

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	TR24003669	S	934 W F ST	CLTN	273	NOD	2	\$1		\$435,000 	\$334.62	1300	1946/ASR	10,500/0.241	N	0	02/14/24	14/14
2	EV23224533	S	1705 Virginia DR	CLTN	273	STD	2	\$24,000		\$600,000 	\$381.68	1572	1943/ASR	5,940/0.1364	N	0	02/12/24	20/20
3	CV23149513	S	662 E El Morado CT	ONT	686	STD	2	\$42,600		\$775,000 	\$504.56	1536	1938/ASR	6,720/0.1543	N	2	02/13/24	136/136
4	OC24006084	S	825 E Fredricks ST	BSTW	BSTW	STD	2	\$0		\$190,000 	\$119.65	1588	1953/PUB	6,534/0.15	N	2	02/14/24	14/14
5	IV23226438	S	21186 Sitting Bull RD	APPV	APPV	STD	3	\$35,340		\$600,000	\$233.46	2570	1980/ASR	18,000/0.4132	N	4	02/13/24	29/29
6	P1-14239	S	117 E 16th ST	SB	274	STD	4	\$42,300		\$660,000 	\$200.18	3297	1953	7,950/0.18	N	4	02/14/24	152/152
7	PW23205975	S	16266 Viho RD	APPV	APPV	STD	4	\$91,500		\$1,035,000 	\$246.43	4200	1985/ASR	22,555/0.5178	N	4	02/13/24	72/72

Closed • Duplex

List / Sold: **\$550,000/\$435,000** ↓

934 W F St • Colton 92324

14 days on the market

2 units • **\$275,000/unit** • **1,300 sqft** • **10,500 sqft lot** • **\$334.62/sqft** •
Built in 1946

Listing ID: TR24003669

On N Ranch Ave go West, make a right on W G St, Make a left on W F St.



Calling All Investors. Reduced Price for a quick sale. Investment Opportunity. Duplex in Colton, CA, 2 Bedrooms 1 Bathroom each one, Big lot over 10,000 Sq Ft enough to add an extra unit or DU. Garage was converted to a third bedroom in Front Unit. The units are close to Arrowhead Regional Medical Center, Colton Middle School, San Bernardino Valley College, and 10 and 215 Freeways. Sellers are motivated. Properties need improvements great opportunity for fix and flip.

Facts & Features

- Sold On 02/14/2024
- Original List Price of \$600,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,250 (Estimated)
- Laundry: See Remarks
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- 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	\$1	\$1
2:	1	2	1	0	Unfurnished	\$1	\$1	\$1

Of Units With:

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

Additional Information

- Notice Of Default sale
- Buyer Agency Compensation: 2%

- 273 - Colton area
- San Bernardino County
- Parcel # 0274192340000

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: TR24003669

Printed: 02/18/2024 11:11:18 AM

Closed • Duplex

List / Sold: **\$599,999/\$600,000** ↑

1705 Virginia Dr • Colton 92324

20 days on the market

**2 units • \$300,000/unit • 1,572 sqft • 5,940 sqft lot • \$381.68/sqft •
Built in 1943**

Listing ID: EV23224533

Mt. Vernon Ave. to E. Johnston St. to Virginia Dr.



This charming, well-kept duplex features 2 detached units, the front unit is a 3 BR/1 BA, the rear unit a 2 BR/1 BA. The front unit underwent renovations two years ago to include a new composition roof, new dual pane windows, and fresh exterior paint. Both units offer practical amenities such as neutral tile flooring, ceiling fans, wood blinds, and window A/C units. The kitchens in each unit feature Formica countertops, stainless steel sinks, and gas ranges. Each unit has its own full bath, both with updated vanities and shower/tub combos. The front unit has a rear covered patio complete with washer and dryer hookups, the rear unit boasts its own outdoor laundry room, private outdoor patio, and gated dog run. The units have separate gas and electric meters, the current owner pays water and trash. There is a shared driveway that runs the length of the property as well as off-street parking. Conveniently located to nearby Valley College, shopping, and freeway access.

Facts & Features

- Sold On 02/12/2024
- Original List Price of \$599,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Individual Room, Outside
- \$24000 Gross Scheduled Income
- \$21960 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Tile
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s), Formica Counters

Exterior

- Lot Features: Front Yard, Level with Street, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Stucco Wall
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,040
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,040
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,100	\$1,100	\$2,000
2:	1	2	1	0	Unfurnished	\$900	\$900	\$1,700

Of Units With:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 273 - Colton area
- San Bernardino County
- Parcel # 0160182330000

Michael Lembeck

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Closed • Duplex

List / Sold: **\$779,000/\$775,000** ↓

662 E El Morado Ct • Ontario 91764

136 days on the market

**2 units • \$389,500/unit • 1,536 sqft • 6,720 sqft lot • \$504.56/sqft •
Built in 1938**

Listing ID: CV23149513

Corner of Campus & El Morado - S/H St and W/Campus Ave



Brand new roof just installed on this nice duplex with a super location located on a corner lot in Ontario. Great curb appeal & nicely landscaped with automatic sprinklers. Fantastic income opportunity with huge potential. Great for investors or first time buyers to live in one unit & rent out the other unit. Each unit has 2 bedrooms, 1 bathroom and its own garage with their own drive-way and gate. The garage for each unit is a detached one car garage with metal garage doors. #1) Unit #662 is a nice single story home with approx. 580 sq.ft. of living space, 2 bedrooms & remodeled ¾ bathroom plus the remodeled kitchen with Granite countertops, newer cabinetry, gas stove & dining area, living area off the entry way, some carpeting, tile & original hardwood flooring, crown molding, ceiling fans and wall A/C- heater. The one car detached garage with washer/dryer hook-ups in the garage. Also provides approx. 4 parking spaces for this unit). #2) Unit #664 is the larger nice unit with approx. 956 sq.ft. of living space, 2 bedrooms & 1 remodeled full bathroom, remodeled kitchen with Granite counter tops, newer cabinetry, built-in microwave, dishwasher & gas stove, dining area/room, living room, some carpeting, tile & original hardwood flooring, recessed lighting, ceiling fans, mirror closet doors, indoor laundry area, A/C & forced central heating. One detached car garage plus approx. 3 parking spaces for this unit. Additional 200 sq.ft. covered deck area to enjoy). Close to downtown Ontario with shopping, restaurants plus Metro-Link station and the 10 freeway providing easy freeway access.

Facts & Features

- Sold On 02/13/2024
- Original List Price of \$798,800
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Central Air, See Remarks, Wall/Window Unit(s)
- Heating: Central, See Remarks, Wall Furnace
- \$298 (Estimated)
- Laundry: In Garage, Inside, See Remarks
- \$42600 Gross Scheduled Income
- \$38401 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Laundry, Living Room, See Remarks
- Floor: Carpet, See Remarks, Tile, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s), Crown Molding, Granite Counters, Recessed Lighting, Storage

Exterior

- Lot Features: Corner Lot, Front Yard, Lot 6500-9999, Sprinkler System, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,199
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947193
- Gardener:
- Licenses:
- Insurance: \$871
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,608
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$2,400
2:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 686 - Ontario area
- San Bernardino County
- Parcel # 1048234120000

Michael Lembeck

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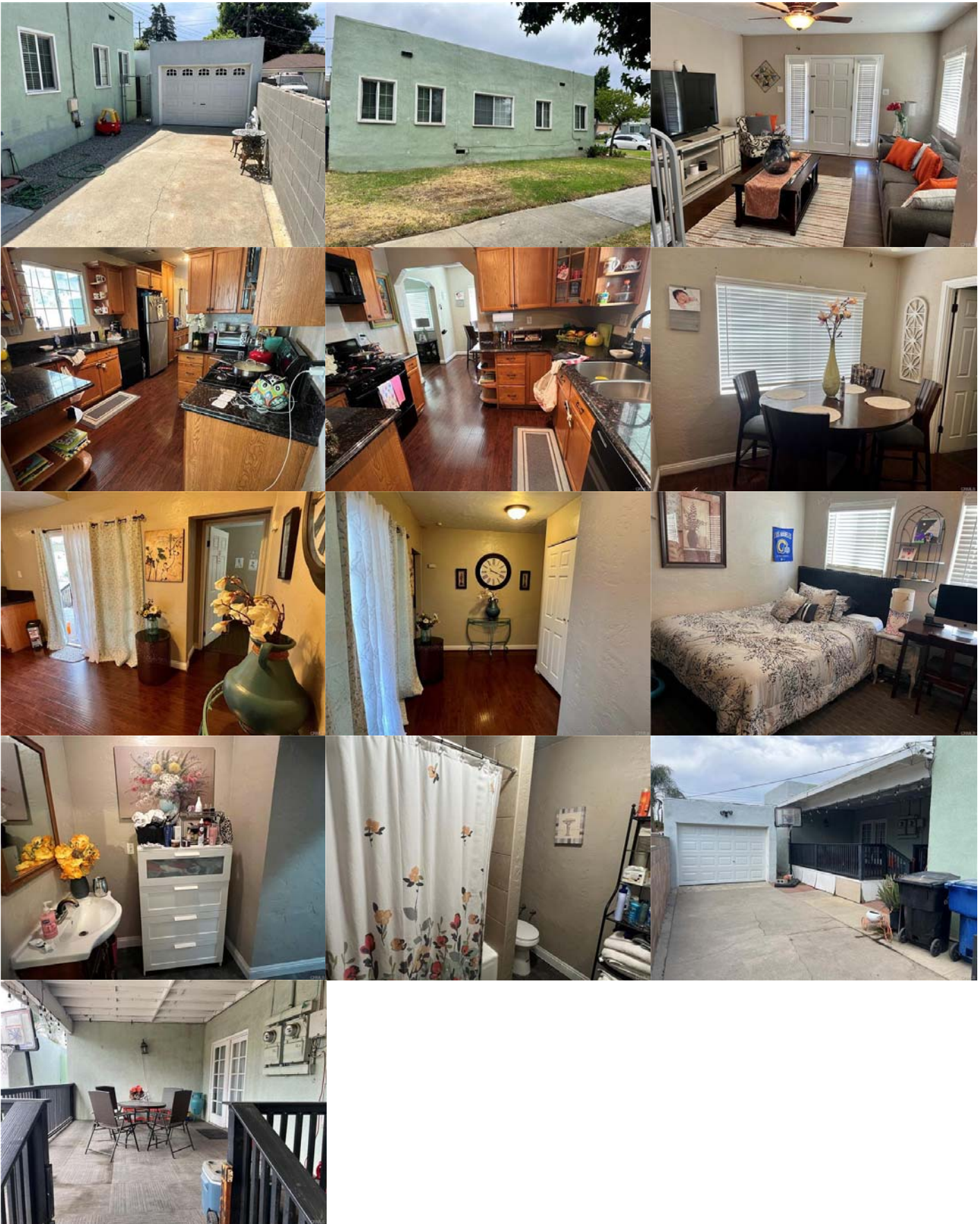
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State License #: 01875823

4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

List / Sold: **\$250,000/\$190,000** ↓

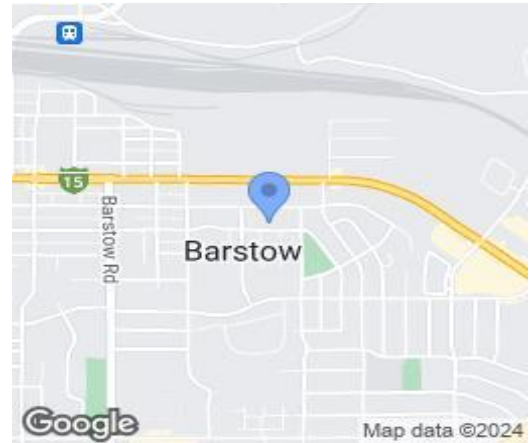
825 E Fredricks St • Barstow 92311

14 days on the market

**2 units • \$125,000/unit • 1,588 sqft • 6,534 sqft lot • \$119.65/sqft •
Built in 1953**

Listing ID: OC24006084

From Cameron Elementary School (801 Muriel Dr), Head north on Muriel Dr toward Carson St, Turn left onto Bigger St, Turn right at the 1st cross street onto Adele Dr, Continue onto E Fredricks St, Destination will be on the right.



Both units individually metered for gas/electric. Unit 1 is a 3 bed/1 bath, Unit 2 is a 2 bed/1 bath. Great investment opportunity!

Facts & Features

- Sold On 02/14/2024
- Original List Price of \$250,000
- 1 Buildings
- 2 Total parking spaces
- \$97 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard, Ranch, 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	1	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

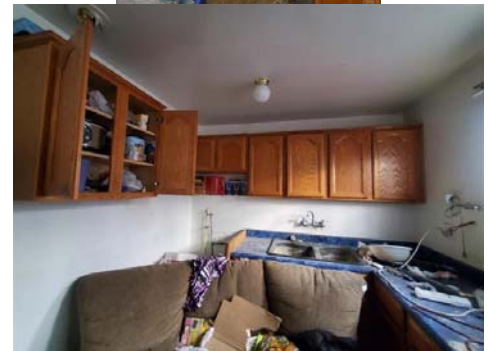
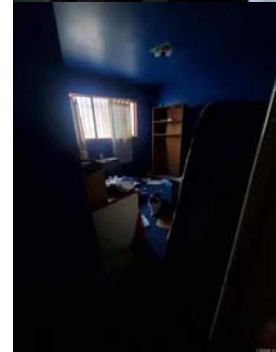
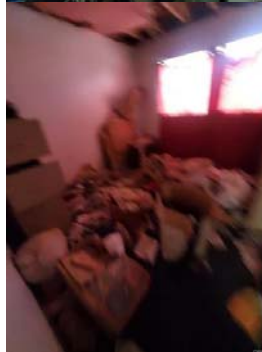
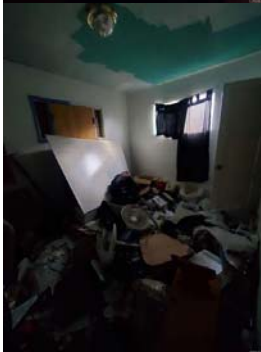
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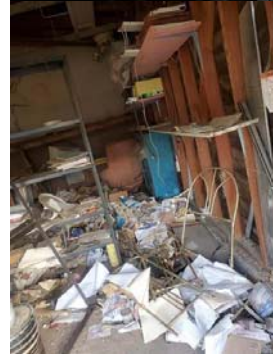
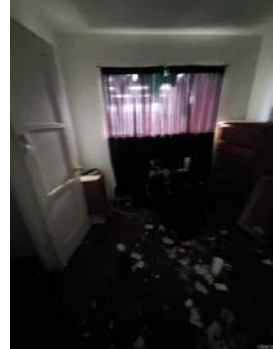
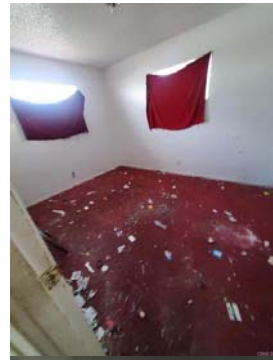
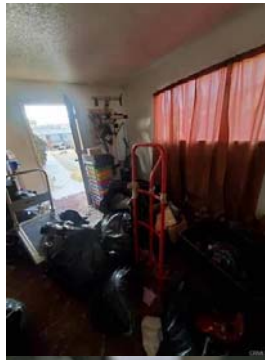
- Standard sale
- Buyer Agency Compensation: 2.5%
- BSTW - Barstow area
- San Bernardino County
- Parcel # 0181321170000

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Closed • **Triplex**

List / Sold: **\$600,000/\$600,000**

21186 Sitting Bull Rd • Apple Valley 92308

29 days on the market

**3 units • \$200,000/unit • 2,570 sqft • 18,000 sqft lot • \$233.46/sqft •
Built in 1980**

Listing ID: IV23226438

from Bear Valley, North on Kiowa, Right on Sitting Bull. On corner of Sitting Bull & Tamiani.



Standard Sale Triplex on corner lot! All 3 units are currently long term renters on month to month agreements. Please do not disturb tenants at this time.. All units have AC, 2 bedrooms, 1 bathroom, living room, kitchen with range, hood, dishwasher and garage disposal, dining area, private back yard from sliding glass door out of one bedroom, all units have their own garage plus private yards. There is a large courtyard too. Community laundry room with washer and coin operated dryer that brings in an additional \$20 to \$30 a month approx. Great opportunity, so don't miss out! Septic tank is serviced every 3 months and works great! Call JEFF STORY FOR INFORMATION. 909-322-7401

Facts & Features

- Sold On 02/13/2024
- Original List Price of \$600,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- \$0 (Unknown)
- Laundry: Community
- \$35340 Gross Scheduled Income
- \$33240 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Disposal, Gas Range, Range Hood

Exterior

- Lot Features: Corner Lot, Desert Front
- Fencing: Chain Link, Wood
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$9,066
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,333
- Cable TV: 01907520
- Gardener:
- Licenses:
- Insurance: \$2,280
- Maintenance: \$4,475
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$978
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$945	\$945	\$1,500
2:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$1,600
3:	1	2	1	1	Unfurnished	\$945	\$945	\$1,500

Of Units With:

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

- Disposal: 3

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 3087421200000

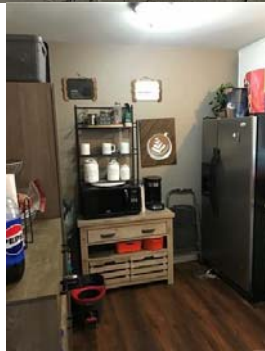
Michael Lembeck

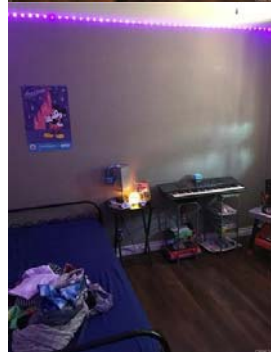
State License #: 01019397
Cell Phone: 714-742-3700

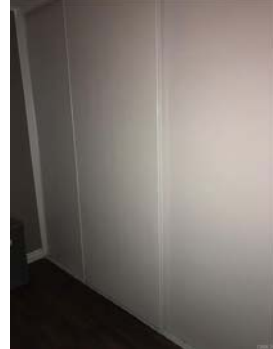
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Newport Beach, 92660

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Closed • **Quadruplex**

List / Sold: **\$675,000/\$660,000** ↓

117 E 16th St • San Bernardino 92404

152 days on the market

4 units • **\$168,750/unit** • **3,297 sqft** • **7,950 sqft lot** • **\$200.18/sqft** •
Built in 1953

Listing ID: P1-14239

On the south side of 16 Street between N. Sierra Way and Sepulveda Ave.



Fully occupied quadruplex with healthy cap rate. Stable rents for great investment opportunity. Each unit has a kitchen and living room with bedroom(s) and bathroom(s) and its own garage space. A community laundry room provides convenient washer and dryer access.====UNIT 117 is 2 bed/1 bath with 1 AC unit====UNIT 119 is 1 bed/1 bath with 2 wall AC units====UNIT 121 is 1 bed/1 bath with 2 wall AC units====UNIT 121 is 1 bed (but being used as 2 bed)/1 bath with 2 wall AC units.

Facts & Features

- Sold On 02/14/2024
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community, Dryer Included, Washer Included, Individual Room
- \$42300 Gross Scheduled Income
- \$36283 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, All Bedrooms Down, Kitchen
- Appliances: None
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wrought Iron
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,017
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,272
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,841
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,304
- Other Expense: \$600
- Other Expense Description: Cleaning

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1	Unfurnished	\$900	\$900	\$900
2:		1	1	1	Unfurnished	\$800	\$800	\$800
3:		1	1	1	Unfurnished	\$875	\$875	\$875
4:		1	1	1	Unfurnished	\$950	\$950	\$950
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

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
- Buyer Agency Compensation: 2%
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0146141530000

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Closed • **Quadruplex**

List / Sold:

\$1,005,000/\$1,035,000 ↑

16266 Viho Rd • Apple Valley 92307

72 days on the market

**4 units • \$251,250/unit • 4,200 sqft • 22,555 sqft lot • \$246.43/sqft •
Built in 1985**

Listing ID: PW23205975

Apple Valley Road, North of Hwy 18, right on Viho, units on left. Cross Street: Apple Valley Road.



Location Location Location! Welcome to the Upper Knolls, arguably the most sought-after area of Apple Valley and the entire High Desert. We've got a fantastic opportunity that's perfect for investors and dreamers alike – an easy-to-own and manage four-unit apartment building that's more than just a set of apartments; it's an invitation to a lifestyle. As you step into this charming building, you'll find four individual 2 bedroom, 2 bath apartments, each with its own unique character. Step into either of the master suites, and you'll immediately notice the walk-in closets along with built-in linen closets and private full bathrooms. It's like having your own personal oasis. With the bedrooms thoughtfully separated by the living room, you and your housemates can enjoy the much-desired privacy that makes apartment living feel like home. The U-shaped kitchens are perfect for culinary creativity. The open design allows you to interact with your guests while preparing meals. And in the corner of the living room, you'll find a working gas furnace – cozy and efficient, perfect for those cooler evenings. If you're in one of the two upper units, you're in for a special treat. A glass door slider opens to a shaded balcony, your own private haven to sip your morning coffee or watch the stars at night. And at the opposite end of the living area, there's a grand 15'x15' entertainment deck, where you can soak in the breathtaking views high up in Apple Valley Upper Knolls. It's a view you'll never tire of. Rest easy the owners have recently spent \$20,000 in updates to these decks. Practicality meets convenience with secured one-car garages with automatic openers for all the units. All the units also have a parking spot in the driveway. No more hunting for parking when you come home after a long day. Plus, each unit comes with a washer-dryer combo unit, making laundry day a breeze. Now, let's talk investment potential. With four units at your disposal and the potential to add another 3 units to the lot, you have the opportunity to live in one unit and rent out the others. It's a fantastic way to offset your mortgage and create a source of passive income. The Upper Knolls is a sought-after location, and with \$200,000 spent on recent updates like fresh new paint, updated flooring, newer windows, and one unit completely remodeled with new cabinets and Quartz counters, these apartments have broad appeal to a wide range of tenants.

Facts & Features

- Sold On 02/13/2024
 - Original List Price of \$995,000
 - 1 Buildings
 - Levels: Two
 - 8 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$1,605 (Estimated)
 - Laundry: In Closet, In Kitchen
 - \$91500 Gross Scheduled Income
 - \$85500 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available
-

Interior

- Rooms: Living Room, Walk-In Closet
 - Appliances: Dishwasher, Free-Standing Range, Range Hood
 - Other Interior Features: Balcony
-

Exterior

- Lot Features: Lot Over 40000 Sqft
 - Fencing: Wood
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$500
- Electric:
- Gas:
- Furniture Replacement:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$100
- Cable TV: 01927637
- Gardener:
- Licenses:

- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,150	\$2,150	\$2,200
2:	1	2	2	1	Unfurnished	\$1,900	\$1,900	\$2,200
3:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$2,200
4:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$2,200

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
- Buyer Agency Compensation: 1.5%
- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0473352020000

Michael Lembeck

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Citivest Realty Services, Inc

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