

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	EV22210374	S	3153 Triumph LN	ONT	686	STD	4	\$72,540		\$1,250,000.↓	\$312.50	4000	1985/EST	11,920/0.2736	N	4	12/05/22	6/6
2	IV22127520	S	12222 Kiowa RD	APPV	APPV	STD	4	\$67,200	7	\$720,000.↓	\$202.93	3548	1984/ASR	18,212/0.4181	N	4	12/07/22	111/111
3	WS22239000	S	889 N Laurel AVE	UPL	690	STD	18	\$0		\$3,680,000.↓	\$273.18	13471	1962/PUB	22,443/0.5152	N	0	12/09/22	2/2

Closed • **Quadruplex**

List / Sold:

\$1,450,000/\$1,250,000 ↓

6 days on the market

Listing ID: EV22210374

3153 Triumph Ln • Ontario 91764

4 units • \$362,500/unit • 4,000 sqft • 11,920 sqft lot • \$312.50/sqft • Built in 1985

North on Shelby, West on Triumph



Great investment opportunity in an excellent location! Live in one unit and receive rental income from the others or rent them all out. Two-story building with all units having new metal roll-up two-car attached garages. New double pane windows throughout, new hot water heaters, nicely painted and very well maintained. Separate electric and gas meters, and each unit has its own laundry hook ups. Close to schools, freeway, shopping, restaurants, public transportation, schools and more!

Facts & Features

- Sold On 12/05/2022
- Original List Price of \$1,450,000
- 1 Buildings
- 4 Total parking spaces
- \$374 (Estimated)
- Laundry: In Garage
- \$72540 Gross Scheduled Income
- \$59488 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,052
- Electric: \$284.00
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense: \$468
- Other Expense Description: HOA Fee

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,715	\$1,715	\$2,800
2:	1	2	1	2	Unfurnished	\$1,350	\$1,350	\$1,800
3:	1	2	1	2	Unfurnished	\$1,600	\$1,600	\$1,800
4:	1	3	2	2	Unfurnished	\$1,380	\$1,380	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- \$39 HOA dues Monthly

- 686 - Ontario area
- San Bernardino County
- Parcel # 0210411190000

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: EV22210374

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Closed •

List / Sold: **\$720,000/\$720,000** ↓

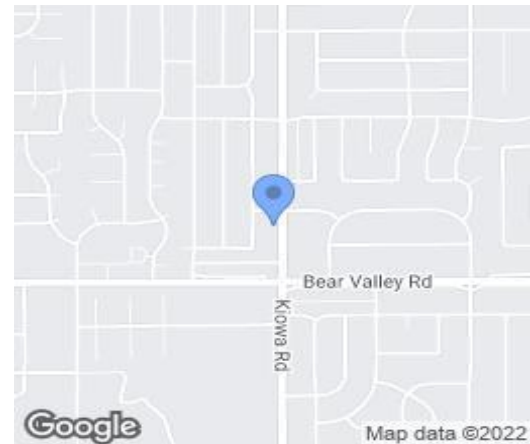
12222 Kiowa Rd • Apple Valley 92308

111 days on the market

**4 units • \$180,000/unit • 3,548 sqft • 18,212 sqft lot • \$202.93/sqft •
Built in 1984**

Listing ID: IV22127520

15 Fwy, Exit Bear Valley Rd go East, North on Kiowa Rd



The Kiowa Apartments are located at the major cross streets of Bear Valley Road and Kiowa Road. The property is composed of all 2 bedroom / 1 bath units that are approximately 887 sqft. 100% Rent Collections. The tenants are awarded with garage parking, additional storage, private patios, central air and heat. The Kiowa Apartments are located just minutes from Desert Valley Hospital which is one of the top accredited hospitals in the nation and Victor Valley College. The centralized location offers many advantages, convenient public transportation, close proximity to schools, shopping, and employment. The property is blocks away from major retail centers such as the Hi Desert Plaza and the Jess Ranch Marketplace. Apple Valley is just minutes from the Cajon Pass, providing a minimal commute time to the nearby Ontario, San Bernardino, and Riverside areas. The growing population has prompted an increase in business growth throughout the city. This apartment community has been well maintained throughout ownership. The current owner does updates and improvements on a scheduled basis. The repairs and maintenance of the property and ground have been done as necessary, on time, and without deferring maintenance. The condition of the property offers prospective buyers an asset that will require very minimal maintenance for decades to come. **Owner is also selling 13340 & 13360 Navajo Rd. Apple Valley (MLS#: IV22132510 & IV22132518).

Facts & Features

- Sold On 12/07/2022
- Original List Price of \$740,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Central Air
- \$1,019 (Estimated)
- Laundry: In Garage
- Cap Rate: 6.74
- \$67200 Gross Scheduled Income
- \$48496 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,688
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,285
- Cable TV: 00556252
- Gardener:
- Licenses:
- Insurance: \$1,250
- Maintenance: \$3,259
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,496
- Other Expense: \$850
- Other Expense Description: Admin

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$825	\$825	\$1,400
2:	1	2	1	1	Unfurnished	\$850	\$850	\$1,400
3:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,400
4:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,400

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 3087249150000

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 • [Apartment](#)

List / Sold:

\$3,680,000/\$3,680,000 ↓

2 days on the market

Listing ID: WS22239000

889 N Laurel Ave • Upland 91786

18 units • **\$204,444/unit** • **13,471 sqft** • **22,443 sqft lot** • **\$273.18/sqft** •
Built in 1962

South of W Foothill Blvd, West of Euclid Ave



This 18-unit well maintained apartment is located in Upland, a beautiful City in the Southern California Inland Empire. Rents are below market and it has an easy upside potential.

Facts & Features

- Sold On 12/09/2022
- Original List Price of \$3,870,000
- 1 Buildings
- Levels: Two
- 16 Total parking spaces
- 16 Total carport spaces
- \$0 (Unknown)
- Laundry: Common Area
- 17 electric meters available
- 17 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02194387
- 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:	5	3	2	0	Unfurnished	\$0	\$0	\$0
2:	6	2	1	0	Unfurnished	\$0	\$0	\$0
3:	4	1	1	0	Unfurnished	\$0	\$0	\$0
4:	3	0	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 17
- Gas Meters: 17
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 690 - Upland area

- San Bernardino County
- Parcel # 1046042010000

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:** WS22239000

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