

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	IV21156958	S	1468 N Mount Vernon AVE	CLTN	273	STD	2	\$22,200		\$410,000↓	\$268.15	1529	1920/ASR	7,500/0.1722	N	1	12/28/21	112/112
2	IV21150835	S	611 E C ST	CLTN	273	STD	2	\$25,800		\$499,000↓	\$276.00	1808	1921/ASR	19,900/0.4568	N	0	12/28/21	123/123
3	MB21254264	S	1218 Crestview AVE	SB	274	STD	2	\$0		\$430,000↑	\$409.52	1050	1929/PUB	7,410/0.1701	N	2	12/30/21	4/4
4	OC21198357	S	26888 Cypress ST	HLND	276	STD	2	\$27,840		\$530,000↑	\$262.90	2016	1958/ASR	9,900/0.2273	N	0	12/27/21	49/150
5	EV21214319	S	1275 Olivine AVE	MENT	284	STD	2	\$0		\$320,000↓	\$174.20	1837	1928/ASR	10,620/0.2438	N	0	12/29/21	6/6
6	219065211DA	S	580 Thrush DR	BB	289	STD	2			\$500,000↑			1950/ASR			0	12/28/21	130/130
7	IG21244667	S	11605 Monte Vista AVE	CH	681	STD	2	\$61,200		\$829,000	\$345.42	2400	1959/ASR	23,300/0.5349	N	2	12/27/21	8/8
8	CV21256655	S	656 E I ST	ONT	686	STD	2	\$0		\$715,000↑	\$389.65	1835	1932/ASR	6,566/0.1507	N	4	12/30/21	3/3
9	CV21241280	S	1295 N Tulare WAY #2	UPL	690	STD	2	\$55,800		\$930,000↓	\$403.65	2304	1957/ASR	10,472/0.2404	Y	2	12/28/21	4/4
10	540242	S	21001 Nisqually RD	APPV		STD	3	\$0		\$430,000↓	\$179.17	2400	1983	21,070/0.48	N	1	12/29/21	2/2
11	CV21262811	S	539 W Shamrock ST	RLT	272	STD	3	\$31,080		\$525,000↑	\$251.20	2090	1971/PUB	7,200/0.1653	N	3	12/29/21	7/7
12	TR21229063	S	570 W Shamrock ST	RLT	272	STD	3	\$32,880		\$575,000↓	\$275.12	2090	1971/ASR	7,200/0.1653	N	3	12/29/21	49/49
13	IV21144506	S	240 W South ST	RLT	272	STD	4	\$46,500		\$810,000↓	\$222.53	3640	1967/ASR	7,036/0.1615	N	0	12/29/21	161/161
14	MB21185962	S	728 7th	SB	274	STD	4	\$0		\$610,000↓	\$200.39	3044	1936/ASR	9,150/0.2101	N	0	12/28/21	50/50
15	CV21225488	S	2742 Conejo DR	SB	274	STD	4	\$57,900		\$730,000↑	\$218.82	3336	1964/ASR	7,600/0.1745	N	4	12/28/21	4/4
16	OC21240126	S	314 W 5th ST	SB	699	STD	8	\$102,330		\$860,000↓	\$195.45	4400	1950/PUB	7,450/0.171	N	5	12/28/21	45/92
17	EV21250062	S	7 Parkwood DR	REDL	268	PRO,TRUS	9	\$131,000		\$2,400,000↓	\$2,721.09	882	1927/ASR	6,250/0.1435	N	2	12/27/21	17/17
18	21789932	S	716 W Phillips ST	ONT	686	STD	15			\$5,250,000↑	\$307.56	17070	1984	46,282/1.06	N	30	12/27/21	31/438

Closed •

List / Sold: **\$440,000/\$410,000** ↓

1468 N Mount Vernon Ave • Colton 92324

112 days on the market

2 units • \$220,000/unit • 1,529 sqft • 7,500 sqft lot • \$268.15/sqft •

Listing ID: IV21156958

Built in 1920

Highway 10, exit on Mt Vernon and go north to the property.



Great Central Location! This Duplex Features 1 unit with 2 bedrooms, 1 bath, and 1 unit with 1 bedroom, 1 bath. Close to shopping, community college, restaurants, easy freeways access. This beautiful duplex is tenants occupied and shown by appointment only! The buyers to verify and satisfy themselves regarding all aspects of this property.

Facts & Features

- Sold On 12/28/2021
- Original List Price of \$495,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$22200 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01333814
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	1	0	Unfurnished	\$1,875	\$1,875	\$2,100

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
- 273 - Colton area
- San Bernardino County
- Parcel # 0164011060000

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

 Click arrow to display photos



Closed •

List / Sold: **\$560,000/\$499,000** ↓

611 E C St • Colton 92324

123 days on the market

**2 units • \$280,000/unit • 1,808 sqft • 19,900 sqft lot • \$276.00/sqft •
Built in 1921**

Listing ID: IV21150835

From Mt Vernon To E C St



This great corner lot property features 2 units in a fenced and gated large lot of 19,900 sq ft. 1 unit is 3 beds, 1 bath, the 2nd unit is 1 bedroom, 1 bath. Central air conditioning and heat. Large spacious green play area in the front of the units. There is plenty of parking space inside the property. This property is located near the commercial district of the city of Colton.

Facts & Features

- Sold On 12/28/2021
- Original List Price of \$560,000
- 2 Buildings
- 4 Total parking spaces
- \$25800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Lot 10000-19999 Sqft, Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01517139
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,808
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,200	\$0	\$0
2:	1	1	1	0	Unfurnished	\$900	\$0	\$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
- 273 - Colton area
- San Bernardino County
- Parcel # 0161255150000

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: IV21150835

Printed: 01/02/2022 4:21:42 PM

Closed • Duplex

List / Sold: **\$399,000/\$430,000** ↑

1218 Crestview Ave • San Bernardino 92404

4 days on the market

2 units • **\$199,500/unit** • **1,050 sqft** • **7,410 sqft lot** • **\$409.52/sqft** •
Built in 1929

Listing ID: MB21254264

East on Baseline to Crestview (left)



Wow, best deal in the area! 2 separate homes on 1 lot with a separate garage structure for 2 cars and ample parking on long driveway. Front house is remodeled consisting of 2beds/ 1 ba with kitchen, breakfast nook, living room, a foyer and front yard. Back unit is a 1bed/ 1ba with new bathroom, new kitchen and a back yard. This 7,410sqft lot consists of 3 separate structures with endless possibilities. Perfect for a first-time buyer or an investor wanting to build their portfolio. Come on down, take a look, fall in love and make an offer!

Facts & Features

- Sold On 12/30/2021
- Original List Price of \$399,000
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Wall Furnace
- \$952 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Range Hood, Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), Copper Plumbing Partial, Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level with Street, Park Nearby, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- 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	\$0	\$0	\$2,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0147131440000

Michael Lembeck

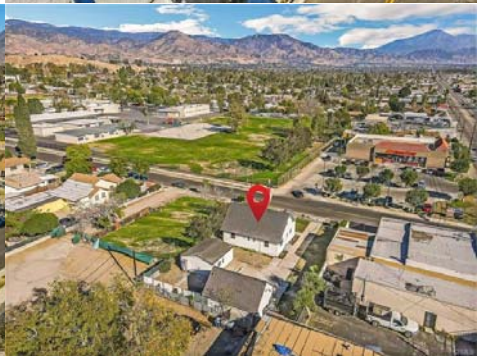
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed • Duplex

List / Sold: **\$519,000/\$530,000** ↑

26888 Cypress St • Highland 92346

49 days on the market

**2 units • \$259,500/unit • 2,016 sqft • 9,900 sqft lot • \$262.90/sqft •
Built in 1958**

Listing ID: OC21198357

Northwest corner of Central Avenue and Cypress Street



Two houses on a lot. Front house is a 4 BD / 1.5 BA with approximately 1,316 SqFt of living area. The rear house is a 2 BD / 1 BA with approximately 700 SqFt of living area. Both homes are connected to their own septic tank which have been properly maintained over the years. Each home has it's own address (Front home is 26886 and rear home is 26888) though title shows only 26888 Cypress Street. The back unit (26888) has recently been remodeled. The updates include: New kitchen cabinets, sink, stove, and microwave. New bathroom fixtures, including vanity and medicine cabinet with mirror. New paint and flooring throughout. Both bedrooms have new wall A/C units. The homes are conveniently located across the street from Cypress Elementary, close to Highland Community Park, the YMCA, shopping centers and freeways.

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$519,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$590 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$27840 Gross Scheduled Income
- \$14521 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bedroom
- Appliances: Gas Range, Water Heater
- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,394
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance: \$2,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$1,480	\$1,480	\$1,800
2:	1	2	1	0	Unfurnished	\$840	\$840	\$1,000

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC: 3

Additional Information

- Standard sale
- Rent Controlled

- 276 - Highland area
- San Bernardino County
- Parcel # 1192401300000

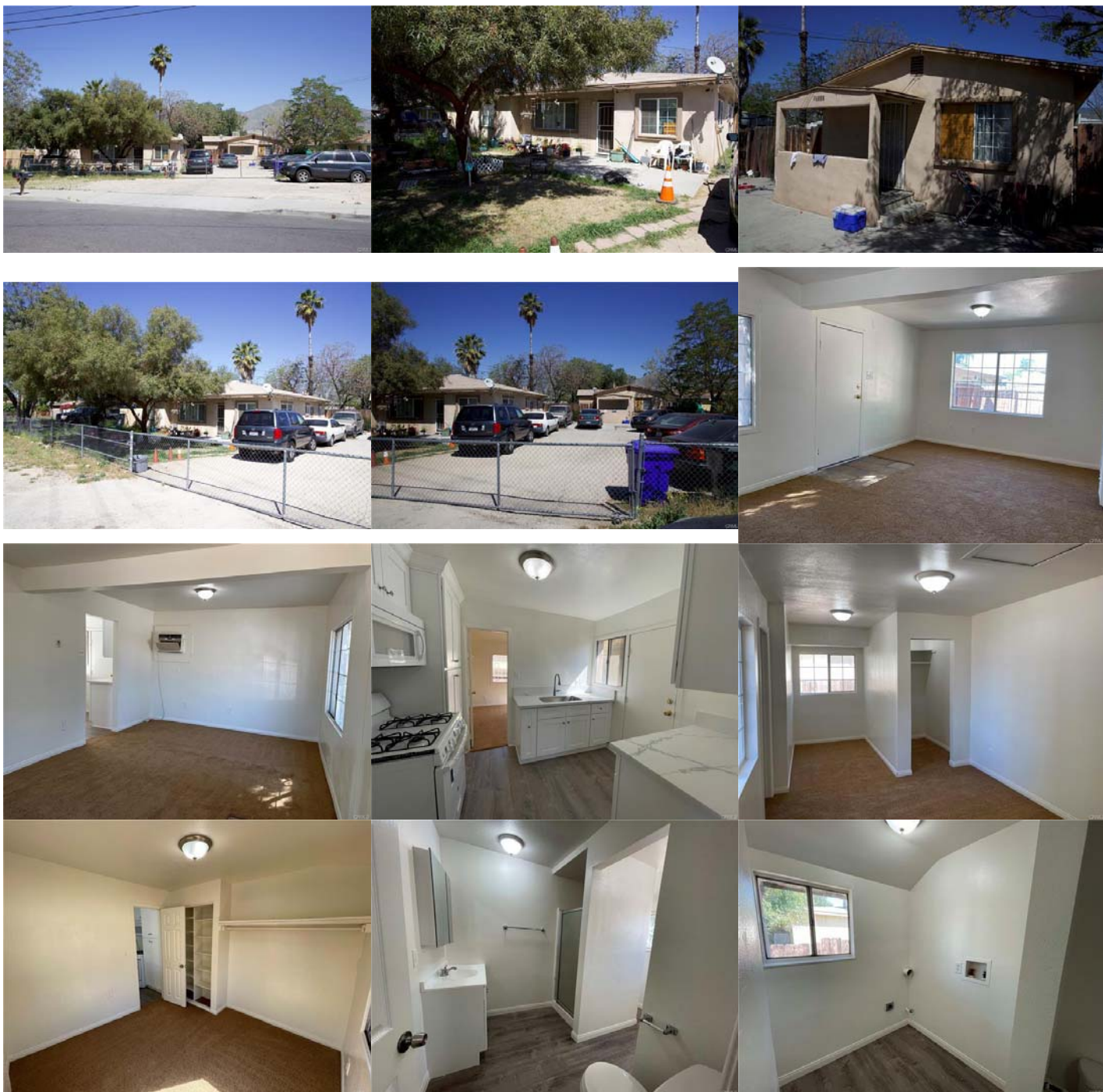
Michael Lembeck

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 • **Single Family Residence**

List / Sold: **\$329,000/\$320,000** ↓

1275 Olivine Ave • Mentone 92359

6 days on the market

**2 units • \$164,500/unit • 1,837 sqft • 10,620 sqft lot • \$174.20/sqft •
Built in 1928**

Listing ID: EV21214319

mentone Blvd to Olivine



Cash Sale! or Rehab Loan! 2 on a lot. front house is 2 bedroom 1 bath... back house is 1 bedroom 1 bath. Needs work but could be great income producer or live in one and rent other...

Facts & Features

- Sold On 12/29/2021
- Original List Price of \$329,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$701 (Estimated)
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01199991
- 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	\$0	\$0	\$1,200
2:	1	1	1	0	Unfurnished	\$0	\$0	\$800

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
- 284 - Mentone area
- San Bernardino County
- Parcel # 0298113080000

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: EV21214319

Printed: 01/02/2022 4:21:42 PM

Closed •

List / Sold: **\$499,000/\$500,000** ↑

580 Thrush Dr • Big Bear 92315

130 days on the market

2 units • \$249,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1950

Listing ID: 219065211DA

Cross street Brownie



SKIER'S DELIGHT! Two separate cabins offer a terrific unique opportunity to an investor, full time or 2nd home owner with different options for utilizing the two units. Located blocks from Snow Summit Ski resort on a large 7,400 square foot corner lot with plenty of off street parking. Cabins have been updated and have separate electric and gas meters. Cabin A is a 1 bedroom/1.5 bathroom featuring an open airy floor plan, wood flooring, wood burning river rock fireplace and a large deck. Cabin B is a 1 bedroom/1 bathroom featuring stainless appliances, granite counters, wood flooring and laundry hook-ups. Close to everything Big Bear has to offer! Currently tenant occupied.

Facts & Features

- Sold On 12/28/2021
- Original List Price of \$499,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Forced Air
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Wood

Exterior

- Lot Features: Yard

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01897906
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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 # 0309163230000

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: 219065211DA

Printed: 01/02/2022 4:21:43 PM

Closed • **Single Family Residence**

List / Sold: **\$829,000/\$829,000**

11605 Monte Vista Ave • Chino 91710

8 days on the market

**2 units • \$414,500/unit • 2,400 sqft • 23,300 sqft lot • \$345.42/sqft •
Built in 1959**

Listing ID: IG21244667

Monte Vista and Francis



2 Houses on one Lot!! Total of 5 bedrooms, 3 bathroom Chino home situated on over a 1/2 acre lot with a guest house! This single story home has 4 bedroom & 2 bath home in the main house with over 1,800 sq ft & the back house is approximately 600 square feet with its on bedroom, living room, kitchen and yard! Two- 2 Car garages (one attached and one detached) with additional parking in front and side of property. Bonus detached garage includes an extra room, this room can be used for a workout room, or office. Plenty of RV parking. The possibilities are countless and it is in a prime location. Minutes from shopping and freeway access. This property is perfect for a growing family or investor. Come by and see it before it is gone!

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$829,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Fireplace(s)
- \$255 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$61200 Gross Scheduled Income
- \$53200 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Family Room, Kitchen, Laundry, Master Bathroom, Walk-In Closet
- Floor: Carpet, Tile
- Appliances: Gas Range, Refrigerator
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Lot 20000-39999 Sqft, Yard
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$8,000
- Electric: \$2,400.00
- Gas: \$400
- Furniture Replacement:
- Trash: \$400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,400
- 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	4	2	2	Unfurnished	\$0	\$3,200	\$38,400
2:	1	1	1	0	Unfurnished	\$0	\$1,800	\$22,800

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 681 - Chino area
- San Bernardino County
- Parcel # 1014321120000

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 • Duplex

List / Sold: **\$675,000/\$715,000** ↑

656 E I St • Ontario 91764

3 days on the market

2 units • **\$337,500/unit** • **1,835 sqft** • **6,566 sqft lot** • **\$389.65/sqft** •
Built in 1932

Listing ID: CV21256655

I street and Campus



2 Units on Large Lot!!! Single story front house with bonus back studio unit above the garage!! Live in front and rent out the back or keep all as rental property! The front house is completely updated with new paint, flooring, ceiling fans, kitchen and appliances. It has central heating/air, dual pane windows and a 4 car tandem garage. The studio unit has new paint and flooring and it's separate water heater. There are washer and dryer hookups in the main house and in the garage. Property has plenty of parking and a back yard with a fire pit. Don't miss out.. it is ready to MOVE INTO!!

Facts & Features

- Sold On 12/30/2021
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$222 (Estimated)
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01908329
- 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	3	1	4	Unfurnished	\$0	\$0	\$0
2:	1	0	1	0	Unfurnished	\$0	\$0	\$0

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
- 686 - Ontario area
- San Bernardino County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

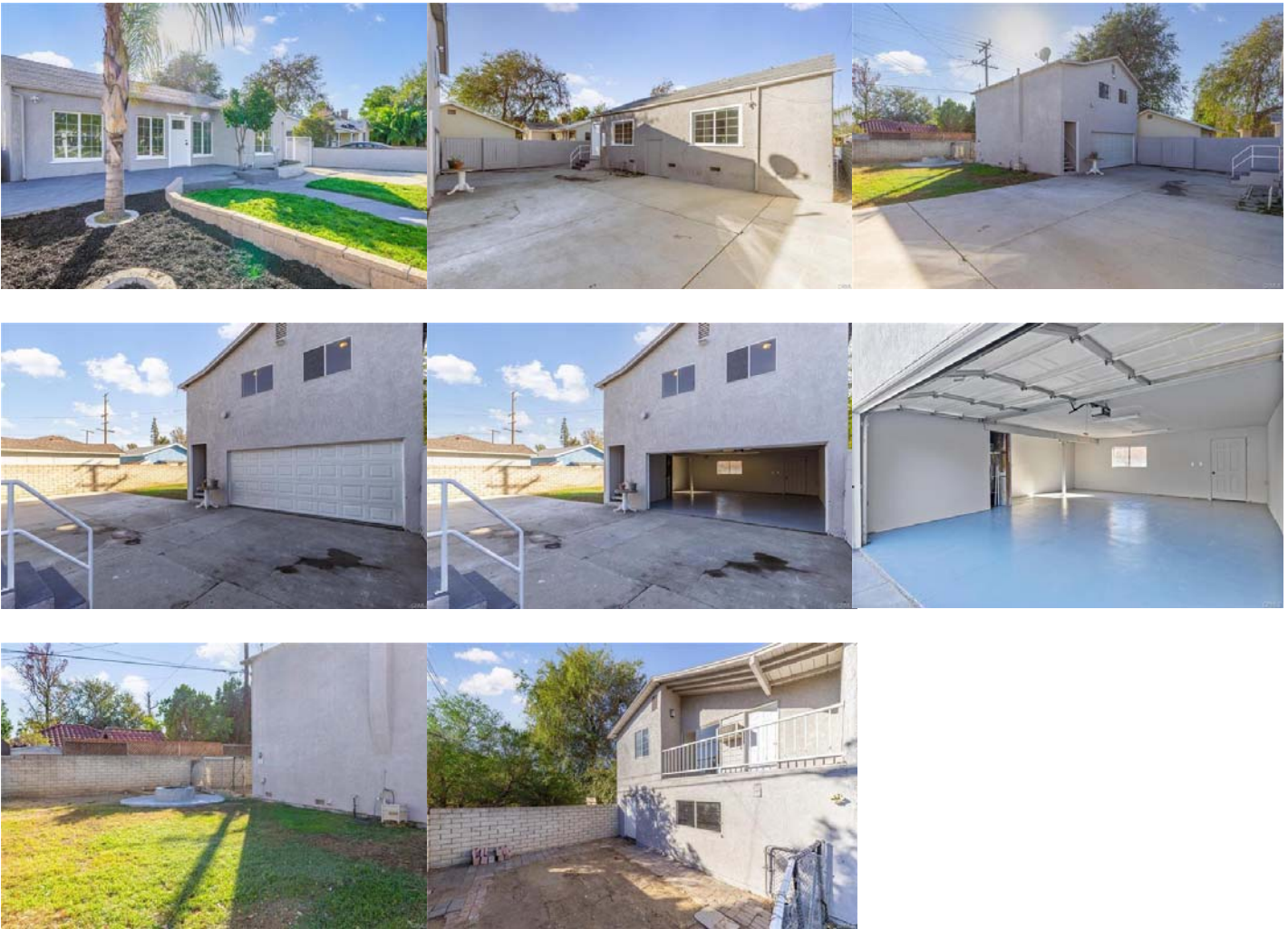
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed •

List / Sold: **\$949,000/\$930,000** ↓

1295 N Tulare Way # 2 • Upland 91786

4 days on the market

**2 units • \$474,500/unit • 2,304 sqft • 10,472 sqft lot • \$403.65/sqft •
Built in 1957**

Listing ID: CV21241280

13 th St.



Wow! Beautifully upgraded and remodeled single-story duplex, located in an upscale residential neighborhood! The main house features 3 bedrooms and 3 bathrooms* The back unit features a modern 2 bedroom 2 bathroom design* Both units have remodeled kitchens with all the bells and whistles* High-end cabinets* Deluxe Quartz countertops* Stainless steel appliances* The bathrooms have also been nicely upgraded with custom tile work and fixtures * The main house has a large living room with fireplace, dining room, and even an office or bonus room* The property has been equipped with a newer electrical panel* Recessed lighting throughout* Copper plumbing* Tankless water heater* Central HVAC* Newer dual pane windows and sliding glass doors* Semi-inground heated pool* Fully landscaped with lights and automatic sprinklers* Fencing that separates the main house and 2nd unit* Private back yard area for each unit* This property may be perfect for an owner that occupies one of the units or an extended family!

Facts & Features

- Sold On 12/28/2021
- Original List Price of \$949,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$632 (Estimated)
- Laundry: In Garage
- \$55800 Gross Scheduled Income
- \$51500 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Living Room, Master Bedroom
- Floor: Carpet, Laminate
- Appliances: Gas Range, Microwave, Refrigerator, Tankless Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Recessed Lighting

Exterior

- Lot Features: Landscaped, Lawn, Lot 10000-19999 Sqft, Sprinklers In Front, Sprinklers In Rear
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$4,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,800	\$2,800	\$3,000
2:	1	2	2	0	Unfurnished	\$1,850	\$1,850	\$2,000

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2

- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale

- 690 - Upland area
- San Bernardino County
- Parcel # 1045581120000

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: **\$460,000/\$430,000** ↓

21001 Nisqually Rd • Apple Valley 92308

2 days on the market

3 units • **\$153,333/unit** • **2,400 sqft** • **21,070 sqft lot** • **\$179.17/sqft** •
Built in 1983

Listing ID: 540242

From Inter State 15 take Bear Valley Road east approximately 7.7 miles to Kiowa Road and turn north (left). Proceed to approximately 1 mile to Nisqually Road and turn right to PIQ. Cross Street: Kiowa.



SOUTH APPLE VALLEY TRIPLEX. All 2-bedroom 1-bath with attached oversized single car garage. All units have laundry hook-ups located in garage.

Facts & Features

- Sold On 12/29/2021
- Original List Price of \$460,000
- 1 Buildings
- 1 Total parking spaces
- Heating: Natural Gas
- \$1 (See Remarks)
- Laundry: In Garage

Interior

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

Exterior

- Lot Features: Paved
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01857050
- 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	0	0				\$0	
2:	0	0	0				\$0	
3:	0	0	0				\$0	
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:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- San Bernardino County
- Parcel # 3087286070000

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: 540242

Printed: 01/02/2022 4:21:44 PM

Closed •

List / Sold: **\$524,900/\$525,000** ↑

539 W Shamrock St • Rialto 92376

7 days on the market

**3 units • \$174,967/unit • 2,090 sqft • 7,200 sqft lot • \$251.20/sqft •
Built in 1971**

Listing ID: CV21262811

From Baseline Rd: Go South on N Lilac Ave and make a right on W Shamrock St.



Desperate owner! Great income property opportunity with lots of potential. One building with three units well maintained. Rents bellow market value. Great income flow. Newer roof and paint. Located in a desirable area of the city of Rialto. Close to shopping centers and easy access to 10 and 210 freeways. It won't last!

Facts & Features

- Sold On 12/29/2021
- Original List Price of \$524,900
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$646 (Estimated)
- Laundry: Common Area
- \$31080 Gross Scheduled Income
- \$25142 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,938
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 02062675
- Gardener:
- Licenses:
- Insurance: \$826
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,612
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$1,300
2:	1	1	1	1	Unfurnished	\$835	\$835	\$1,000
3:	1	1	1	1	Unfurnished	\$755	\$755	\$950

Of Units With:

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

Additional Information

- Standard sale
- 272 - Rialto area
- San Bernardino County
- Parcel # 0127361170000

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: CV21262811

Printed: 01/02/2022 4:21:44 PM

Closed •

List / Sold: **\$595,000/\$575,000** ↓

570 W Shamrock St • Rialto 92376

49 days on the market

**3 units • \$198,333/unit • 2,090 sqft • 7,200 sqft lot • \$275.12/sqft •
Built in 1971**

Listing ID: TR21229063

to north Lilac make left on shamrock



Fully occupied with long-term tenants, Great Investment property! 3 units with one building One unit 2 bedroom and 1 bath, two of units are 1 bedroom and 1 bath, Property has a newer granite countertop, newer window in two units, one unit just install new cabinet about 6 months ago, all units are title floor in the living room and kitchen, the bedroom is a laminate floor, one car garage..... Great cash flow, excellent location in City of Rialto, close to schools, restaurants, and transportation make it a must-see!!!

Facts & Features

- Sold On 12/29/2021
- Original List Price of \$595,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$1,234 (Estimated)
- Laundry: Community
- \$32880 Gross Scheduled Income
- \$26791 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate, Tile
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Water Heater
- Other Interior Features: Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,809
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,680
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$1,089
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$860	\$860	\$100
2:	1	1	1	1	Unfurnished	\$860	\$860	\$1,000
3:	1	2	1	1	Unfurnished	\$1,020	\$1,020	\$1,300

Of Units With:

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

- Disposal: 3

Additional Information

- Standard sale
- 272 - Rialto area
- San Bernardino County
- Parcel # 0127361070000

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: TR21229063

Printed: 01/02/2022 4:21:45 PM

Closed • **Quadruplex**

List / Sold: **\$825,000/\$810,000** ↓

240 W South St • Rialto 92376

161 days on the market

4 units • \$206,250/unit • 3,640 sqft • 7,036 sqft lot • \$222.53/sqft • Built in 1967

Listing ID: IV21144506

West of Riverside Dr



Major price reduction on four unit building. There are 3 one bedroom, one bath units. There is 1 two bedroom, 1 bath unit. Total parking for six cars. There is a carport for 3 cars.

Facts & Features

- Sold On 12/29/2021
- Original List Price of \$860,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$46500 Gross Scheduled Income
- \$37668 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,732
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,232
- Cable TV: 01878277
- Gardener:
- Licenses: 200
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Unfurnished	\$900	\$2,700	\$32,400
2:	1	2	1	0	Unfurnished	\$1,175	\$1,175	\$14,100

Of Units With:

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

Additional Information

- Standard sale
- 272 - Rialto area
- San Bernardino County
- Parcel # 0131022210000

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: **\$690,000/\$610,000** ↓

728 7th • San Bernardino 92410

50 days on the market

4 units • **\$172,500/unit** • **3,044 sqft** • **9,150 sqft lot** • **\$200.39/sqft** •
Built in 1936

Listing ID: MB21185962

N 5th St. W G St.



Great income property with four units, close access to freeway and long term tenants. Property has two separate buildings front building has 2 units with 3 Bedrooms 2 baths each and a separate laundry room. The back building has 2 units with 1 Bedroom 1 bath each.

Facts & Features

- Sold On 12/28/2021
- Original List Price of \$690,000
- 2 Buildings
- 4 Total parking spaces
- \$2,900 (Unknown)
- Laundry: Individual Room
- 4 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	3	2	0	Unfurnished	\$850	\$850	\$1,500
2:	1	3	1	0	Unfurnished	\$850	\$850	\$1,500
3:	1	1	1	0	Unfurnished	\$550	\$550	\$800
4:	1	1	4	0	Unfurnished	\$550	\$550	\$800

Of Units With:

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

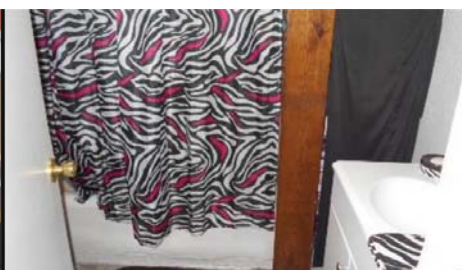
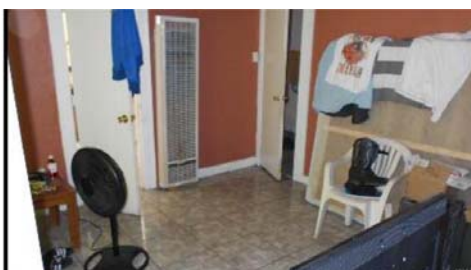
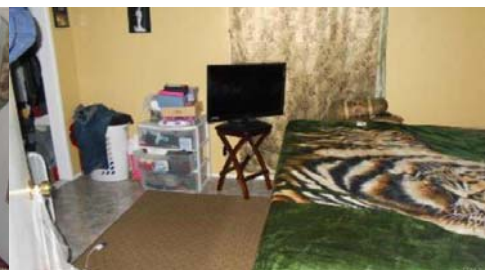
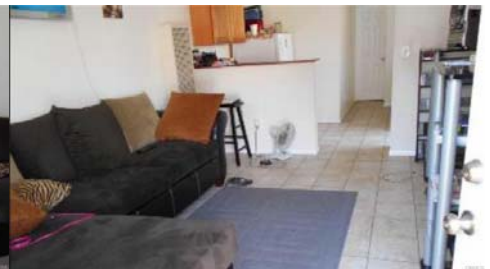
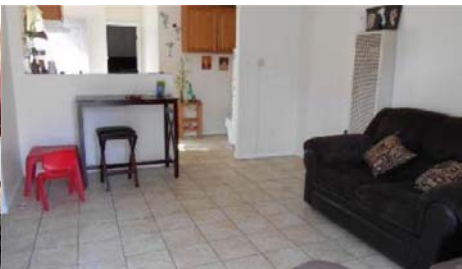
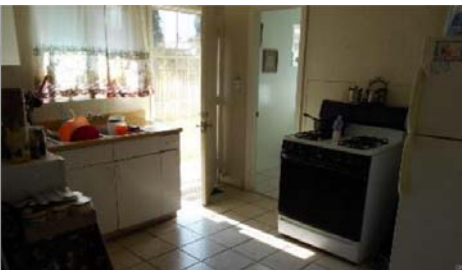
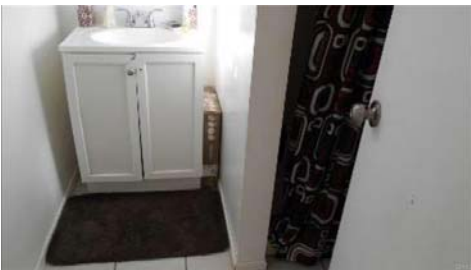
Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0140263190000

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: **\$685,000/\$730,000** ↑

2742 Conejo Dr • San Bernardino 92404

4 days on the market

**4 units • \$171,250/unit • 3,336 sqft • 7,600 sqft lot • \$218.82/sqft •
Built in 1964**

Listing ID: CV21225488

Corner of Del Rosa and Date St. just south of 210 fwy



Income property, 4-plex, centrally located. Each unit was updated in 2010 with tile flooring though out for easy maintenance, all have granite counter tops, built in microwaves and 1 car garage. Units 1 3/2, unit 2 2/2, unit 3 2/1 and unit 2/1. All have Central AC and heat. Pictures were taken right after renovation. Condition of interior, exterior, appliances, counters, etc. may differ from pictures. Buyer to cooperate with 1031 exchange at no cost to them.

Facts & Features

- Sold On 12/28/2021
- Original List Price of \$685,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$805 (Estimated)
- Laundry: Common Area
- \$57900 Gross Scheduled Income
- \$49404 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,496
- Electric: \$420.00
- Gas: \$900
- Furniture Replacement:
- Trash: \$1,840
- Cable TV: 01913795
- Gardener:
- Licenses: 500
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense: \$636
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,325	\$1,325	\$1,495
2:	1	2	2	1	Unfurnished	\$1,050	\$1,050	\$1,395
3:	1	2	1	1	Unfurnished	\$1,150	\$1,150	\$1,350
4:	1	2	1	1	Unfurnished	\$0	\$0	\$1,350

Of Units With:

- Separate Electric: 5
- Gas Meters: 1
- Water Meters: 4
- Carpet: 0
- Dishwasher: 0
- Disposal: 4
- Drapes: 4
- Patio: 0
- Ranges: 4
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0272111260000

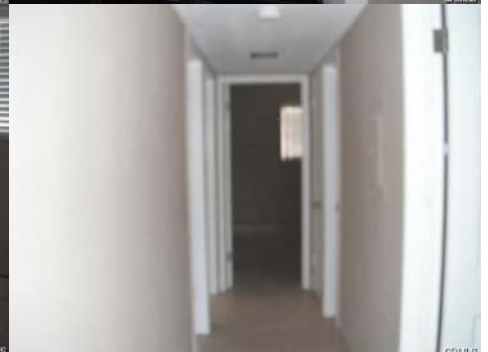
Michael Lembeck

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: CV21225488

Printed: 01/02/2022 4:21:47 PM

Closed • Commercial/Residential

List / Sold: **\$875,000/\$860,000** ↓

314 W 5th St • San Bernardino 92401

45 days on the market

8 units • \$109,375/unit • 4,400 sqft • 7,450 sqft lot • \$195.45/sqft • Built in 1950

Listing ID: OC21240126

At 5th St



OPENING BID \$875.000 - Excellent Cap Rate Potential for the Buyer of this solid income producing property. -If you are looking for a decent cash-on-cash return make sure you check this one out! 8 Unit property with garages and surface parking for tenants. Laundry facility on site. Separate meters for electric & gas. Individual unit water heaters. New roof and other extensive repairs and renovations already completed. Renovated and ready to go for a new investor/owner! Owner is redeploying assets to another project and would like to sell this solid income producing property with a 1031 tax free exchange. Nicely renovated units. - Four occupied units, four units ready for new market rate tenants! Compare the income potential of this property and submit your offer today. Contact listing agent for showing information.

Facts & Features

- Sold On 12/28/2021
- Original List Price of \$875,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- \$2,253 (Estimated)
- Laundry: Individual Room
- \$102330 Gross Scheduled Income
- \$68572 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,120
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521876
- 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	1	0	Unfurnished	\$1,350	\$1,350	\$1,400
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,250
3:	1	1	1	0	Unfurnished	\$1,085	\$1,085	\$1,085
4:	5	0	1	0	Unfurnished	\$950	\$950	\$950

Of Units With:

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

Additional Information

- Standard sale

- 699 - Not Defined area
- San Bernardino County
- Parcel # 0135081320000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

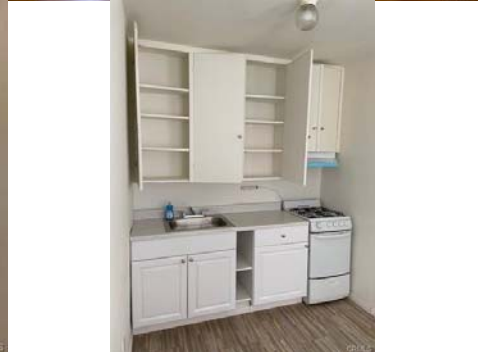
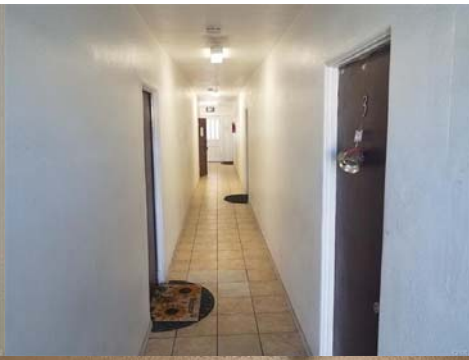
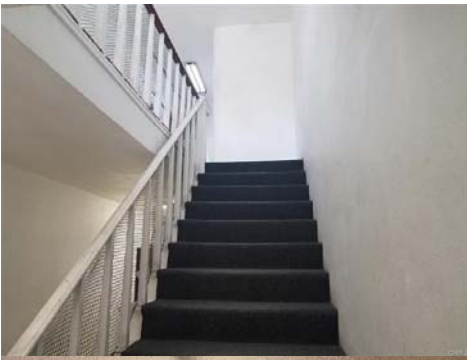
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

▼ Click arrow to display photos







Closed •

List / Sold:

\$2,800,000/\$2,400,000 ↓

17 days on the market

Listing ID: EV21250062

7 Parkwood Dr • Redlands 92373

9 units • \$311,111/unit • 882 sqft • 6,250 sqft lot • \$2721.09/sqft •

Built in 1927

use GPS



Rare investment opportunity in the desirable Smiley Park Historic District of South Redlands! Properties include 4 duplexes and 1 single-family residence, most are currently being rented with tenants in place. These homes are conveniently located close to the Redlands Bowl, Smiley Library and walking distance to historic downtown Redlands. Addresses are 7 & 7 1/2 Parkwood, 11 & 15 Parkwood, 17 & 19 Parkwood, 21 Parkwood and 618 & 620 Glenwood. Absolutely do not disturb tenants!

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$2,800,000
- 5 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$162,098 (Assessor)
- \$131000 Gross Scheduled Income
- \$91000 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Water Heater

Exterior

- Lot Features: 6-10 Units/Acre, Sprinklers In Front, Sprinklers In Rear
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$39,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$7,200
- Cable TV: 01272441
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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:	9	10	9	2	Unfurnished	\$92,000	\$131,000	\$0

Of Units With:

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

Additional Information

- Probate Listing, Trust sale

- 268 - Redlands area
- San Bernardino County
- Parcel # 0171241080000

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: EV21250062

Printed: 01/02/2022 4:21:47 PM

Closed •

List / Sold:

\$5,150,000/\$5,250,000 ↑

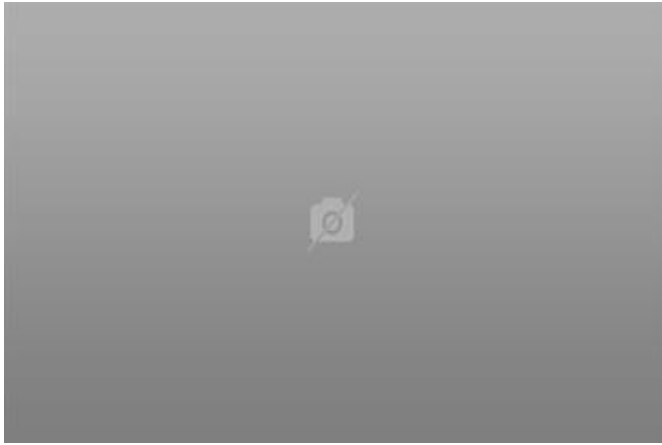
716 W Phillips St • Ontario 91762

31 days on the market

**15 units • \$343,333/unit • 17,070 sqft • 46,282 sqft lot • \$307.56/sqft •
Built in 1984**

Listing ID: 21789932

Head north on S San Antonio Ave, turn west (left) onto Phillips ST, and turn right into the first driveway. The property will be on your right hand side as you drive down the driveway.



We are pleased to present this 15-Unit multifamily asset located at 716-726 W. Phillips Street in Ontario, CA. Built in 1984, this well-maintained collection of properties has a total building area of 17,070 SqFt and sits on a combined lot size of 46,282 SqFt (1.1 AC). The offering is made up of (five) 2-story buildings, each of which contains 3 large 2-bedroom/ 2.5-bathroom units. Each unit is situated above a private 2-car garage, elevated for added privacy, and sits on its own parcel. The rents being generated are approximately 35% below market* (*buyer should complete their own dui diligence on rental increase compliance), giving the property the potential to achieve over a 4.74% CAP rate. The property also features front lawns/patios, additional surface parking, private driveway, and storage in the rear of the property. 716-726 W. Phillips Street is ideal for someone looking to invest in a quiet residential neighborhood with a multitude of amenities nearby.

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$5,150,000
- 5 Buildings
- 30 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included
- \$158040 Net Operating Income

Interior

Exterior

- Lot Features: Front Yard, Lawn, Flag Lot

Annual Expenses

- Total Operating Expense: \$113,580
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$16,294
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance: \$10,865
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$3,750
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	15	2	2		Unfurnished	\$2,100	\$23,335	\$31,500
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

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

Michael Lembeck

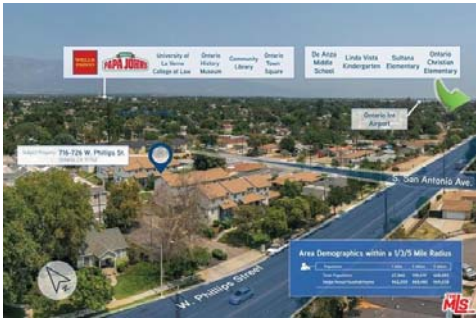
State License #: 01019397
Cell Phone: 714-742-3700

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: 21789932

Printed: 01/02/2022 4:21:47 PM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 12/26/2021 to 01/01/2022
County Or Parish is 'San Bernardino'
Number Of Units Total is 2+
Selected 18 of 18 results.