

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	Grg Spcs	Date	DOM/CDOM
1	WS20199798	S	17528 CourtStreet	FONT	264	STD	2	\$53,160		\$838,200 	\$217.32	3857	2020/BLD	18,300/0.4201	4	02/04/21	20/20
2	IV20210798	S	924 Columbia ST #1 & 2	REDL	268	REO	2	\$0		\$521,000 	\$290.09	1796	2020/EST	6,089/0.1398	3	02/01/21	1/1
3	20655348	S	10285 Poulsen Ave	MCLR	685	STD	2			\$950,000				8,105	4	02/03/21	36/36
4	JT20121324	S	6366 Fortuna AVE	YCCV	DC552	STD	2	\$1,550		\$220,000 	\$119.83	1836	1986/ASR	7,200/0.1653	1	02/05/21	43/43
5	CV20228160	S	321 E F ST	ONT	686	STD	3	\$60,600		\$707,300 	\$301.24	2348	1953/OTH	8,554/0.1964	2	02/04/21	59/59
6	IV20199960	S	3124 Jaguar WAY	ONT	686	STD	4	\$74,400		\$1,125,000 	\$284.81	3950	1990/ASR	9,864/0.2264	2	02/03/21	31/31
7	IV20242576	S	751 Upton DR	BSTW	BSTW	STD	4	\$33,000		\$305,000 	\$96.95	3146	1968/ASR	8,625/0.198	0	02/02/21	11/11
8	JT20235409	S	7412 Cherokee TRL	YCCV	DC521	STD	6	\$58,932	5	\$699,000	\$148.22	4716	1972/ASR	19,000/0.4362	0	02/01/21	25/25

Closed • **Single Family Residence**

List / Sold: **\$838,200/\$838,200** ↑

17528 CourtStreet • Fontana 92336

20 days on the market

2 units • **\$419,100/unit** • **3,857 sqft** • **18,300 sqft lot** • **\$217.32/sqft** •
Built in 2020

Listing ID: WS20199798

east of Tamarind Ave



Great income property, must see! Two new beautiful separate one-story houses located in convenient Fontana location. Both house build in the year of 2020. Main house (back house) has 2657 square feet living area and 498 square feet attached 2-cars garage access to the house. This house has 4 large bed rooms and 3 1/2 bath rooms. Two of the bed rooms are master bedrooms with large walk-in closet. Kitchen is full open to dining room and family room, living room with a gas fireplace, large laundry room, high ceiling (10'), laminate wood flooring throughout, tile flooring in kitchen bathrooms and laundry room, corian counters and solid hard wood cabinets in both kitchen and bathrooms, tank-less water heater, 2 separate A/C units one for all bed rooms and the other for the other rooms, beautiful and large front and back yards. Concrete block wall and iron gate separate two houses. The front house has 1200 square feet living area and 465 square feet attach 2-cars garage with laundry hook up access access to the house. This house has 3 bed rooms and 2 bathrooms, two of these bedrooms can use as master bedroom, kitchen is full open to living room and dining room, 10' high ceiling, granite counters and solid hard wood cabinets and tile floor in both kitchen and bathrooms, laminate wood flooring throughout, central A/C, tankless water heater, large front and back yards. Both house copper plumbing, separate electric gas and water meters, and much more....

Facts & Features

- Sold On 02/04/2021
- Original List Price of \$838,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, SEER Rated 13-15
- Heating: Central, Natural Gas, High Efficiency
- Laundry: In Garage
- \$53160 Gross Scheduled Income
- \$53160 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Two Masters, Utility Room, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Dishwasher, Electric Oven, Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Tankless Water Heater, Water Line to Refrigerator
- Other Interior Features: Copper Plumbing Full, Granite Counters, High Ceilings, Open Floorplan

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level with Street, Lot 10000-19999 Sqft, Level, Sprinkler System, Sprinklers Drip System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01411306
- Gardener:
- Licenses:
- Insurance: \$2,100
- 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	3	2	Unfurnished	\$1,930	\$23,160	\$2,000
2:	1	4	3	2	Unfurnished	\$2,500	\$30,000	\$3,200

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
- 264 - Fontana area
- San Bernardino County
- Parcel # 0190301670000

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

CUSTOMER FULL: Residential Income LISTING ID: WS20199798

Printed: 02/07/2021 7:34:18 PM

Closed • DuplexList / Sold: **\$499,000/\$521,000** ↑**924 Columbia St # 1 & 2 • Redlands 92374****1 days on the market****2 units • \$249,500/unit • 1,796 sqft • 6,089 sqft lot • \$290.09/sqft • Built in 2020****Listing ID: IV20210798****GPS**



NEED A DUPLEX?! You've found it: 924 Columbia Street, Redlands is now accepting offers. This is a duplex with unit "1" & unit "2". Both have separate electrical and gas meters and share the same water. Unit "1" is downstairs; it measures 1,155 square feet of living space. Its front porch area is about 70 square feet and it boasts large 2 bedrooms, 1 large bathroom, has an open concept living area with the kitchen opening to family room which has an electric fire place. Kitchen has granite counter tops, stainless steel appliances like stove, microwave, dishwasher and refrigerator and a center Island. Also, you will find a laundry area with sink & plenty of room for storage and a 2-car garage attached with direct access. Property is completely fenced. Unit "2" is upstairs and it measures 641 sqft, has 1 bedroom, 1 bathroom, A VIEW, an open concept kitchen fully equipped with stainless steel appliances, granite counter tops & a center Island too (this unit also enjoys all the same appliances). Enjoy a laundry upstairs and a one-car garage attached. Unit "1 & 2" share the same garage which has space for three cars and measures 641 square feet. You are also able to park 3 more cars in the rear parking area which is fenced. No neighbors in the back. Property backs up to an alley. Enjoy a lush green front yard which is fenced for your privacy and convenience. Both units have central heating and air as well as separate meters. This is a BRAND NEW DUPLEX. Property is REO/Lender owned.

Facts & Features

- Sold On 02/01/2021
 - Original List Price of \$499,000
 - 1 Buildings
 - Levels: Two
 - 5 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - Laundry: Common Area
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available
-

Interior

- Rooms: Entry, Family Room, Kitchen
 - Other Interior Features: Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Recessed Lighting
-

Exterior

- Lot Features: Front Yard, Lawn, Level with Street, Rectangular Lot, Sprinkler System, Sprinklers In Front, Sprinklers Timer
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
 - Fencing: Excellent Condition, Wire, Wood
 - Sewer: Sewer Paid
-

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01950109
 - 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	2	Unfurnished	\$0	\$0	\$1,800
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Real Estate Owned sale
- 268 - Redlands area
- San Bernardino County
- Parcel # 0169045060000

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

Closed •

List / Sold: **\$950,000/\$950,000**

10285 Poulsen Ave • Montclair 91763

36 days on the market

2 units • \$475,000/unit • sqft • No lot size data • No \$/Sqft data • Built in

Listing ID: 20655348

Located south of the 10 freeway, the property is within a short drive of the newly redeveloped Montclair Place Mall. The properties are situated between two medical centers including the Montclair Hospital Medical Center and the Kaiser Permanente Ontario Vineyard Medical Center and are only about 6 miles from the Ontario International Airport.



We are pleased to present the opportunity to acquire 10285 Poulsen Ave and 10374 Marion Ave. 10285 Poulsen Ave was built in 2018 and consist of two (2) two-story 3Bedroom/2Bathroom single family houses. With approximately 2,800 +/- sq. ft. of total living space on 8,105 sq. ft. of land, each house has its own separate driveway, two-car garage, and enclosed private yard. Can be sold with 10374 Marion Ave, Montclair, CA 91763. With a total of four (4) units, this deal may qualify for residential financing and with below market rents and no rent control restrictions, the properties would allow a potential investor to immediately add value by bringing those rents closer to market rates.

Facts & Features

- Sold On 02/03/2021
- Original List Price of \$950,000
- 2 Buildings
- 4 Total parking spaces
- \$39391 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$14,153
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

- 685 - Montclair area
- San Bernardino County
- Parcel # 1010353210000

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

CUSTOMER FULL: Residential Income LISTING ID: 20655348

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Closed • Duplex

List / Sold: **\$215,000/\$220,000** ↓

6366 Fortuna Ave • Yucca Valley 92284

43 days on the market

2 units • **\$107,500/unit** • **1,836 sqft** • **7,200 sqft lot** • **\$119.83/sqft** •
Built in 1986

Listing ID: JT20121324

Intersects 29 Palms Hwy.



INVESTOR SPECIAL! 2 units located in the neighborhood of Paradise in Yucca Valley. Each unit has it's own individual garage, laundry, and yard. All units are currently occupied and on month to month leases.

Facts & Features

- Sold On 02/05/2021
- Original List Price of \$225,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- Laundry: In Garage
- \$1550 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01375978
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$750	\$750	\$0
2:	1	2	1	1	Unfurnished	\$800	\$800	\$0

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
- Rent Controlled
- DC552 - Paradise Area area
- San Bernardino County
- Parcel # 0601171050000

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

CUSTOMER FULL: Residential Income LISTING ID: JT20121324

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Closed • Triplex

List / Sold: **\$735,000/\$707,300** ↓

321 E F St • Ontario 91764

59 days on the market

**3 units • \$245,000/unit • 2,348 sqft • 8,554 sqft lot • \$301.24/sqft •
Built in 1953**

Listing ID: CV20228160

Cross Streets are Sultana and F Street



Beautiful triplex located in one of Ontario's most desirable neighborhoods! This triplex is nestled on a quiet, tree lined street in a family friendly neighborhood nearby to dining, shopping, schools & just a few minutes drive to Ontario Airport. All three homes are turn key & have been recently upgraded with beautiful finishes. Each home is currently occupied by tenants. Property Addresses are: 321 East F Street, 321 1/2 East F Street & 323 East F Street. The front home features 3 bedrooms, 1 bathroom & has two bonus rooms!! The 2nd home features a studio home with 1 bathroom. The 3rd home features 2 bedrooms, 1 bathroom. Each home is equipped with a kitchen & the front & rear homes have a laundry room inside of the home. All 3 homes have private, beautifully landscaped yards. There are 2 separate driveways present on this property & 2 garages. The rear driveway is gated & can be accessed from the rear alley. Each home has separate utility meters for gas & electric. Each home has a separate water heater. All 3 homes have been very well maintained. Appointment is required to tour this property. ** Please use address 321 East F Street, Ontario, CA for directions to located the home. Buyers to do their due diligence to verify accuracy of the square footage of each unit and the lot size.**

Facts & Features

- Sold On 02/04/2021
- Original List Price of \$735,000
- 3 Buildings
- Levels: One
- 12 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Individual Room, Inside, See Remarks
- \$60600 Gross Scheduled Income
- \$56081 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Main Floor Master Bedroom, Office, Sun, Workshop
- Floor: Carpet, Vinyl
- Appliances: Gas Oven, Gas Water Heater, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Landscaped, Lawn, Near Public Transit, Park Nearby, Patio Home, Sprinklers In Front, Sprinklers In Rear, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,333
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01812614
- Gardener:
- Licenses:
- Insurance: \$880
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	3	1	1	Unfurnished	\$1,500	\$1,500	\$2,100
2:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$1,750
3:	1	1	1	0	Unfurnished	\$800	\$800	\$1,200

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 2
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 686 - Ontario area
- San Bernardino County
- Parcel # 1048371110000

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

Closed • **Quadruplex**

List / Sold:

\$1,300,000/\$1,125,000 ↓

31 days on the market

Listing ID: IV20199960

3124 Jaguar Way • Ontario 91764

**4 units • \$325,000/unit • 3,950 sqft • 9,864 sqft lot • \$284.81/sqft •
Built in 1990**

Haven to Inland Empire blvd to Turner



This is the perfect investment opportunity with a fully occupied building in the highly desirable area of Ontario. This building is located at the end of the cut-de-sac, giving each unit front door to street access. All units are two story. Units A and D are both 3 bedrooms, 2.5 baths and have patios. Units B and C are both 2 bedrooms, 1.5 baths with balconies. Each unit has an attached two car garage with direct access and washer and dryer hookups. From the moment you enter, you are greeted with large living area, dining area and kitchen. Upstairs you will find bedrooms and additional bathroom(s). Close to Ontario International Airport, Ontario Mills, Toyota Center, schools, shopping and freeway access. Do not let this opportunity pass you by!

Facts & Features

- Sold On 02/03/2021
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$74400 Gross Scheduled Income
- \$51584 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Living Room, Master Bathroom, Master Bedroom
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Gas Oven
- Other Interior Features: Formica Counters, Granite Counters, High Ceilings

Exterior

- Lot Features: Front Yard, Landscaped, Lawn
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,816
- Electric: \$456.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01121690
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 3420
- Water/Sewer: \$5,400
- Other Expense: \$840
- Other Expense Description: OHAssoci

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$19,800	\$1,650	\$1,650
2:	1	2	2	2	Unfurnished	\$17,400	\$1,450	\$1,450
3:	1	2	2	2	Unfurnished	\$17,400	\$1,450	\$1,450
4:	1	3	3	2	Unfurnished	\$19,800	\$1,650	\$1,650

Of Units With:

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

- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard sale
- \$70 HOA dues Monthly

- 686 - Ontario area
- San Bernardino County
- Parcel # 0210411460000

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

CUSTOMER FULL: Residential Income LISTING ID: IV20199960

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Closed •

List / Sold: **\$320,000/\$305,000** ↓

751 Upton Dr • Barstow 92311

11 days on the market

4 units • \$80,000/unit • 3,146 sqft • 8,625 sqft lot • \$96.95/sqft •

Listing ID: IV20242576

Built in 1968

FROM 1-15 EXIT 183 TURN R. ONTO CA-247 S BARSTOW RD L.WINDY PASS, R.MURIEL DR,L.MURIEL PASS,R. UPTON



GREAT INVESTMENT OPORTUNITY TO OWN A 4 PLEX AT A GREAT PRICE

Facts & Features

- Sold On 02/02/2021
- Original List Price of \$320,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: See Remarks
- \$33000 Gross Scheduled Income
- \$28400 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$4,600
- Electric: \$50.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01933726
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	1	Unfurnished	\$1,555	\$650	\$550

Of Units With:

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

Additional Information

- Standard sale
- BSTW - Barstow area
- San Bernardino County
- Parcel # 0183431090000

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

CUSTOMER FULL: Residential Income LISTING ID: IV20242576

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Closed • **Apartment**

List / Sold: **\$699,000/\$699,000**

7412 Cherokee Trl • Yucca Valley 92284

25 days on the market

6 units • **\$116,500/unit** • **4,716 sqft** • **19,000 sqft lot** • **\$148.22/sqft** •
Built in 1972

Listing ID: JT20235409

Hwy 62 East, right on Cherokee Trail, property is the the right.



Rare 6-Plex within walking distance of Frontier Café and revitalized Old Town. Short drive to Pioneertown and renown Pappy & Harriet's. Close to Joshua Tree and National Park. Fully occupied, excellent investment. Updated. Each unit has its own carport and patio. Ideal opportunity for investor searching for an under-utilized rising market where demand for rental properties has outpaced availability. With quickly rising rents in area, a prudent investor over time could possibly increase rents by 25% on par with some similar units in the area, allowing buyer to realize a 7% capitalization rate and possible 30% internal rate of return over a five year period (buyer to check).

Facts & Features

- Sold On 02/01/2021
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- Cap Rate: 5.05
- \$58932 Gross Scheduled Income
- \$35285 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Dishwasher, Gas Range

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,647
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$720
- Cable TV: 02063913
- Gardener:
- Licenses:
- Insurance: \$2,272
- Maintenance: \$1,654
- Workman's Comp:
- Professional Management: 4715
- Water/Sewer: \$2,755
- Other Expense: \$1,200
- Other Expense Description: Misc/Res

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$767	\$767	\$1,075
2:	1	2	1	0	Unfurnished	\$820	\$820	\$1,075
3:	1	2	1	0	Unfurnished	\$788	\$788	\$1,075
4:	1	2	1	0	Unfurnished	\$895	\$895	\$1,075
5:	1	2	1	0	Unfurnished	\$853	\$853	\$1,075
6:	1	2	1	0	Unfurnished	\$788	\$788	\$1,075

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 6

- Carpet:
- Dishwasher: 6
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- DC521 - Central West area
- San Bernardino County
- Parcel # 0586291010000

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

CUSTOMER FULL: Residential Income LISTING ID: JT20235409

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