

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	CV23216790	S	428 S Plum AVE	ONT	686	STD	2	\$29,580		\$525,000↓	\$393.55	1334	1930/EST	4,750/0.109	N	0	01/05/24	8/8
2	CV23098649	S	17183 State Highway 173	HSP	HSP	STD	3	\$0		\$1,050,000↓	\$182.45	5755	2023/SLR	200,376/4.6	N	4	01/03/24	112/112
3	TR23104081	S	16645 Valencia AVE	FONT	264	STD	16	\$346,800	5	\$4,580,000↓	\$267.52	17120	1987/PUB	33,120/0.7603	N	16	01/03/24	136/136

Closed • **Duplex**

List / Sold: **\$560,000/\$525,000** ↓

428 S Plum Ave • Ontario 91761

8 days on the market

2 units • **\$280,000/unit** • **1,334 sqft** • **4,750 sqft lot** • **\$393.55/sqft** •

Listing ID: CV23216790

Built in 1930

On the corner of S. Plum Ave. and E. Park St.



Welcome to this excellent investment opportunity for seasoned investors or new and upcoming investors. This Duplex is located in the city of Ontario and has tremendous potential, with both units offering two bedrooms, a good-sized living area, and a kitchen area with plenty of room for dining. Each unit is approximately 670 Sq. Feet and has private parking. Both units have long-term tenants and are on a month-to-month schedule. The property offers a high potential revenue stream growth: See Pro Forma for growth potential. The property is close to all amenities, schools, parks, shopping, and public transportation. The property will work for the person who wants to become a homeowner, live in one unit, and have revenue from the other. You can also take advantage of the residential FHA loan if the new owner lives in one unit.

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$560,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Dual, Ductless
- Heating: Combination, Ductless
- \$0 (Owner)
- Laundry: In Kitchen
- \$29580 Gross Scheduled Income
- \$23000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room, See Remarks
- Floor: See Remarks

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Near Public Transit, Park Nearby, Paved
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,158
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$960
- Cable TV: 01247521
- Gardener:
- Licenses: 67
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$579
- Other Expense: \$492
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$2,465	\$2,465	\$3,400

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 686 - Ontario area
- San Bernardino County
- Parcel # 1049243080000

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: CV23216790

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Closed • **Single Family Residence**

List / Sold:

\$1,174,999/\$1,050,000 ↓

112 days on the market

Listing ID: CV23098649

17183 State Highway 173 • **Hesperia 92345**

3 units • **\$391,666/unit** • **5,755 sqft** • **200,376 sqft lot** • **\$182.45/sqft** •
Built in 2023

138 East to the 173



New price! Motivated Seller, looking at all offers, Seller financing available! 2 Homes on an almost 5 acre lot!! Brand New Gorgeous Ranch Home!! This sale includes 2 Homes on almost 5 acres!! The Main home offers in-law quarters with separate entry!! Welcome to 17183 State Hwy 173 situated out in the beautiful Summit valley between Lake Arrowhead and the high desert and just a few minutes from Silverwood Lake. This sprawling property has so much to offer! If your looking for serenity and country living this is the perfect place. Includes two separate homes, first is a newly constructed (2023) main house with approx 4581 square feet of living space. The main portion of the home is ultra spacious with 2 large bedrooms, an amazing master suite, 2 1/2 baths, oversized walk-in pantry room, laundry/mud room, formal dining room and kitchen that is open to the family room, plus a bonus room that can be used for home office/bedroom/den, 4 car insulated garage, front and back HUGE covered patios, and a brand new 5 KW solar system. The floor plan was well thought out to include large rooms for family gatherings and a completely separate in-law quarters offering 2 bedrooms and 2 baths, kitchen, family room and dining area. This separate portion of the home can be accessed through the main house or through a separate exterior entrance which allows for potential rental as an option. This home is in its final stages of Construction and is ready for viewing! Also included is a beautiful manufactured home that offers 3 bedrooms, 2 bathrooms, an oversized front deck and fenced back yard. This home has also been tastefully updated throughout and is move-in ready. This is a once in a lifetime opportunity and a must see. Located roughly 15 mins from the 15 freeway and about 10 minutes to grocery stores, and a few minutes away from fuel stations. Extremely Gorgeous views in every direction! See approved plans and features list in the attached supplements. Please call today for your private viewing!

Facts & Features

- Sold On 01/03/2024
 - Original List Price of \$1,299,999
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$400 (Estimated)
 - Laundry: Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available
-

Interior

Exterior

- Lot Features: Horse Property, Lot Over 40000 Sqft
 - Sewer: Conventional Septic
-

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01963125
 - 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	5	5	4	Unfurnished	\$0	\$0	\$6,000
2:	2	3	2	0	Unfurnished	\$0	\$0	\$1,800

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%
- HSP - Hesperia area
 - San Bernardino County
 - Parcel # 0357241240000

Michael Lembeck

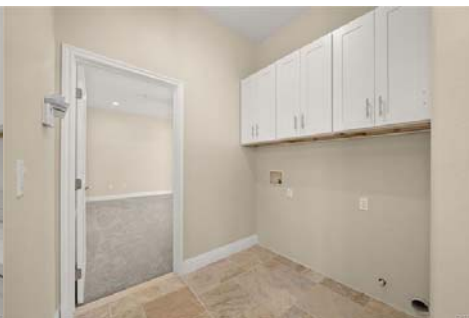
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Apartment

List / Sold:

\$4,880,000/\$4,580,000 ↓

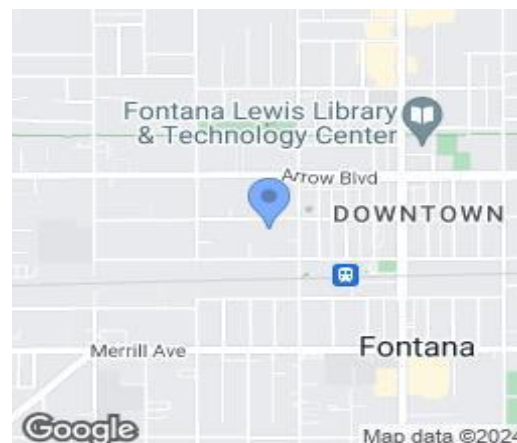
136 days on the market

Listing ID: TR23104081

16645 Valencia Ave • Fontana 92335

16 units • **\$305,000/unit** • **17,120 sqft** • **33,120 sqft lot** • **\$267.52/sqft** •
Built in 1987

South of Arrow Blvd



Price Reduction We are pleased to present the rare opportunity to acquire a 16-unit multi-family investment in Fontana, California. The property is located at 16645 Valencia Ave in Fontana. This medium-sized multi-family Asset located in a market with solid demographics and unique accessibility to major employment hubs, providing access to a growing number of retail and restaurant amenities. The property has great unit mix consisting of 8 two-bedroom/ one-bath units and 8 three-bedroom/two-bath units with large unit sizes of over 1,000 PSF.

Facts & Features

- Sold On 01/03/2024
- Original List Price of \$5,040,000
- 4 Buildings
- Levels: Two
- 16 Total parking spaces
- \$6,875 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4.81
- \$346800 Gross Scheduled Income
- \$234893 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$108,403
- Electric: \$1,204.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$9,522
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$6,848
- Maintenance: \$8,000
- Workman's Comp:
- Professional Management: 9600
- Water/Sewer: \$14,554
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	2	Unfurnished	\$1,585	\$12,683	\$2,200
2:	8	3	2	2	Unfurnished	\$2,027	\$16,217	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 264 - Fontana area
- San Bernardino County
- Parcel # 0191241360000

Michael Lembeck

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

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: TR23104081

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