

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	OC22180941	S	3716 Ferndale AVE	SB	699	STD	2	\$0		\$565,000 ↓	\$234.05	2414	1965/ASR	7,425/0.1705	N	4	02/21/23	132/132
2	EV23003046	S	12196 4th ST	YUCP	269	TRUS	3	\$39,000		\$720,000 ↓	\$359.64	2002	1963/ASR	15,600/0.3581	N	1	02/22/23	24/24
3	IV22211040	S	201 W Williams ST	BSTW	BSTW	STD	3	\$0		\$354,000 ↓	\$133.79	2646	1952/ASR	13,008/0.2986	N	0	02/23/23	72/72
4	SB23022843	S	73874 S Slope DR	29P	DC726	STD	4	\$57,600	8	\$614,000 ↓	\$218.66	2808	1985/ASR	26,156/0.6005	N	0	02/24/23	4/4
5	WS23026055	S	521 N Grove AVE	ONT	686	STD	16	\$343,680	4	\$4,650,000	\$242.90	19144	1981/ASR	40,765/0.9358	N	0	02/21/23	0/0
6	WS23026014	S	949 N Vine AVE	ONT	686	STD	30	\$492,660	5	\$5,700,000	\$196.63	28988	1965/ASR	44,431/1.02	N	26	02/23/23	0/0

Closed • Duplex

List / Sold: **\$589,999/\$565,000** ↓

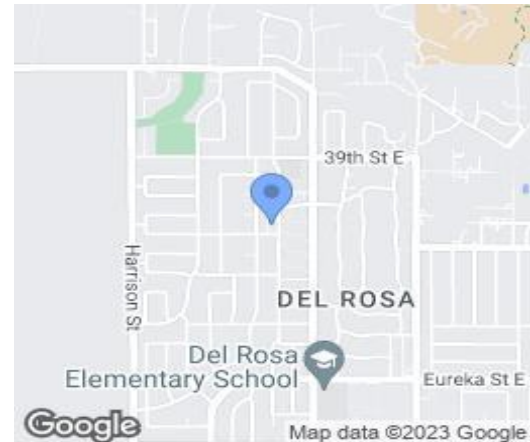
3716 Ferndale Ave • San Bernardino 92404

132 days on the market

2 units • **\$295,000/unit** • **2,414 sqft** • **7,425 sqft lot** • **\$234.05/sqft** •
Built in 1965

Listing ID: OC22180941

GPS



Beautiful 2 Story Duplex. This Property is an excellent investment opportunity for the finesse investor or newbie investor to live in one unit & rent the other unit. The Property Includes 2 units. One unit (bottom) features 1,2014sqft with 2 bedrooms 2 bathrooms 2 car garage. 2nd unit features 1,200 Sqft 2 bedrooms and 1.5 bathrooms with 2 car garage. This Property is situated on a spacious 7,425 sqft lot with a patio ideal for BBQs. The Property will be vacant @ COE.

Facts & Features

- Sold On 02/21/2023
- Original List Price of \$599,999
- 1 Buildings
- 4 Total parking spaces
- \$1,119 (Estimated)
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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	2	2	Unfurnished	\$0	\$0	\$0
2:	1	2	2	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

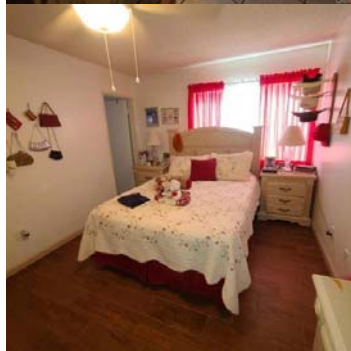
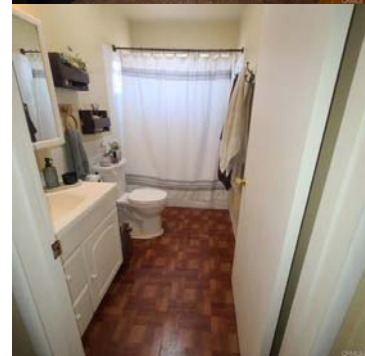
Additional Information

- Standard sale
- 699 - Not Defined area
- San Bernardino County
- Parcel # 0271503180000

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





Closed • **Triplex**

List / Sold: **\$775,000/\$720,000** ↓

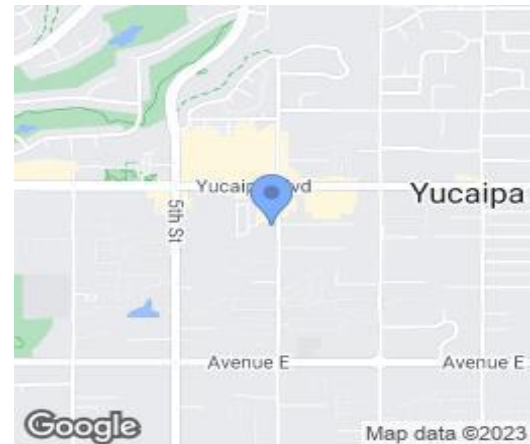
12196 4th St • Yucaipa 92399

24 days on the market

3 units • **\$258,333/unit** • **2,002 sqft** • **15,600 sqft lot** • **\$359.64/sqft** •
Built in 1963

Listing ID: EV23003046

Up Yucaipa blvd, right on 4th street



TRIPLEX...Fantastic Investment Opportunity located only a few steps from downtown Yucaipa. All 3 units are tenant occupied. The main house is a 2 Bedroom, 1 bath, living room, spacious kitchen, huge inside laundry room, front porch and a large front yard. The units in the duplex are both 1 bedroom and 1 bath and approximately 600 square feet. The property has an oversized one car garage behind the main house and a large carport behind the duplex. All 3 properties have their own gas and electric meters. These homes sit on a large lot with several fruit trees and surrounded by a white picket fence adding to its curb appeal and added privacy. The homes have been very well maintained and are ready for a new owner. Live in one and rent the others or rent them all. The homes are located within walking distance of our downtown restaurants, coffee shops, shopping and the ever-popular performing arts center.

Facts & Features

- Sold On 02/22/2023
- Original List Price of \$775,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 4 Total carport spaces
- \$373 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- \$39000 Gross Scheduled Income
- \$39000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- 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	\$1,600	\$1,600	\$1,600
2:	1	1	1	0	Unfurnished	\$900	\$900	\$900
3:	1	1	1	0	Unfurnished	\$750	\$750	\$750

Of Units With:

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

- Disposal:

Additional Information

- Trust sale

- 269 - Yucaipa/Calimesa area
- San Bernardino County
- Parcel # 0319012280000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

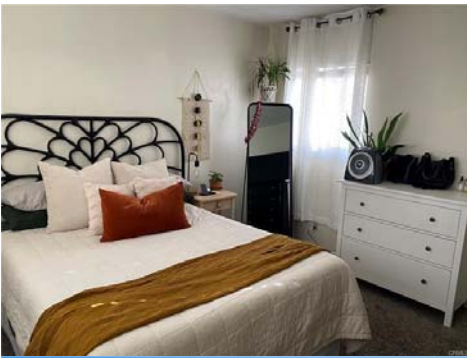
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

▼ Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: EV23003046

Printed: 02/26/2023 6:22:20 AM

Closed •

List / Sold: **\$359,900/\$354,000** ↓

201 W Williams St • Barstow 92311

72 days on the market

**3 units • \$119,967/unit • 2,646 sqft • 13,008 sqft lot • \$133.79/sqft •
Built in 1952**

Listing ID: IV22211040

USE NAVIGATION



Three-unit building. An excellent opportunity for investors or 1st Time Home Buyers. The buyer can live in one unit and rent the others. All three units are rented. The lot size is large with ample parking. The rental market is strong in Barstow. Please do not disturb tenants. Drive-by only subject to interior inspection. Close to freeway and rail transportation access.

Facts & Features

- Sold On 02/23/2023
- Original List Price of \$359,900
- 1 Buildings
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$224 (Estimated)
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: Electric Oven

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Fencing: Wrought Iron
- Sewer: Private 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	2	2	0	Unfurnished	\$950	\$950	\$1,200
2:	1	1	2	0	Unfurnished	\$850	\$850	\$1,000
3:	1	1	2	0	Unfurnished	\$750	\$750	\$1,000

Of Units With:

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

Additional Information

- Standard sale

- BSTW - Barstow area
- San Bernardino County
- Parcel # 0181092010000

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



CUSTOMER FULL: Residential Income LISTING ID: IV22211040

Printed: 02/26/2023 6:22:20 AM

Closed • **Quadruplex**

List / Sold: **\$625,000/\$614,000** ↓

73874 S Slope Dr • 29 Palms 92277

4 days on the market

4 units • **\$156,250/unit** • **2,808 sqft** • **26,156 sqft lot** • **\$218.66/sqft** •
Built in 1985

Listing ID: SB23022843

Slope Dr



Amazing opportunity to own this 4-Unit Income Property in the up and coming city of 29 Palms. Four well maintained units, consisting of 2 Bedrooms and 1 Bathroom each. Each unit comes with 2 covered carport spaces and own backyard area. Three units currently rented at market rent and one unit is ready for move in, making it a perfect owner user/investor opportunity with a High Cap Rate. Live in one and rent the rest out. Minutes away from military base, Joshua Tree National Park entrance, Downtown and Casino. Prime area in the city of 29 palms.

Facts & Features

- Sold On 02/24/2023
- Original List Price of \$625,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 8 Total carport spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Kitchen
- Cap Rate: 7.5
- \$57600 Gross Scheduled Income
- \$46900 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$10,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02022092
- 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	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,250
2:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,250
3:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$1,250
4:	1	2	1	0	Unfurnished	\$0	\$0	\$1,250

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

- DC726 - Four Corners area
- San Bernardino County
- Parcel # 0623093240000

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





Closed • **Apartment**

List / Sold: **\$4,650,000/\$4,650,000**

521 N Grove Ave • Ontario 91764

0 days on the market

16 units • **\$290,625/unit** • **19,144 sqft** • **40,765 sqft lot** • **\$242.90/sqft** •
Built in 1981

Listing ID: WS23026055

between E G Street and E D Street



This condominium style property has 2 two-story buildings, each building has 8 units, and each unit has its own address. Total has ± 19,144 SF building situated on an over 40,000 SF lot (both total building square footage and lot size are estimated), built in 1981. It has fifteen subdivided units of 3 beds + 2 baths (around 1208-1240 SF) with individual parcel numbers, each unit has individual electric and gas meters; and one unit of 2 bed + 1 bath (around 800 SF) without a parcel number, individual gas meter and landlord pays electricity on this unit. Total 35 parking spaces, either carport or outdoor parking. Each unit has individual heater and A/C, laundry hookup. Some units had upgrades. Fully occupied now. Common area security cameras, new layer of roofing in 2021, parking lot fences re-painted recently. Do not disturb tenants or walk on the property, tenants do not know the sale. Inspection/walkthrough will be provided upon accepted offer. Email listing agent for more information.

Facts & Features

- Sold On 02/21/2023
- Original List Price of \$4,650,000
- 2 Buildings
- Levels: Two
- 35 Total parking spaces
- 25 Total carport spaces
- Heating: Central
- \$239 (Estimated)
- Laundry: Inside
- Cap Rate: 4.3
- \$343680 Gross Scheduled Income
- \$199867 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot Over 40000 Sqft
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$199,867
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02194387
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	15	3	2					
2:	1	2	1					

Of Units With:

- Separate Electric: 16
- Gas Meters: 16
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 686 - Ontario area
- San Bernardino County
- Parcel # 1048451440000

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



CUSTOMER FULL: Residential Income LISTING ID: WS23026055

Printed: 02/26/2023 6:22:22 AM

Closed • **Apartment**

List / Sold: **\$5,700,000/\$5,700,000**

949 N Vine Ave • **Ontario 91762**

0 days on the market

30 units • **\$190,000/unit** • **28,988 sqft** • **44,431 sqft lot** • **\$196.63/sqft** •
Built in 1965

Listing ID: WS23026014

cross W J St.



This three-story garden style property has $\pm$ 28,988 SF building situated on a $\pm$ 44,431 SF lot, built in 1965. It has sixteen units 1 bed + 1 bath (around 800-850 SF) and fourteen units 2 beds + 1.5 baths (around 1000-1100 SF), most units have private balcony. Sparkling gated pool, total 58 parking spaces included garage, tandem, and outdoor parking with plenty of street parking surrounding the property. Each unit has individual sub-meter for electricity, electric split A/C & heater, landlord pays gas (average \$567/M in 2021) and water. Fully occupied now. Laundry room for additional landlord income (vendor owns machines), common area security cameras, new layer of roofing in 2021. The burner of the central boiler has been upgraded recently and has regular maintenance. The electricity sub-meters have been updated in Feb. 2022 and the County Department of Weights and Measures certified for 10 years. Do not disturb tenants or walk on the property, tenants do not know the sale. Inspection/walkthrough may be provided upon accepted offer. Email listing agent for more information.

Facts & Features

- Sold On 02/23/2023
- Original List Price of \$5,700,000
- 1 Buildings
- 58 Total parking spaces
- \$4,325 (Estimated)
- Laundry: Common Area
- Cap Rate: 5
- \$492660 Gross Scheduled Income
- \$284870 Net Operating Income
- 31 electric meters available
- 31 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot Over 40000 Sqft
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$197,810
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02194387
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	16	1	1					
2:	14	2	2					

Of Units With:

- Separate Electric: 31
- Gas Meters: 31
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- 686 - Ontario area
- San Bernardino County
- Parcel # 1048031180000

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



CUSTOMER FULL: Residential Income LISTING ID: WS23026014

Printed: 02/26/2023 6:22:22 AM