

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	543141	S	16627	Zenda ST	VTVL		STD	2	\$0		\$330,000↓	\$139.36	2368	1983	9,540/0.21	N	2	02/15/22	0/0	
2	IV20246163	S	391 E	Caroline ST	SB	274	STD	2	\$17,400		\$469,000↓	\$276.04	1699	1945/ASR	21,300/0.489	N	2	02/17/22	348/348	
3	TR22001029	S	16458	Spruce ST	HSP	HSP	STD	2	\$0		\$383,000↑	\$202.65	1890	1980/ASR	7,100/0.163	N	2	02/14/22	1/1	
4	CV21266562	S	79	Price ST	REDL	268	STD	4	\$86,820		\$970,000↓	\$248.08	3910	1982/ASR	16,555/0.3801	N	6	02/15/22	3/3	
5	DW21146866	S	440	Magnolia AVE	SB	274	STD	4	\$0		\$626,000↑	\$171.98	3640	1948/ASR	7,500/0.1722	N	4	02/15/22	111/111	
6	IG21151494	S	11246	Chapparal AVE	AD	ADL	STD	6	\$4,525		\$700,000↑	\$124.64	5616	1987/PUB	20,038/0.46	N	6	02/17/22	194/194	
7	EV21190838	S	25590	9th ST	SB	274	STD	7	\$120,000		\$1,285,000↓	\$160.62	8000	1946/ASR	25,812/0.5926	Y	0	02/18/22	128/128	
8	DW22023312	S	1244	Lee ST	SB	274	STD	8	\$125,316		\$1,345,000↓	\$154.30	8717	1946/PUB	36,590/0.84	N	5	02/18/22	1/1	
9	DW21208717	S	231 W	9th ST	SB	274	STD	13	\$147,180	7	\$1,800,000↑	\$172.46	10437	1962/ASR	21,900/0.5028	N	1	02/16/22	17/17	

Closed •

List / Sold: **\$360,000/\$330,000** ↓

16627 Zenda St • Victorville 92395

0 days on the market

2 units • \$180,000/unit • 2,368 sqft • 9,540 sqft lot • \$139.36/sqft •

Listing ID: 543141

Built in 1983

Cross Street: Mojave.



Listed for MLS Purposes only

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$360,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas
- \$0
- Laundry: In Garage

Interior

- Floor: Concrete
- Appliances: Oven, Dishwasher, Disposal
- Other Interior Features: Partially Furnished

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01183800
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	0	0				\$0	
2:	0	0	0				\$0	
3:	0	0	0				\$0	
4:	0	0	0				\$0	
5:	0	0	0				\$0	
6:	0	0	0				\$0	
7:	0	0	0				\$0	
8:	0	0	0				\$0	
9:	0	0	0				\$0	
10:	0	0	0				\$0	
11:	0	0	0				\$0	
12:	0	0	0				\$0	
13:	0	0	0				\$0	

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Standard sale

- San Bernardino County
- Parcel # 0477393190000

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: 543141

Printed: 02/20/2022 3:28:50 PM

Closed •

List / Sold: **\$479,000/\$469,000** ↓

348 days on the market

Listing ID: IV20246163

391 E Caroline St • San Bernardino 92408

2 units • \$239,500/unit • 1,699 sqft • 21,300 sqft lot • \$276.04/sqft •

Built in 1945

East of Waterman



2 units 3 bedroom 1 bath and 2 bedroom 1 bath.

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$499,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Individual Room
- \$17400 Gross Scheduled Income
- \$15200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 20000-39999 Sqft
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$7,487
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 00794147
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,000	\$8,400	\$12,000
2:	1	3	1	2	Unfurnished	\$1,500	\$11,400	\$19,200

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
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0283012100000

Michael Lembeck

Re/Max Property Connection

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Closed • Duplex

List / Sold: **\$380,000/\$383,000** ↑

16458 Spruce St • Hesperia 92345

1 days on the market

2 units • \$190,000/unit • 1,890 sqft • 7,100 sqft lot • \$202.65/sqft • Built in 1980

Listing ID: TR22001029

East of 2nd Ave and West of Hesperia Rd



Nice Investment duplex property located in Hesperia, each unit features 2 bedrooms and 2 bathrooms. The rear unit has a cozy fireplace for the winter months and an attached garage. Both units have new exterior paint, tile and carpet flooring, central air and heating, new garage doors, ceiling fans, recessed lighting, and washer and dryer hookups in the garage. The property is close to Fwy., and shopping centers. Do not let the investment property pass you by!

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$380,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$309 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Den, Living Room, Main Floor Bedroom
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Oven, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Formica Counters, Recessed Lighting, Track Lighting

Exterior

- Lot Features: Back Yard, Lot 6500-9999, Level, Near Public Transit, Paved, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Block, Chain Link, Good Condition
- Sewer: Private Sewer, Unknown

Annual Expenses

- Total Operating Expense: \$1,340
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$540
- Cable TV: 02053087
- Gardener:
- Licenses:
- Insurance: \$800
- 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	2	1	Unfurnished	\$0	\$0	\$1,200
2:	1	2	2	1	Unfurnished	\$0	\$0	\$1,200

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- HSP - Hesperia area
- San Bernardino County
- Parcel # 0407301100000

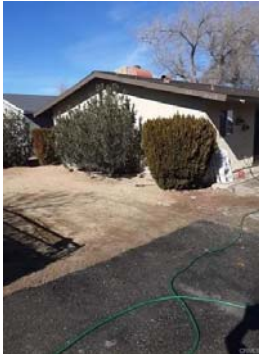
Michael Lembeck

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 •

List / Sold: **\$988,000/\$970,000** ↓

79 Price St • Redlands 92373

3 days on the market

4 units • **\$247,000/unit** • **3,910 sqft** • **16,555 sqft lot** • **\$248.08/sqft** •
Built in 1982

Listing ID: CV21266562

Brookside, Fern



4 Plex on the city of Redlands at Brookside Park. 2 are considered townhome style with small patio and washer and dryer hookups. 1 3 Bedrooms and 3 Bathroom, 2 2 Bedrooms and 1 1 Bedroom. Attached car garage. Fully rented. Close 10, 215 and 210 Freeway. HOA includes insurance for the building inside and outside, water, trash and professional management. HOA features pool and spa, tennis court, playground. Great investment for Investors. Quiet neighborhood.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$988,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,535 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Washer Hookup, Washer Included
- \$86820 Gross Scheduled Income
- \$66640 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,160
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01333814
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$20,160
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,200	\$2,200	\$2,350
2:	1	2	2	2	Unfurnished	\$1,850	\$1,850	\$2,200
3:	1	2	1	1	Unfurnished	\$1,755	\$1,755	\$2,100
4:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- \$1,552 HOA dues Monthly
- 268 - Redlands area
- San Bernardino County
- Parcel # 0292281110000

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV21266562

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Closed •

List / Sold: **\$645,000/\$626,000** ↑

440 Magnolia Ave • San Bernardino 92405

111 days on the market

**4 units • \$161,250/unit • 3,640 sqft • 7,500 sqft lot • \$171.98/sqft •
Built in 1948**

Listing ID: DW21146866

South of 215 freeway between N E St and N D St



VERY LARGE AND SPACIOUS UNITS !!! 3,640 SQUARE FOOTAGE !!! SEE COMPARABLES IN THE ARE, EACH UNIT HAS IT'S OWN INDOOR LAUNDRY , TILE ROOF, 4 ONE CAR GARAGES, PRIVATE FRONT YARD FOR THE FRONT UNITS AND BACKYARD FOR THE BACK UNITS, NOT NEED TO WORRY ABOUT COLLECTING RENT ALL TENANTS SECTION 8 , A MUST SEE!!!

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$599,999
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Level with Street, Flag Lot, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01356147
- 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	1	Unfurnished	\$895	\$0	\$0
2:	1	1	1	1	Unfurnished	\$895	\$0	\$0
3:	1	1	1	1	Unfurnished	\$775	\$0	\$0
4:	1	1	1	1	Unfurnished	\$750	\$0	\$0

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
- Rent Controlled
- 274 - San Bernardino area
- San Bernardino County

• Parcel # 0145181050000

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: DW21146866

Printed: 02/20/2022 3:28:52 PM

Closed •

List / Sold: **\$675,000/\$700,000** ↑

11246 Chapparral Ave • Adelanto 92301

194 days on the market

**6 units • \$112,500/unit • 5,616 sqft • 20,038 sqft lot • \$124.64/sqft •
Built in 1987**

Listing ID: IG21151494

West of 395 Hwy / south of Chamberlaine way



Great Income property, 6 Units 2 Bedrooms and 1 Bath each . Interior Inspection with Accepted Offer All information is deemed reliable but not guaranteed, Buyers and Buyer's Agent to do their own investigations. Buyers and Buyer's Agent is advised not to rely on the listing Information

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$675,000
- 2 Buildings
- 6 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup
- \$4525 Gross Scheduled Income
- \$4325 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,010
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$180
- Cable TV: 02039532
- Gardener:
- Licenses:
- Insurance: \$230
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$600
- 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	\$750
2:	1	2	1	1	Unfurnished	\$750	\$750	\$750
3:	1	2	1	1	Unfurnished	\$750	\$750	\$750
4:	1	2	1	1	Unfurnished	\$750	\$750	\$750
5:	1	2	1	1	Unfurnished	\$750	\$750	\$750
6:	1	2	1	1	Unfurnished	\$775	\$775	\$775

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 6
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- ADL - Adelanto area
- San Bernardino County
- Parcel # 0459611080000

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 •

List / Sold:

\$1,350,000/\$1,285,000 ↓

128 days on the market

Listing ID: EV21190838

25590 9th St • San Bernardino 92410

**7 units • \$192,857/unit • 8,000 sqft • 25,812 sqft lot • \$160.62/sqft •
Built in 1946**

From 10 East Freeway, exit Tippecanoe to 9th street, then turn right to address.



Here's your opportunity to own a high income producing property. This property is priced low to sell ASAP, so seller can complete another investment project. These seven units are sitting on two separate lots sold together or separately as two SFR. (APN 0278-131-17-000 and APN 0278-131-18-0000), plus extra space for you to drop another building. These seven units currently gross \$10,000 each month with two tenants paying slightly below market rent value. All units are occupied and no tenant fell behind through the pandemic. All units have been upgraded in the last three years and two were upgraded as recent as in March this year. Property is under excellent property management company. You are welcomed to keep the management company or use your own.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$1,499,000
- 4 Buildings
- Levels: One
- 14 Total parking spaces
- Heating: Central
- \$4,138 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$120000 Gross Scheduled Income
- \$10000 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,360
- Electric: \$4,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$5,400
- Cable TV: 01523678
- Gardener:
- Licenses:
- Insurance: \$3,360
- Maintenance:
- Workman's Comp:
- Professional Management: 11400
- Water/Sewer: \$5,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$1,200
2:	1	3	1	0	Unfurnished	\$1,350	\$1,350	\$1,400
3:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,150
4:	1	2	1	0	Unfurnished	\$1,400	\$900	\$1,200
5:	1	4	2	0	Unfurnished	\$1,800	\$1,800	\$2,000
6:	1	2	2	0	Unfurnished	\$1,500	\$1,500	\$1,500
7:	1	3	1	0	Unfurnished	\$1,700	\$1,700	\$1,700

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Drapes:
- Patio:

- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0278131170000

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: EV21190838

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Closed •

List / Sold:

\$1,400,000/\$1,345,000 ↓

1244 Lee St • San Bernardino 92408

1 days on the market

**8 units • \$175,000/unit • 8,717 sqft • .84 acre(s) lot • \$154.30/sqft •
Built in 1946**

Listing ID: DW22023312

Drive north on Tippecanoe and make a right on Lee street. The property will be on the left side.



The Lee Street Complex is for sale in the city of San Bernardino, CA. This unique property consists of five separate spacious residential buildings all sitting on one parcel. The first building is a large duplex consisting of (2) three bedroom/ two bath units. Followed by four single family homes. Each building has a large front and back yard which provides a comfortable living. All buildings are well maintained and have low maintenance costs. In addition, the Lee Street Complex is conveniently located a few steps away from a large shopping center that has a Costco, Sam's Club, Home Depot, Buffalo Wild Wings, In N Out Burger, Raising Cane's, Jack in the Box, Starbucks, Best Buy and much more! Due to the popularity of the location of the Lee Street Complex, most of the tenants are long term and fully enjoy the convenience of being close to highway 10 for easy access all across the Inland Empire.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$1,400,000
- 5 Buildings
- Levels: One
- 25 Total parking spaces
- \$3,567 (Estimated)
- \$125316 Gross Scheduled Income
- \$71463 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$47,587
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,261
- Cable TV: 01947193
- Gardener:
- Licenses:
- Insurance: \$4,070
- Maintenance:
- Workman's Comp:
- Professional Management: 7000
- Water/Sewer: \$4,261
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	18	0	5	Unfurnished	\$10,443	\$10,443	\$10,443

Of Units With:

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

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0281151320000

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: DW22023312

Printed: 02/20/2022 3:28:54 PM

Closed • **Apartment**

List / Sold:

\$1,800,000/\$1,800,000 ↑

17 days on the market

Listing ID: DW21208717

231 W 9th St • San Bernardino 92401

13 units • \$138,462/unit • 10,437 sqft • 21,900 sqft lot • \$172.46/sqft • Built in 1962

East of 215 Freeway, North of 210 Freeway.



Investors delight!! Front house is a large (1,400 square foot) 3 bedroom 2 bath with fireplace and detached 2 car garage. The 12 units are all located in the 2nd building, with 6 units on the main level and 6 units on the 2nd level. Each of the 1 bedroom/1 bath units are very large, averaging 750 square feet each. Vacancies are rare at this property, however when they have occurred, updating to the unit has coincided. Laundry room generates approximately \$400 / month. 12 covered carports are each assigned to an apartment. This property has been managed very well and is located in a highly desirable area of San Bernardino. The units are much larger than other competing apartments in the area, this property will not last!!

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: Two
- 13 Total parking spaces
- 12 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$3,463 (Estimated)
- Laundry: Community
- Cap Rate: 6.51
- \$147180 Gross Scheduled Income
- \$110769 Net Operating Income
- 13 electric meters available
- 13 gas meters available
- 1 water meters available

Interior

- Floor: Tile

Exterior

- Lot Features: Front Yard, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,640
- Electric: \$724.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,174
- Cable TV: 01356147
- Gardener:
- Licenses: 360
- Insurance: \$5,500
- Maintenance: \$4,302
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,348
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	1	Unfurnished	\$10,620	\$885	\$925
2:	2	1	1	1	Unfurnished	\$10,800	\$900	\$925
3:	1	3	2	2	Unfurnished	\$15,420	\$1,285	\$1,400
4:	2	1	1	1	Unfurnished	\$10,200	\$850	\$925

Of Units With:

- Separate Electric: 13
- Gas Meters: 13
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0140221070000

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

