

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	CV23207159	S	24665 6th ST	SB	274	STD	2	\$40,800		\$525,000	\$278.51	1885	1937/ASR	6,750/0.155	N	0	02/22/24	60/60	
2	JT24016950	S	6637 Oasis AVE	29P	DC726	STD	2	\$30,000		\$287,500 	\$272.25	1056	1946/PUB	10,800/0.2479	N	0	02/23/24	4/52	
3	EV24023424	S	1417 N Pennsylvania	CLTN	273	STD	4	\$0		\$655,000 	\$159.80	4099	1964/ASR	16,615/0.3814	N	0	02/22/24	3/3	
4	EV24023357	S	1401 N Pennsylvania	CLTN	273	STD	4	\$0		\$655,000 	\$159.80	4099	1964/ASR	16,615/0.3814	N	4	02/22/24	4/4	
5	TR23187128	S	833 W 10th ST	SB	274	STD	4	\$64,140		\$795,000 	\$261.86	3036	1985/PUB	6,838/0.157	N	0	02/23/24	102/277	
6	IV24016865	S	1370 Springfield ST	UPL	690	STD	4	\$75,600		\$1,385,000 	\$343.84	4028	1964/EST	8,250/0.1894	N	4	02/21/24	5/5	
7	JT24016945	S	73648 Buena Vista DR	29P	DC726	STD	4	\$60,000		\$587,500 	\$213.33	2754	1954/PUB	12,800/0.2938	N	0	02/23/24	4/49	

Closed • Duplex

List / Sold: **\$525,000/\$525,000**

24665 6th St • San Bernardino 92410

60 days on the market

2 units • \$262,500/unit • 1,885 sqft • 6,750 sqft lot • \$278.51/sqft • Built in 1937

Listing ID: CV23207159

From Waterman Ave. turn east on 6th St.



Experience an unparalleled real estate opportunity with not one, but two beautifully renovated homes situated on a single lot, each priced at an unbeatable \$262,500. These meticulously upgraded homes showcase a host of modern features, including brand new windows, both interior and exterior paint, stunning quartz kitchen counters, and bespoke custom cabinets, adding a touch of sophistication to the living spaces. The bathrooms have been thoughtfully remodeled to ensure a blend of comfort and style. The front unit boasts an inviting living room, an accommodating dining area, a well-equipped kitchen, three generously sized bedrooms, and a meticulously designed bathroom. Additionally, there is potential for an outside laundry room, catering to your convenience and practical needs. Meanwhile, the rear unit offers a cozy living room that provides the perfect setting for relaxation, an efficient kitchen, an adjacent dining area, two well-appointed bedrooms, and a tastefully renovated bathroom. The presence of a covered porch creates an ideal space for outdoor leisure and entertainment. Both units offer a secure and private parking area behind a gated entrance, ensuring peace of mind and convenience for residents and guests alike. This unique property presents an exceptional opportunity for various living arrangements, whether you're considering rental income or a multi-generational living setup. Don't miss the chance to make these two exquisitely remodeled homes your own – book your viewing today and step into a world of comfort, convenience, and endless possibilities.

Facts & Features

- Sold On 02/22/2024
- Original List Price of \$525,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$758 (Estimated)
- Laundry: Outside, See Remarks
- \$40800 Gross Scheduled Income
- \$23255 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room
- Floor: Tile
- Appliances: Disposal, Gas Oven, Gas Range, Range Hood, Water Heater
- Other Interior Features: Quartz Counters, Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999, Rectangular Lot
- Fencing: Chain Link, Wood
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$14,145
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$1,800
- Cable TV: 01206776
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 2245
- Water/Sewer: \$1,800
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$1,800
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0279073040000

Michael Lembeck

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

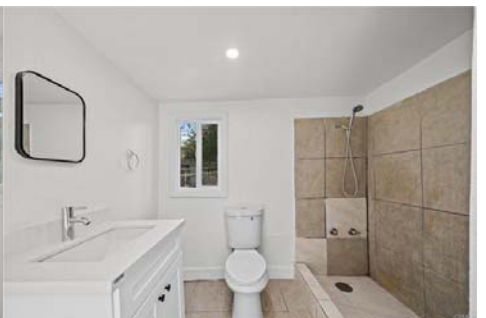
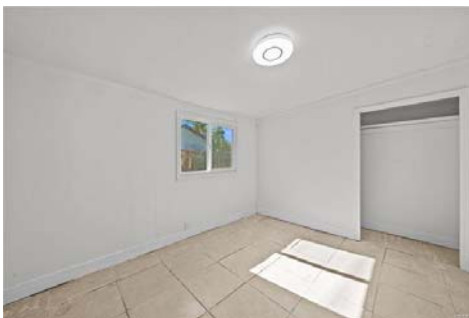
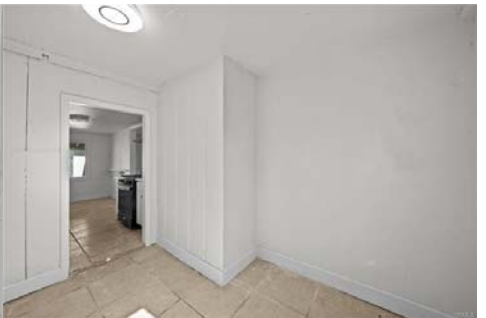
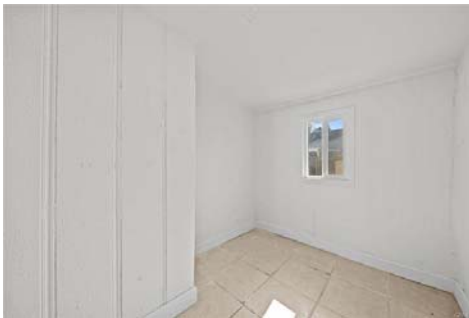
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: CV23207159

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Two separate turn-key houses on a single parcel, with no shared walls. Both units have been recently renovated - one is a two bedroom and is rented, the second is a one bedroom which was just renovated in November. It is not rented in the event a new owner chooses to live in the unit and rent the other. Both have private yards, washers and gas dryers, and are in beautiful condition with new flooring, paint, windows, counters and cabinets, bathroom fixtures, mini-splits to provide energy efficient heating and cooling, updated electrical panels, and new roofs. Pro forma rents for each unit are \$1250/month, providing pro forma gross rents of \$30,000 annually. The units are cozy and comfortable.

Facts & Features

- Sold On 02/23/2024
 - Original List Price of \$300,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$0 (Assessor)
- Laundry: Dryer Included, Washer Included
 - \$30000 Gross Scheduled Income
 - \$21950 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,050
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02071979
 - Gardener:
 - Licenses:
- Insurance: \$900
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 3000
 - Water/Sewer: \$480
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$1,250
2:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$1,250

Of Units With:

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

Additional Information

- Standard sale
- DC726 - Four Corners area

• Buyer Agency Compensation: 2.5%

• San Bernardino County
• Parcel # 0617093080000

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: JT24016950

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Closed • **Quadruplex**

List / Sold: **\$799,000/\$655,000** ↓

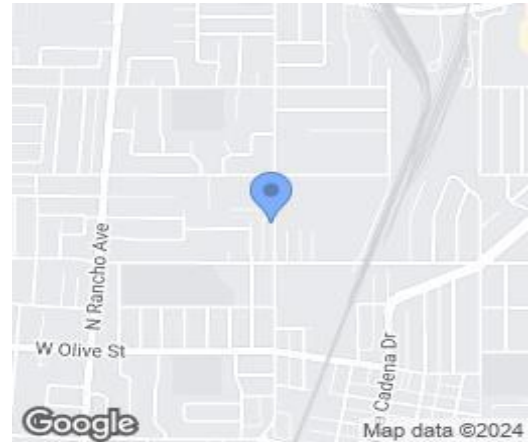
1417 N Pennsylvania • Colton 92324

3 days on the market

4 units • **\$199,750/unit** • **4,099 sqft** • **16,615 sqft lot** • **\$159.80/sqft** •
Built in 1964

Listing ID: EV24023424

Rancho exit of I-10, north to Laurel, East to Pennsylvania and go North



4-plex in neighborhood near Colton High School and many churches. Units 1417, 1419, 1421, 1423. This property must be sold with 4-plex at 1401 N. Pennsylvania, Units 1401, 1403, 1405, 1407. Properties to be sold as is. The owners do not have knowledge of who is living in the properties, nor are there any leases. Seller will not participate in eviction proceedings. Sellers have no knowledge of the configuration the the buildings as to bedrooms or baths.

Facts & Features

- Sold On 02/22/2024
- Original List Price of \$799,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- \$0 (Assessor)
- Laundry: In Carport
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00531231
- 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	0	0	0	Unfurnished	\$0	\$0	\$0
2:	1	0	0	0	Unfurnished	\$0	\$0	\$0
3:	1	0	0	0	Unfurnished	\$0	\$0	\$0
4:	1	0	0	0	Unfurnished	\$0	\$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
- 273 - Colton area

- Buyer Agency Compensation: 2.5%

- San Bernardino County
- Parcel # 0160234120000

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: EV24023424

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Closed • **Quadruplex**

List / Sold: **\$799,000/\$655,000** ↓

1401 N Pennsylvania • Colton 92324

4 days on the market

4 units • **\$199,750/unit** • **4,099 sqft** • **16,615 sqft lot** • **\$159.80/sqft** •
Built in 1964

Listing ID: EV24023357

Rancho exit from I-10, north to Laurel, East to Pennsylvania and go North



4-plex in neighborhood near Colton High School and many churches. Units 1401, 1403, 1405, 1407 This property must be sold with 4-plex at 1417 N. Pennsylvania. Units 1417, 1419, 1421, 1423. Properties are to be sold as is. The owners do not have knowledge of who is living in the properties, nor are there any leases. Seller will not participate in eviction proceedings. Sellers have no knowledge of the configuration of the buildings as to bedrooms or baths.

Facts & Features

- Sold On 02/22/2024
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 4 Total carport spaces
- \$0 (Unknown)
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00531231
- 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	0	0	1	Unfurnished	\$0	\$0	\$0
2:	1	0	0	1	Unfurnished	\$0	\$0	\$0
3:	1	0	0	1	Unfurnished	\$0	\$0	\$0
4:	1	0	0	1	Unfurnished	\$0	\$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
- Buyer Agency Compensation: 2.5%

- 273 - Colton area
- San Bernardino County
- Parcel # 0160234130000

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: EV24023357

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Closed • **Quadruplex**

List / Sold: **\$810,000/\$795,000** ↓

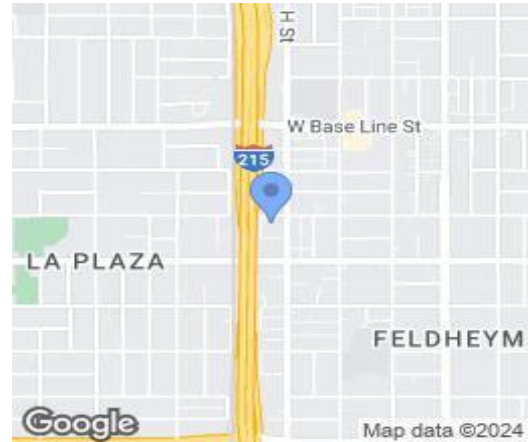
833 W 10th St • San Bernardino 92410

102 days on the market

4 units • **\$202,500/unit** • **3,036 sqft** • **6,838 sqft lot** • **\$261.86/sqft** •
Built in 1985

Listing ID: TR23187128

Take I-10 E to W Base Line St in San Bernardino. Take exit 44B from I-215 N



Great Investment Opportunity! The property has 4 separate gas and electrical meters. Each unit will have 1 designated covered carport parking space. The property is conveniently located by freeways, markets, schools, and shopping. The capitalization rate is 6.26. Please don't disturb tenants, drive by only.

Facts & Features

- Sold On 02/23/2024
- Original List Price of \$810,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 4 Total carport spaces
- \$1,754 (Estimated)
- \$64140 Gross Scheduled Income
- \$55620 Net Operating Income
- 4 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: \$12,480
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,680
- Cable TV: 02099569
- Gardener:
- Licenses:
- Insurance: \$1,400
- 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	2	1	0	Unfurnished	\$1,045	\$1,045	\$1,045
2:	1	2	1	0	Unfurnished	\$1,375	\$1,375	\$1,375
3:	1	2	1	0	Unfurnished	\$1,375	\$1,375	\$1,375
4:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,550

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
- 274 - San Bernardino area

• Buyer Agency Compensation: 1.5%

• San Bernardino County
• Parcel # 0140131090000

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: TR23187128

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Closed • **Quadruplex**

List / Sold:

\$1,370,000/\$1,385,000 ↑

5 days on the market

Listing ID: IV24016865

1370 Springfield St • Upland 91786

**4 units • \$342,500/unit • 4,028 sqft • 8,250 sqft lot • \$343.84/sqft •
Built in 1964**

Off 10 Frwy and take mountain Ave north Cross Street: W. Foothill and Mountain Ave



Great investment opportunity in the City of Upland. 4 units on the corner of a quiet neighborhood. This building consists of 4,028 sq ft and lot size of 8,250 sq ft with 4 units total. Each unit has 2 bedrooms, 1.5 bathroom and 1 garage. 3 units are single story with private patio and 1 upper unit. Building is separately metered for Electric and Gas. Tenants have the convenience of a laundry facility on the common premises – an extra income for the owner. The property sits nearby restaurants, grocery stores, parks, and schools with easy access to the Freeway I-10 and Freeway 210. Easy for travel/commuting to various destinations. Ideal choice for family lifestyle. This income property offers an excellent investment opportunity because of its prime location, building size, lot size and separate units.

Facts & Features

- Sold On 02/21/2024
- Original List Price of \$1,370,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$722 (Estimated)
- Laundry: Community
- \$75600 Gross Scheduled Income
- \$60000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,000
- Electric: \$1,800.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$840
- Cable TV: 00958723
- Gardener:
- Licenses:
- Insurance: \$1,900
- 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	2	1	1	Unfurnished	\$1,650	\$1,650	\$1,650
2:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$1,500
3:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$1,500
4:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes: 4
- Patio: 2
- Ranges: 4

- Carpet: 4
- Dishwasher: 4
- Disposal:

- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%

- 690 - Upland area
- San Bernardino County
- Parcel # 1006511120000

Michael Lembeck

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

Citivist Realty Services, Inc

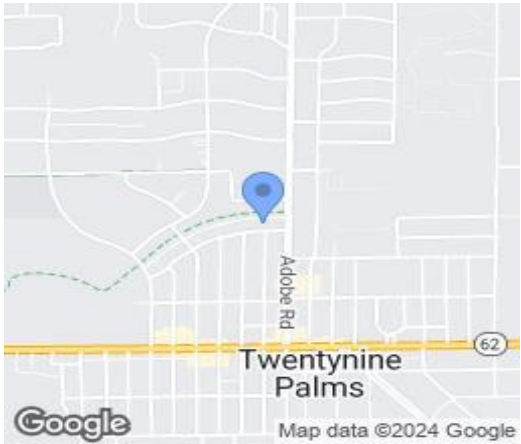
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Recently rehabbed turnkey property. All units are currently rented, and the units are fresh and clean, with new floors, paint, windows, fixtures, cabinets, counters, appliances (including stacked washer/dryers, microwaves, stoves and refrigerators) the units are cooled and heated with mini-splits, and all the bedrooms have remote controlled fans to enable warm and cool air circulation and ensure the comfort of the occupants. New blinds, new shower enclosures, new vanities, and fresh hardware make the places feel clean and new. The midcentury modern style with raised ceilings and exposed beams with windows just below the roof line provide a stylish and practical appearance to each unit. The roofs are new, too. Each unit has an enclosed yard, and three of the units have sheds for additional storage and the fourth unit has a large, private back yard. These units have proven to be very easy to rent.

Facts & Features

- Sold On 02/23/2024
 - Original List Price of \$600,000
 - 2 Buildings
 - Levels: One
 - 8 Total parking spaces
 - \$0 (Assessor)
- Laundry: Dryer Included, Gas Dryer Hookup, In Kitchen, Inside, Washer Included
 - \$60000 Gross Scheduled Income
 - \$43566 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Vinyl
- Appliances: Free-Standing Range, Gas Oven, Gas Range, Gas Cooktop, High Efficiency Water Heater, Microwave, Refrigerator, Tankless Water Heater
 - Other Interior Features: Beamed Ceilings, Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Chain Link, Wood
 - Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$16,434
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$864
 - Cable TV: 02071979
 - Gardener:
 - Licenses:
- Insurance: \$1,570
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 6000
 - Water/Sewer: \$500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$1,250	\$2,500	\$2,500
2:	2	1	1	0	Unfurnished	\$1,250	\$2,500	\$2,500

Of Units With:

- Separate Electric: 4
- Drapes: 0

- Gas Meters: 4
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0

- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC: 4

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- DC726 - Four Corners area
- San Bernardino County
- Parcel # 0618251040000

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: JT24016945

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