$9,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01909400
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 1     | 1      | Unfurnished | \$1,445     | \$1,445    | \$2,200   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$1,375     | \$1,375    | \$1,600   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$1,195     | \$1,195    | \$1,700   |
| 4: | 1     | 2    | 1     | 1      | Unfurnished | \$1,400     | \$1,400    | \$1,700   |
| 5: | 1     | 3    | 2     | 1      | Unfurnished | \$1,495     | \$1,495    | \$2,400   |

### # Of Units With:

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

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## Additional Information

- Standard sale

- 268 - Redlands area
- San Bernardino County
- Parcel # 0172031520000

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## Michael Lembeck

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

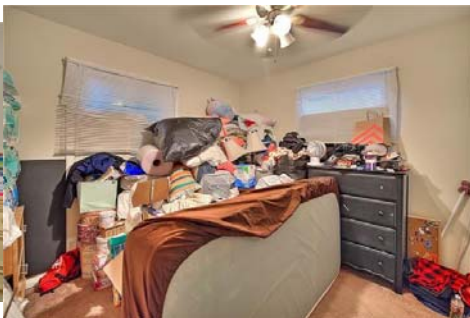
## Re/Max Property Connection

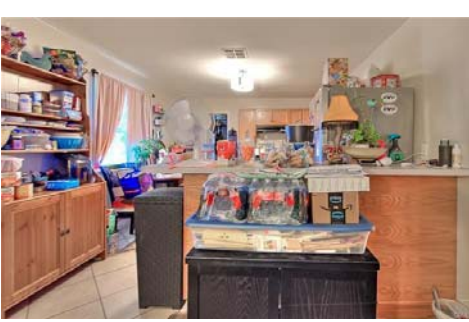
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CUSTOMER FULL: Residential Income LISTING ID: PW22230571

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