

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	CV23191201	S 1310 W 25th ST	UPL	690	STD	2	\$36,084		\$693,000 ↓	\$444.23	1560	1963/ASR	7,200/0.1653	N	2	12/06/23	22/22
2	CV23163762	S 401 N 3rd AVE	BSTW	BSTW	STD	2	\$15,000		\$200,000 ↑	\$203.25	984	1900/ASR	4,500/0.1033	N	0	12/05/23	13/99
3	DW23203084	S 14961 Walnut ST	HSP	HSP	STD	2	\$70,800		\$659,000 ↓	\$257.42	2560	1984/ASR	43,995/1.01	Y	3	12/08/23	5/115
4	CV23168894	S 16808 Tracy ST	VTVL	VIC	STD	2	\$0		\$260,000 ↑	\$338.54	768	1952/ASR	4,080/0.0937	N	0	12/06/23	49/49
5	CV23152020	S 2347 N E ST	SB	274	STD	3	\$0		\$499,000	\$214.16	2330	1928/ASR	8,340/0.1915	N	3	12/07/23	47/47

Closed • Duplex

List / Sold: **\$703,000/\$693,000** ↓

1310 W 25th St • Upland 91784

22 days on the market

2 units • **\$351,500/unit** • **1,560 sqft** • **7,200 sqft lot** • **\$444.23/sqft** •
Built in 1963

Listing ID: CV23191201

West of Mountain, San Antonio Heights area



Duplex. Both units are 2 bedroom, 1 bath. Each with a one car garage and a fenced backyard. Located in north Upland.

Facts & Features

- Sold On 12/06/2023
- Original List Price of \$703,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$244 (Estimated)
- Laundry: In Kitchen
- \$36084 Gross Scheduled Income
- \$34883 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$3,515
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$919
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$2,314
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$282
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$3,007	\$3,007	\$4,500

Of Units With:

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

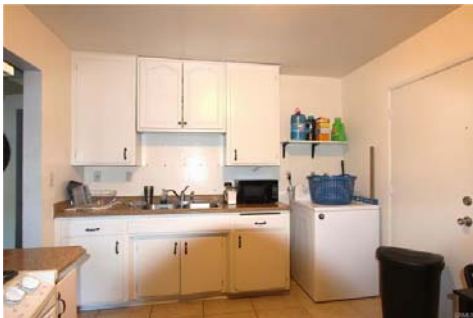
Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 690 - Upland area
- San Bernardino County
- Parcel # 0200133340000

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: **\$199,000/\$200,000** ↑

401 N 3rd Ave • Barstow 92311

13 days on the market

2 units • \$99,500/unit • 984 sqft • 4,500 sqft lot • \$203.25/sqft •
Built in 1900

Listing ID: CV23163762

On the Corner of Hutchison St and N 3rd Ave



This a duplex conveniently located near the 15 and 40 freeways, making it easy to travel around the city and beyond. Each unit offers 492 sq ft of comfortable living space, with 1 bedroom, 1 bathroom, a kitchen, and a small living room.

Facts & Features

- Sold On 12/05/2023
- Original List Price of \$199,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$117 (Estimated)
- \$15000 Gross Scheduled Income
- \$11800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$650
- Cable TV: 02148513
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,950
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$650	\$7,800	\$6,200
2:	1	1	1	0	Unfurnished	\$600	\$7,200	\$5,600

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
- Buyer Agency Compensation: 3%
- BSTW - Barstow area
- San Bernardino County
- Parcel # 0181052050000

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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:** CV23163762

Printed: 12/10/2023 8:44:15 AM

Closed • Duplex

List / Sold: **\$690,000/\$659,000** ↓

14961 Walnut St • Hesperia 92345

5 days on the market

2 units • \$345,000/unit • 2,560 sqft • 43,995 sqft lot • \$257.42/sqft •
Built in 1984

Listing ID: DW23203084

Exit right off the 15 freeway off Main take a right on Cottonwood and left on Walnut Street



This one of a kind multi-use property has two homes on one parcel. Each on over a half an acre and their individual septic, gas and electric meter. This property comes with a custom built aviary. The main residence is a 4 bedroom, 2 bathroom with a master bedroom and walk-in closet. Custom French doors with access to the backyard provide exceptional natural lighting to the home. Addition to countless upgrades including new luxury waterproof vinyl plank flooring, and new temper-pedic padded carpet for ultimate comfort and durability. New custom kitchen with a built-in lazy-susan, new recessed lighting, custom blinds, spice rack, a stainless-steel sink, calacatta white quartz counter tops, LED Bluetooth speaker heated defogging mirrors, newly installed A/C Unit, new Furnace, new Nest thermostat, new kitchen plumbing, new garbage disposal, new toilets, new bathroom sink plumbing, new LED electrical outlets, new faucets, heated fiberglass pool, new color changing LED light, new fans, new Pool Pump, new lease to own Solar Panels at \$180/month, automatic attic exhaust fan, new fixtures and an attached spacious 2 car garage, laundry and 120v amp connections. The second home was built in 1993, has 2 bedroom 2 bathroom with an additional 3rd permitted workspace room used as 3rd bedroom with custom built-in cabinets, stainless steel bluetooth kitchen exhaust fan, a master bedroom with a walk-in-closet, multi color LED bluetooth speaker bathroom exhaust fans, attached garage and backyard access, new Furnace, Water Heater and new doors. Permitted 200 sq foot shed with mini split A/C, new electrical outlets, new faucets, electrical connections/hook ups, RV parking with 120v plug in connections and 120v power garage connections. Located in an area central to travel known for route 66 and treasures from the Mojave Narrows Regional Park, Mountain High Ski Resort and Silverwood Lake. Hesperia is perfectly situated to surrounding travel including LA, Vegas, Barstow Outlets, San Diego and Baja California. Each home is separately gated and secured with added wooden fencing for privacy. In addition sprinkler systems, a drip system and water access is provided throughout the property. Environmentally friendly living comes equipped with its very own orchard, hummingbird, butterfly gardens that flourish every year. Completely landscaped for optimal efficiency. A perfect blend of country and city living.

Facts & Features

- Sold On 12/08/2023
- Original List Price of \$695,000
- 3 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Central Air, Dual, ENERGY STAR Qualified Equipment, High Efficiency, Whole House Fan
- Heating: Central, Wood Stove
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$70800 Gross Scheduled Income
- \$68116 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Family Room, Game Room, Living Room, Primary Bathroom, Primary Bedroom, Office, Separate Family Room, Two Primaries, Walk-In Closet, Workshop
- Floor: Brick, Carpet, Concrete, Laminate, Stone, Vinyl
- Appliances: Electric Range, ENERGY STAR Qualified Appliances, Disposal, High Efficiency Water Heater, Range Hood, Water Line to Refrigerator
- Other Interior Features: Ceiling Fan(s), Quartz Counters, Recessed Lighting, Sunken Living Room

Exterior

- Lot Features: 2-5 Units/Acre, Horse Property
- Security Features: Carbon Monoxide Detector(s), Card/Code Access, Security Lights, Smoke Detector(s)
- Fencing: Chain Link, Good Condition, Vinyl, Wood
- Sewer: Septic Type Unknown
- Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$2,683
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$383
- Cable TV: 01914785
- Gardener:
- Licenses:

- Insurance: \$1,100
- 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:	1	4	2	2	Unfurnished	\$3,700	\$3,700	\$3,700
2:	1	3	2	1	Unfurnished	\$2,200	\$2,200	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- HSP - Hesperia area
- San Bernardino County
- Parcel # 0408172030000

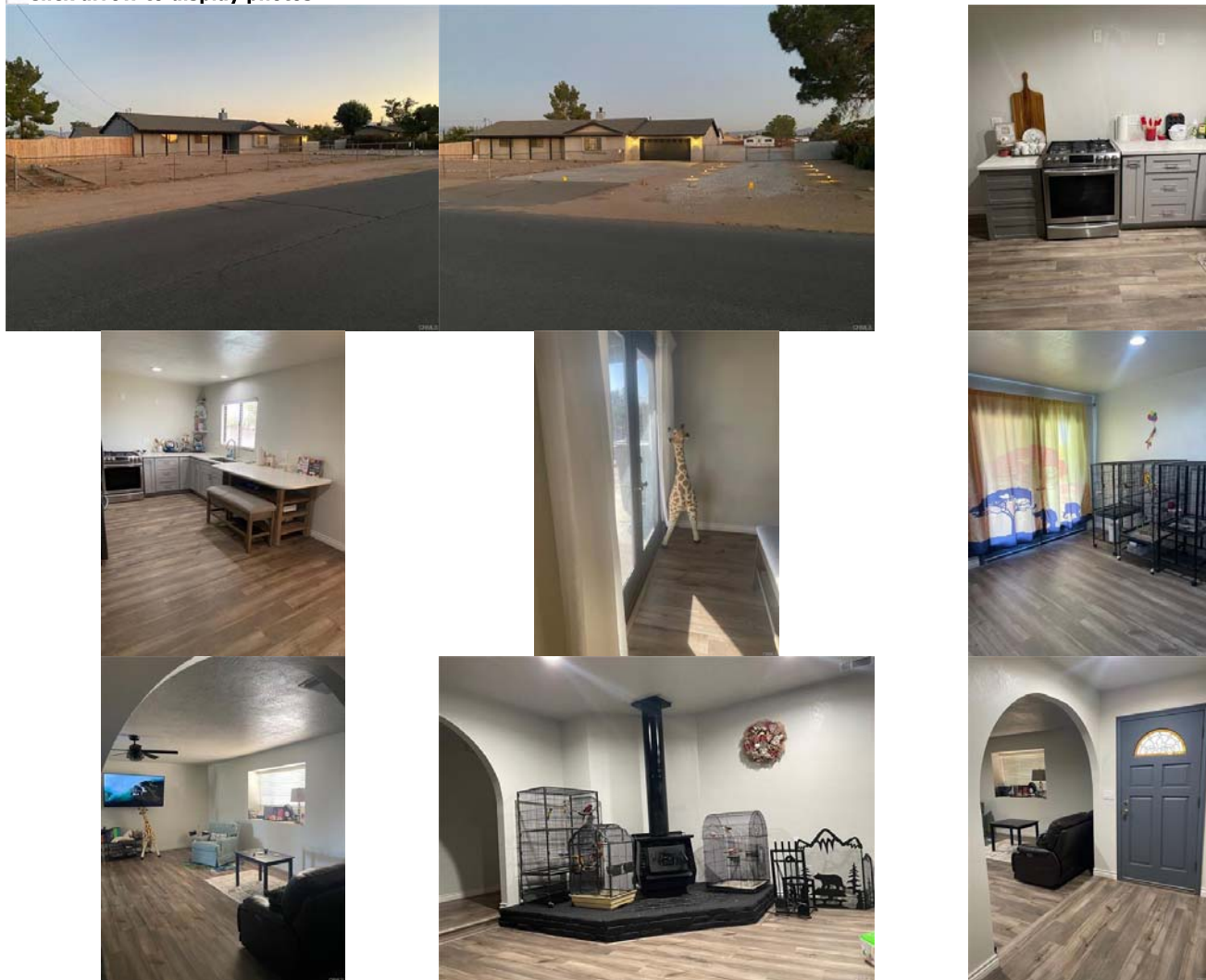
Michael Lembeck

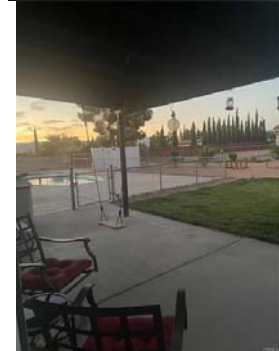
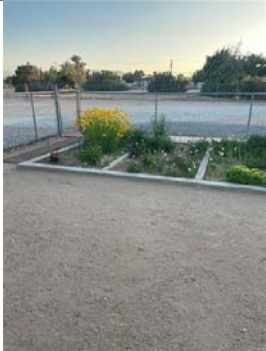
State License #: 01019397
 Cell Phone: 714-742-3700

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: DW23203084

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Closed • Duplex

List / Sold: **\$257,000/\$260,000** ↑

16808 Tracy St • Victorville 92395

49 days on the market

2 units • \$128,500/unit • 768 sqft • 4,080 sqft lot • \$338.54/sqft •
Built in 1952

Listing ID: CV23168894

North on 7th Street, turn right on Tracy



Investment opportunity - Duplex- One bedroom, One bathroom each with their own driveway. Located near Victor Valley Global Medical Center, park and shopping centers.

Facts & Features

- Sold On 12/06/2023
- Original List Price of \$257,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$235 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Front Yard
- Sewer: Public Sewer

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	1	0	0	Unfurnished	\$600	\$600	\$600
2:	1	1	0	0	Unfurnished	\$700	\$700	\$700

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
- Buyer Agency Compensation: 2.5%
- VIC - Victorville area
- San Bernardino County
- Parcel # 0477071230000

Michael Lembeck
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Re/Max Property Connection
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV23168894

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Closed • **Triplex**

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

2347 N E St • San Bernardino 92405

47 days on the market

3 units • **\$166,333/unit** • **2,330 sqft** • **8,340 sqft lot** • **\$214.16/sqft** •
Built in 1928

Listing ID: CV23152020

W Highland Ave / N E St



Awesome opportunity for first time buyer or investor. Triplex in San Bernardino centrally located and close to all including schools, shopping and freeways. Unit 1 and 2 have 1 bedroom plus bonus room and bath, Unit 3 has 1 bedroom 1 bath. All units have a separate 1 car garage, private yard and no rent control. This one is a must see and will not last!!

Facts & Features

- Sold On 12/07/2023
- Original List Price of \$499,000
- 1 Buildings
- 3 Total parking spaces
- \$947 (Estimated)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01835767
- 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	1	1	0	Furnished	\$700	\$700	\$0
2:	1	1	1	0	Furnished	\$700	\$700	\$0
3:	1	1	1	0	Furnished	\$625	\$625	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1%
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0149211250000

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

Re/Max Property Connection
State License #: 01891031
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Mission Viejo, 92691

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