

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	CV20230015	S	316 E Clark ST	REDL	268	STD	2	\$63,600	6	\$845,000	\$277.14	3049	1940/ASR	8,450/0.194	2	02/16/21	10/10
2	IV20259795	S	891 N 11th AVE	UPL	690	STD	2	\$43,200		\$445,000	\$269.70	1650	1950/ASR	6,038/0.1386	0	02/19/21	8/8
3	IG20222332	S	430 W 16th ST	SB	274	STD	3	\$31,920		\$405,000	\$486.78	832	1938/BLD	7,500/0.1722	3	02/18/21	54/54
4	TR20188452	S	2765 Conejo DR	SB	274	STD	4	\$47,100		\$600,000	\$179.86	3336	1963/ASR	8,908/0.2045	4	02/19/21	109/109
5	AR20209765	S	171 Linda WAY	UPL	690	STD	4	\$5,117		\$891,112	\$238.78	3732	1971/ASR	8,820/0.2025	0	02/17/21	92/92
6	EV20261800	S	624 E Virginia WAY	BSTW	BSTW	STD	4	\$32,800		\$315,000	\$92.87	3392	1981/ASR	9,423/0.2163	4	02/19/21	44/44
7	PW19075056	S	20305 Carlisle RD	APPV	APPV	STD	11	\$107,460	8	\$1,050,000	\$143.07	7339	1959/ASR	39,372/0.9039	1	02/19/21	610/610

Closed • Duplex

List / Sold: **\$849,900/\$845,000** ↓

316 E Clark St • Redlands 92373

10 days on the market

2 units • **\$424,950/unit** • **3,049 sqft** • **8,450 sqft lot** • **\$277.14/sqft** •

Listing ID: CV20230015

Built in 1940

Redlands Blvd and Clark



Rare Redlands Duplex 2 blocks from the vibrant Downtown Redlands. This property has been completely remodeled down to the studs with all City of Redlands permits...this property is 90% brand new! Prepare to be impressed with this truly unique duplex in the heart of Redlands. 316 E. Clark Street features a huge welcoming covered porch, 4 bedrooms, 2 baths, 10' ceilings, family room, dining room, interior laundry, and modern kitchen. Central heat/air, tankless water heater, 2 vehicle attached carport with huge deck for entertaining/relaxing. 318 E. Clark Street features 3 bedrooms, 2 baths, family room, modern kitchen, 2 car attached garage, back patio cover, and yard. 2 separate gas and electric meters, no HOA fee.

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$849,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 6.1
- \$63600 Gross Scheduled Income
- \$63600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Master Bathroom, Master Bedroom
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave, Tankless Water Heater
- Other Interior Features: Recessed Lighting, Stone Counters

Exterior

- Lot Features: Sprinklers In Front, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01157180
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	4	2	0	Unfurnished	\$0	\$0	\$3,000
2:	1	3	2	2	Unfurnished	\$0	\$0	\$2,300

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes: 0
- Patio: 2
- Ranges: 2

- Carpet: 0
- Dishwasher: 2
- Disposal: 2

- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale

- 268 - Redlands area
- San Bernardino County
- Parcel # 0171381240000

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: CV20230015

Printed: 02/21/2021 8:29:36 PM

Closed • **Single Family Residence**

List / Sold: **\$549,900/\$445,000** ↓

891 N 11th Ave • **Upland 91786**

8 days on the market

2 units • **\$274,950/unit** • **1,650 sqft** • **6,038 sqft lot** • **\$269.70/sqft** •
Built in 1950

Listing ID: IV20259795

Foothill & Campus



Charming Upland single story with a fully functional back house! Every inch of this almost 7,000 sf lot has been meticulously thought out and utilized. From the stunning curb appeal complete with white picket fence to the rear RV parking access. Inside you are greeted with tasteful updates combining the character of the past with the style of today. Elegant hardwood laminate throughout. Quartz countertops and stainless steel appliances. The backhouse features a complete kitchen, LARGE living room/bedroom and full bathroom! Located walking distance to all of your shopping amenities, Uplands prestigious Memorial park and San Antonio Hospital. Whether you're looking for multi generational living or the perfect investment property, this rare property is not one to miss!

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$549,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$43200 Gross Scheduled Income
- \$42000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry
- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$600
- 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	\$2,300
2:	1	1	1	0	Partially	\$0	\$0	\$1,300

Of Units With:

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

Additional Information

- Standard sale
- 690 - Upland area
- San Bernardino County
- Parcel # 1046114190000

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: IV20259795

Printed: 02/21/2021 8:29:38 PM

Closed • **Triplex**

List / Sold: **\$405,000/\$405,000** ↑

430 W 16th St • San Bernardino 92405

54 days on the market

3 units • **\$135,000/unit** • **832 sqft** • **7,500 sqft lot** • **\$486.78/sqft** •
Built in 1938

Listing ID: IG20222332

215 fwy & W Highland ave



Awesome Investment Opportunity! This property and 3 Units - 1st unit is a 2 bed 1 bath and the back 2 units are 1 bed 1 bath, each unit has a separate garage. Well maintained and close to Freeways and shopping areas. Units are currently lease on a month to month.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$400,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Individual Room, Inside
- \$31920 Gross Scheduled Income
- \$6504 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01853838
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$350
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	4	3	3	Unfurnished	\$2,660	\$2,660	\$2,660

Of Units With:

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

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0145131040000

Michael Lembeck
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Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: IG20222332

Printed: 02/21/2021 8:29:38 PM

Closed • **Quadruplex**List / Sold: **\$625,000/\$600,000** ↓**2765 Conejo Dr** • San Bernardino 92404**109 days on the market****4 units** • **\$156,250/unit** • **3,336 sqft** • **8,908 sqft lot** • **\$179.86/sqft** •
Built in 1963**Listing ID: TR20188452****Cross St E Date St.**

Great investment opportunity – desirable quadruplex with quality long-term potential for instant positive cash flow! Property is located on well-maintained and landscaped street close to all services including schools, shopping, parks and the 210 fwy. Large 8908 sqft lot includes 4 private/enclosed 1-car garages assigned to each unit. Unit #1 features 2bedroom and 2 bathrooms, unit #2 features 2 bedrooms 1 bathroom, unit #3 features an open floorpan with a 3bedroom 2bath layout, unit #4 features a 2bedroom 1bath. All units enjoy central AC and FAU heat. other features include recently upgraded windows, decorative exterior rock veneer, newer exterior paint and much more a must see.

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$625,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$47100 Gross Scheduled Income
- \$36313 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,737
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,825
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,150	\$1,150	\$1,600
2:	1	2	2	1	Unfurnished	\$925	\$925	\$1,500
3:	1	2	1	1	Unfurnished	\$900	\$900	\$1,100
4:	1	2	1	1	Unfurnished	\$950	\$950	\$1,100

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 # 0272111170000

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: TR20188452

Printed: 02/21/2021 8:29:39 PM

Closed •

List / Sold: **\$945,000/\$891,112** ↓

171 Linda Way • Upland 91786

92 days on the market

**4 units • \$236,250/unit • 3,732 sqft • 8,820 sqft lot • \$238.78/sqft •
Built in 1971**

Listing ID: AR20209765

8th St and Mountain Ave



Facts & Features

- Sold On 02/17/2021
- Original List Price of \$945,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Common Area
- \$5117 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01814504
- 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	2	1	Unfurnished	\$1,500	\$1,500	\$1,800
2:	1	1	1	1	Unfurnished	\$1,025	\$1,025	\$1,300
3:	2	2	2	1	Unfurnished	\$2,592	\$2,592	\$3,000

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
- 690 - Upland area
- San Bernardino County
- Parcel # 1007581180000

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** AR20209765

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Closed •

List / Sold: **\$345,000/\$315,000** ↓

624 E Virginia Way • Barstow 92311

44 days on the market

**4 units • \$86,250/unit • 3,392 sqft • 9,423 sqft lot • \$92.87/sqft •
Built in 1981**

Listing ID: EV20261800

Bartstow Rd & E Virginia Way, Same block as Food 4 Less, DMV.



Good investment opportunity. Nice 2bd 1ba w/ 1 car garage, 4-plex. These apartments have several upgrades. Excellent location. On the same block as Food4Less, Marshalls & Harbor Freight. Near public transportation & right off Hwy 15. 3 of the apts were partially updated in 2018. 2 Garages had new doors put on also.

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$345,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Community
- \$32800 Gross Scheduled Income
- \$20600 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Gas Range

Exterior

- Lot Features: Near Public Transit, Park Nearby, Paved
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,000
- Electric: \$300.00
- Gas: \$840
- Furniture Replacement:
- Trash: \$3,600
- Cable TV: 01905052
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management: 2900
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$800	\$800	\$0
2:	1	2	1	1	Unfurnished	\$750	\$750	\$0
3:	1	2	1	1	Unfurnished	\$800	\$750	\$0
4:	1	2	1	1	Unfurnished	\$800	\$800	\$0

Of Units With:

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

Additional Information

- Standard sale

- BSTW - Barstow area
- San Bernardino County
- Parcel # 0183221080000

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:** EV20261800

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Closed •

List / Sold:

\$1,200,000/\$1,050,000 ↓

610 days on the market

Listing ID: PW19075056

20305 Carlisle Rd • Apple Valley 92307

**11 units • \$109,091/unit • 7,339 sqft • 39,372 sqft lot • \$143.07/sqft •
Built in 1959**

SW corner of Carlisle Rd. & Serrano Rd. which is SE corner of major intersection of Rancherias Rd & Otoe Rd.



Investor's Delight. Excellent investment with RARE HIGH CAP RATE of 7.79% and lots of HIGHER POTENTIALS. Long term Tenants. No rent control. Property has fencing on 3 sides. Total 11 Units in 2 Separate Buildings on same Property. Ten (10) 654 sqft 1 Bd/1 Bth units with large kitchen & roomy living room, plus 3 built in furniture: kitchen table, bedroom desk!, bedroom extra chest with drawers. All located in a one-story U-shaped bldg with common court yard. One (1) 800 sqft 1Bd/1 Bth independent 11th unit in the back with attached one car garage with lots of storage locking cabinets and a work table. Uni All units are currently rented at below market rates. Income can be increased by new owner by raising rents and reconverting current storage room to laundry room. Plenty of parking spaces with 11 assigned spots & an extra 12 spaces. All newer Swamp Coolers in 9 units, 3 of the units have newer Water Heaters. Newer electric, gas, water pipes are in place. Verizon internet lines in place including Fios ready. Recent MAJOR Dollars spent for All Exterior Painting of the Whole Complex Plus Asphalt Driveway Repairs. Located in a quiet area among Large Brand New Single Homes. Close to major shopping, eateries and schools. Easy access to I-15 & 395 Freeways. These units are in the proximity of the upcoming Huge Project of Bullet Trains from Orange County to Las Vegas! DISCREET DRIVE BY ONLY. DO NOT DISTURBING TENANTS IS A MUST !

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- 23 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- Cap Rate: 7.79
- \$107460 Gross Scheduled Income
- \$85646 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Appliances: Electric Cooktop, Gas Range

Exterior

- Lot Features: 11-15 Units/Acre, Lot 20000-39999 Sqft
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,441
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,550
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,459
- Maintenance: \$600
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,910
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$810	\$9,720	\$10,200
2:	1	1	1	0	Unfurnished	\$750	\$9,000	\$10,200

3:	5	1	1	0	Unfurnished	\$795	\$47,700	\$51,000
4:	1	1	1	1	Unfurnished	\$945	\$11,340	\$11,520
5:	1	1	1	0	Unfurnished	\$780	\$9,360	\$10,200
6:	1	1	1	0	Unfurnished	\$825	\$9,900	\$10,200
7:	1	1	1	0	Unfurnished	\$870	\$10,440	\$10,200

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0441094030000

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: PW19075056

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