

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	530464	S	930 Pine AVE	BSTW		STD	2	\$0		\$172,500	\$71.88	2400	0	13,612/0.31		02/24/21	21/21
2	529324	S	9893 3rd AVE	HSP		STD	2	\$0		\$330,000	\$165.00	2000	1984	9,000/0.21	2	02/22/21	105/115
3	CV20217895	S	532 N Gardena ST	SB	274	STD	2	\$0		\$230,000	\$132.64	1734	1928/ASR	7,000/0.1607	2	02/22/21	112/112
4	IV20151322	S	116 N I ST	SB	274	STD	2	\$22,800	5	\$295,000	\$283.11	1042	1940/ASR	2,400/0.0551	0	02/26/21	166/166
5	IV20204334	S	1704 E Cooley AVE	SB	274	STD	2	\$33,012		\$443,000	\$207.30	2137	1946/PUB	20,250/0.4649	2	02/26/21	90/90
6	EV20251491	S	1385 Jasper AVE	MENT	284	TRUS	2	\$18,000		\$202,000	\$168.90	1196	1920/ASR	17,940/0.4118	0	02/23/21	-3/-3
7	CV20170820	S	9893 3rd AVE	HSP	HSP	STD	2	\$0		\$330,000	\$165.00	2000	1984/ASR	9,000/0.2066	2	02/22/21	75/75
8	IV20151186	S	124 N I ST	SB	274	STD	4	\$44,580	6	\$469,900	\$279.70	1680	1947/ASR	5,800/0.1331	0	02/26/21	126/126
9	JT20264011	S	73544 Cedar DR	29P	DC726	STD	4	\$32,100		\$259,000	\$161.88	1600	1947/EST	22,656/0.5201	0	02/22/21	5/5
10	JT20132379	S	74296 Two Mile RD	29P	DC726	STD	4	\$28,500		\$315,000	\$103.69	3038	1940/PUB	43,560/1	0	02/22/21	169/394
11	RS20127810	S	20450 Zuni RD	APPV	APPV	STD	8	\$99,060		\$900,000	\$111.32	8085	1985/ASR	30,525/0.7008	7	02/26/21	0/0

Closed •

List / Sold: **\$185,000/\$172,500** ↓

930 Pine Ave • Barstow 92311

21 days on the market

2 units • \$92,500/unit • 2,400 sqft • 13,612 sqft lot • \$71.88/sqft • Built in 0

Listing ID: 530464

Cross Street: Armory Rd.



Duplex in great area of Barstow, located right off the 15 freeway with quick access to 247 and I-40 as well. Just minutes from Barstow Community College, shopping and dining. First unit is a 3 bedroom 2 bathroom. Second unit is a 2 bedroom 1 bathroom. Both units are occupied. Association Amenities: None Lot Location Type: Standard LocationPAVE Model 14 # of Full Baths: 0 Model 15 # of Full Baths: 0 Model 1 # 1/2 Baths: 0 Model 2 # 1/2 Baths: 0 Model 3 # 1/2 Baths: 0 Model 4 # 1/2 Baths: 0 Model 5 # 1/2 Baths: 0 Model 6 # 1/2 Baths: 0 Model 7 # 1/2 Baths: 0 Model 8 # 1/2 Baths: 0 Model 9 # 1/2 Baths: 0 Model 10 # 1/2 Baths: 0 Model 11 # 1/2 Baths: 0 Model 12 # 1/2 Baths: 0 Model 13 # 1/2 Baths: 0 Model 14 # 1/2 Baths: 0 Model 15 # 1/2 Baths: 0 Model 14 Bedrooms: 0 Model 15 Bedrooms: 0 Model 14 # Of Units: 0 Model 14 # Of Units: 0 Model 1 # 1/4 Baths: 0 Model 2 # 1/4 Baths: 0 Model 3 # 1/4 Baths: 0 Model 4 # 1/4 Baths: 0 Model 5 # 1/4 Baths: 0 Model 6 # 1/4 Baths: 0 Model 7 # 1/4 Baths: 0 Model 8 # 1/4 Baths: 0 Model 9 # 1/4 Baths: 0 Model 10 # 1/4 Baths: 0 Model 11 # 1/4 Baths: 0 Model 12 # 1/4 Baths: 0 Model 13 # 1/4 Baths: 0 Model 14 # 1/4 Baths: 0 Model 15 # 1/4 Baths: 0 Model 14 Rent: 0.00 Model 15 Rent: 0.00 Model 1 SQFT: 0 Model 2 SQFT: 0 Model 3 SQFT: 0 Model 4 SQFT: 0 Model 5 SQFT: 0 Model 6 SQFT: 0 Model 7 SQFT: 0 Model 8 SQFT: 0 Model 9 SQFT: 0 Model 10 SQFT: 0 Model 11 SQFT: 0 Model 12 SQFT: 0 Model 13 SQFT: 0 Model 14 SQFT: 0 Model 15 SQFT: 0 Model 1 # 3/4 Baths: 0 Model 2 # 3/4 Baths: 0 Model 3 # 3/4 Baths: 0 Model 4 # 3/4 Baths: 0 Model 5 # 3/4 Baths: 0 Model 6 # 3/4 Baths: 0 Model 7 # 3/4 Baths: 0 Model 8 # 3/4 Baths: 0 Model 9 # 3/4 Baths: 0 Model 10 # 3/4 Baths: 0 Model 11 # 3/4 Baths: 0 Model 12 # 3/4 Baths: 0 Model 13 # 3/4 Baths: 0 Model 14 # 3/4 Baths: 0 Model 15 # 3/4 Baths: 0 Furnishings: None Patio: NOPublic Sewer Special Features: None

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$185,000
- 2 Buildings
- 6 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Natural Gas, Wall Furnace
- Laundry: Inside

Interior

- Floor: See Remarks, Tile
- Appliances: None

Exterior

- Lot Features: Paved
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01902736
- 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:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- San Bernardino County
- Parcel # 0183081140000

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

Closed •

List / Sold: **\$325,000/\$330,000** ↑

9893 3rd Ave • Hesperia 92345

105 days on the market

**2 units • \$162,500/unit • 2,000 sqft • 9,000 sqft lot • \$165.00/sqft •
Built in 1984**

Listing ID: 529324

From 15 Freeway take Main St exit then go east to 3rd Ave then turn left or go north. Subject property is located on the corner of 3rd Ave and Vine St. Cross Street: Vine St..



2 HOMES ON 1 CORNER LOT FOR SALE!! These 2 homes each have 2 bedrooms, 2 bathrooms and attached 2 car garages. Both units are in great condition. Both units are currently rented to long term tenants. Market rent is about \$1,200.00 each unit and have possibility to make \$2,400.00 per month. Seller recently spent about 20K to connect the property to City Sewer. Conveniently located near Hesperia City Hall, Police Station, Movie Theater, Restaurants, etc. EXCELLENT INVESTMENT PROPERTY!! STRICTLY, DO NOT DISTURB TENANTS. WRITE OFFER SUBJECT INTERIOR INSPECTION. Association Amenities: None Lot Location Type: Standard LocationPAVE Model 14 # of Full Baths: 0 Model 15 # of Full Baths: 0 Model 1 # 1/2 Baths: 0 Model 2 # 1/2 Baths: 0 Model 3 # 1/2 Baths: 0 Model 4 # 1/2 Baths: 0 Model 5 # 1/2 Baths: 0 Model 6 # 1/2 Baths: 0 Model 7 # 1/2 Baths: 0 Model 8 # 1/2 Baths: 0 Model 9 # 1/2 Baths: 0 Model 10 # 1/2 Baths: 0 Model 11 # 1/2 Baths: 0 Model 12 # 1/2 Baths: 0 Model 13 # 1/2 Baths: 0 Model 14 # 1/2 Baths: 0 Model 15 # 1/2 Baths: 0 Model 14 Bedrooms: 0 Model 15 Bedrooms: 0 Model 14 # Of Units: 0 Model 14 # Of Units: 0 Model 1 # 1/4 Baths: 0 Model 2 # 1/4 Baths: 0 Model 3 # 1/4 Baths: 0 Model 4 # 1/4 Baths: 0 Model 5 # 1/4 Baths: 0 Model 6 # 1/4 Baths: 0 Model 7 # 1/4 Baths: 0 Model 8 # 1/4 Baths: 0 Model 9 # 1/4 Baths: 0 Model 10 # 1/4 Baths: 0 Model 11 # 1/4 Baths: 0 Model 12 # 1/4 Baths: 0 Model 13 # 1/4 Baths: 0 Model 14 # 1/4 Baths: 0 Model 15 # 1/4 Baths: 0 Model 14 Rent: 0.00 Model 15 Rent: 0.00 Model 1 SQFT: 1000 Model 2 SQFT: 1000 Model 3 SQFT: 0 Model 4 SQFT: 0 Model 5 SQFT: 0 Model 6 SQFT: 0 Model 7 SQFT: 0 Model 8 SQFT: 0 Model 9 SQFT: 0 Model 10 SQFT: 0 Model 11 SQFT: 0 Model 12 SQFT: 0 Model 13 SQFT: 0 Model 14 SQFT: 0 Model 15 SQFT: 0 Model 1 # 3/4 Baths: 0 Model 2 # 3/4 Baths: 0 Model 3 # 3/4 Baths: 0 Model 4 # 3/4 Baths: 0 Model 5 # 3/4 Baths: 0 Model 6 # 3/4 Baths: 0 Model 7 # 3/4 Baths: 0 Model 8 # 3/4 Baths: 0 Model 9 # 3/4 Baths: 0 Model 10 # 3/4 Baths: 0 Model 11 # 3/4 Baths: 0 Model 12 # 3/4 Baths: 0 Model 13 # 3/4 Baths: 0 Model 14 # 3/4 Baths: 0 Model 15 # 3/4 Baths: 0 Furnishings: None Patio: PTOPublic Sewer Special Features: None

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$325,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas
- Laundry: See Remarks

Interior

- Floor: Laminate
- Appliances: None

Exterior

- Lot Features: Paved
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02109201
- 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	2	2				\$900	
2:	0	0	0				\$850	
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:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- San Bernardino County
- Parcel # 0407083160000

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

Closed •

List / Sold: **\$235,000/\$230,000** ↓

532 N Gardena St • San Bernardino 92411

112 days on the market

**2 units • \$117,500/unit • 1,734 sqft • 7,000 sqft lot • \$132.64/sqft •
Built in 1928**

Listing ID: CV20217895

5th and Gardena



CALLING all Investors and Builders. Two single family houses on one lot. Front house was burn in the last year. Only foundation remains and is NOW ready to build a home. Front house was 1134 sq ft and permitted back house. Seller has approved plans/ Blueprints to add a 1520 sq foot Front home . The Back house is a permitted 600 sqft living area with a covered patio approximately another 300 sq feet, so a total of 900 sq feet. The back house has 2 bedrooms and 1 full bath, kitchen and laundry hookup. Sold as is, no repair or warranty. Near historic route 66, parks, schools and public transportation. Cash Only.

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$249,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02004333
- Gardener:
- Licenses:
- Insurance: \$900
- 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	0	Unfurnished	\$1,250	\$1,250	\$1,350
2:	1	3	2	2	Unfurnished	\$0	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County

- Parcel # 0138082190000

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:** CV20217895

Printed: 02/28/2021 8:55:21 PM

Closed •

List / Sold: **\$299,995/\$295,000** ↓

116 N I St • San Bernardino 92410

166 days on the market

**2 units • \$149,998/unit • 1,042 sqft • 2,400 sqft lot • \$283.11/sqft •
Built in 1940**

Listing ID: IV20151322

Rialto Avenue to North I St.



Well maintained duplex with detached units, located on a quite street in the city of San Bernardino. The property is ideally located a block from the 215 freeway. The property exterior features new paint, new vinyl windows and updated landscaping. The interiors are well maintained with updates as necessary. The configuration is (1) one bedroom, one bathroom unit and (1) two bedroom, 1 bathroom unit. ProForma CAP rate of 6.95%.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$305,000
- 2 Buildings
- 0 Total parking spaces
- Cap Rate: 5.45
- \$22800 Gross Scheduled Income
- \$16615 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,929
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$850	\$850	\$1,175
2:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$1,275

Of Units With:

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

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0138312360000

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: IV20151322

Printed: 02/28/2021 8:55:21 PM

Closed • **Single Family Residence**

List / Sold: **\$460,000/\$443,000** ↓

1704 E Cooley Ave • San Bernardino 92408

90 days on the market

2 units • **\$230,000/unit** • **2,137 sqft** • **20,250 sqft lot** • **\$207.30/sqft** •
Built in 1946

Listing ID: IV20204334

Take Tippecanoe Exit, head north to San Bernardino Rd , turn right , then right on Richardson, left on E. Cooley Ave



\$40,000 PRICE REDUCTION! Don't miss this opportunity to own this income-producing property. Two-separate one-story houses located in a convenient San Bernardino location. **FRONT HOME** has 1417 sq. ft. of living area featuring four bedrooms and two bathrooms. The kitchen is fully open to dining and living room areas. Laminate wood flooring with tile in kitchen and bathroom. Washer/Dryer hookups are located on the covered patio. The property is completely fenced with a concrete block wall and an iron gate in the front. **SECOND HOME** 720 sq. ft of living space and a 440 sq ft attached 2-car garage with laundry hook up access to the house. The house has two bedrooms and one bathroom. The house has newer paint, laminate wood flooring with tile in the bathroom and kitchen. The property is also recognized by the city to have dual power meters and dual postal addresses The large 20,250 ft lot offers numerous possibilities including building a third unit/ADU. The property is close to Amazon Fulfillment centers and other commercial businesses. Buyer and buyer's agent to conduct their own due diligence and verify the information to be correct.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$500,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Electric, Gas
- Laundry: Dryer Included, In Garage, Outside, Washer Included
- \$33012 Gross Scheduled Income
- \$29462 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Appliances: Refrigerator, Water Heater
- Other Interior Features: Ceramic Counters

Exterior

- Lot Features: Front Yard, Lot 20000-39999 Sqft, Rectangular Lot, Near Public Transit, Yard
- Fencing: Block, Fair Condition, Wrought Iron
- Sewer: Conventional Septic
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$3,550
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01413463
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense: \$550
- Other Expense Description: Septic

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	2	Unfurnished	\$1,600	\$13,800	\$19,212

Of Units With:

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

- Drapes:
- Patio: 1
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0281171180000

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: IV20204334

Printed: 02/28/2021 8:55:21 PM

Closed •

List / Sold: **\$220,000/\$202,000** ↓

1385 Jasper Ave • Mentone 92359

-3 days on the market

**2 units • \$110,000/unit • 1,196 sqft • 17,940 sqft lot • \$168.90/sqft •
Built in 1920**

Listing ID: EV20251491

From 38 go North on Jasper. Property is on the left. Units are down a driveway, behind a SFR that is not for sale



Two cottages. Each has two bedrooms and one bathroom. Some upgrades but needs work. Current tenants are month to month and pay \$750 for each unit. Drive by only. Interior inspection subject to accepted offer. Electrical boxes have recently been upgraded, gfci's installed. New hot water heater. DO NOT DISTURB OCCUPANTS

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$220,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$18000 Gross Scheduled Income
- \$13920 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Flag Lot
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$4,580
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01904376
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$750	\$750	\$900
2:	1	2	1	0	Unfurnished	\$750	\$750	\$900

Of Units With:

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

Additional Information

- Trust sale
- 284 - Mentone area
- San Bernardino County
- Parcel # 0298012330000

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: EV20251491

Printed: 02/28/2021 8:55:21 PM

Closed •

List / Sold: **\$325,000/\$330,000** ↑

9893 3rd Ave • Hesperia 92345

75 days on the market

**2 units • \$162,500/unit • 2,000 sqft • 9,000 sqft lot • \$165.00/sqft •
Built in 1984**

Listing ID: CV20170820

From 15 Freeway take Main St exit then go east to 3rd Ave then turn left or go north. Subject property is located on the corner of 3rd Ave and Vine St.



2 HOMES ON 1 CORNER LOT FOR SALE!! These 2 homes each have 2 bedrooms, 2 bathrooms and attached 2 car garages. Both units are in great condition. Both units are currently rented to long term tenants. Market rent is about \$1,200.00 each unit and have possibility to make \$2,400.00 per month. Seller recently spent about 20K to connect the property to City Sewer. Conveniently located near Hesperia City Hall, Police Station, Movie Theater, Restaurants, etc. EXCELLENT INVESTMENT PROPERTY!! STRICTLY, DO NOT DISTURB TENANTS. WRITE OFFER SUBJECT INTERIOR INSPECTION.

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$299,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: See Remarks
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02109201
- 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:	2	2	2	2	Unfurnished	\$850	\$850	\$0

Of Units With:

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

Additional Information

- Standard sale
- HSP - Hesperia area
- San Bernardino County
- Parcel # 0407083160000

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: CV20170820

Printed: 02/28/2021 8:55:21 PM

Closed •

List / Sold: **\$499,000/\$469,900 ↓**

124 N I St • San Bernardino 92410

126 days on the market

**4 units • \$124,750/unit • 1,680 sqft • 5,800 sqft lot • \$279.70/sqft •
Built in 1947**

Listing ID: IV20151186

215 freeway North, exit Rialto Avenue left, Right on North I St.



Must be sold with with 116 N I ST , San Bernardino 92410 Listing ID: IV20151322 (Duplex located next door) Separate APN's, with residential financing possibly being an option. Well maintained four units located on a quite street in the city of San Bernardino. The property is ideally located a block from the 215 freeway. The property exterior features new paint, new vinyl windows and updated landscaping, with ample onsite parking. The interiors are well maintained with updates as necessary. The configuration is (2) one bedroom, one bathroom units and (2) two bedroom, 1 bathroom units. The asset is currently operating at a 6.10% CAP rate, and an impressive ProForma CAP rate of 7.55%.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$499,000
- 1 Buildings
- 0 Total parking spaces
- Cap Rate: 6.1
- \$44580 Gross Scheduled Income
- \$30428 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,260
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,500
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$900	\$1,750	\$1,100
2:	2	2	1	0	Unfurnished	\$985	\$1,965	\$1,200

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
- 274 - San Bernardino area

- San Bernardino County
- Parcel # 0138312350000

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:** IV20151186

Printed: 02/28/2021 8:55:21 PM

Closed • **Quadruplex**

List / Sold: **\$279,000/\$259,000** ↓

73544 Cedar Dr • 29 Palms 92277

5 days on the market

**4 units • \$69,750/unit • 1,600 sqft • 22,656 sqft lot • \$161.88/sqft •
Built in 1947**

Listing ID: JT20264011

Head East on Highway 62, Turn right on Tamerisk, take slight right turn to stay on Tamerisk, left on Cedar Drive and left into the parking lot



Great investment opportunity. If you have been looking for an income property in the high desert area you don't want to miss this one. This quadruplex is split into two different structures, each has 2 units. There is a 3rd structure that is currently being used as a laundry/ storage room. These units are very easy to rent. They are ideal for an individual or a couple who isn't looking to break the bank. The units are fully occupied. Unit's 1 and 2 have recently upgraded their cooling systems from swamp cooler to mini-split. In addition to the mini-split they also have a wall furnace. Units 3 and 4 are equipped with a swamp cooler and a wall furnace. Each unit only has one shared wall.

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$279,000
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Zoned, Evaporative Cooling
- Heating: Wall Furnace
- Laundry: Common Area
- \$32100 Gross Scheduled Income
- \$20401 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile, Wood
- Appliances: Refrigerator

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$11,669
- Electric: \$2,900.00
- Gas: \$777
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance: \$236
- Workman's Comp:
- Professional Management: 2900
- Water/Sewer: \$717
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$675	\$675	\$725
2:	1	0	1	0	Unfurnished	\$625	\$625	\$725
3:	1	0	1	0	Unfurnished	\$650	\$650	\$725
4:	1	1	1	0	Unfurnished	\$725	\$725	\$775

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- DC726 - Four Corners area
- San Bernardino County
- Parcel # 0617132130000

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** JT20264011

Printed: 02/28/2021 8:55:21 PM

Closed •

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

74296 Two Mile Rd • 29 Palms 92277

169 days on the market

**4 units • \$78,750/unit • 3,038 sqft • 43,560 sqft lot • \$103.69/sqft •
Built in 1940**

Listing ID: JT20132379

Adobe towards base, right on Two Mile Rd



Well maintained Fourplex on a large lot in a great location. Close to the base, walking distance to schools and park, close to downtown. Spacious property includes a coin operated laundry room for extra income and is a desirable amenity that is an attractive feature for tenants. The units are in two separate structures, and there is plenty of room for kids to play. Mature trees, ample parking, and comfortable updated living spaces make this an excellent turnkey investment. -----

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$315,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, Washer Included
- \$28500 Gross Scheduled Income
- \$22300 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,200
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01934679
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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:	2	1	1	0	Unfurnished	\$500	\$1,000	\$1,400
2:	1	2	1	0	Unfurnished	\$750	\$750	\$800
3:	1	2	1	0	Unfurnished	\$650	\$650	\$800

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
- DC726 - Four Corners area

- San Bernardino County
- Parcel # 0621231090000

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** JT20132379

Printed: 02/28/2021 8:55:21 PM

Closed • **Commercial/Residential**

List / Sold: **\$850,000/\$900,000** ↑

20450 Zuni Rd • Apple Valley 92307

0 days on the market

8 units • **\$106,250/unit** • **8,085 sqft** • **30,525 sqft lot** • **\$111.32/sqft** •
Built in 1985

Listing ID: RS20127810

On CA-18 head southeast toward Rancherias Rd. Turn left at the 1st cross street onto Rancherias Rd. Turn right on Zuni Rd. Property will be North of Zuni Rd and West of Wanaque Rd.



Welcome to "High Desert" where hidden treasures of dramatic landscapes and exquisite sunsets unveil. This FULLY occupied 8-unit apartment complex is located in the beautiful city of Apple Valley in San Bernardino County. With an approximately 8,085 sqft of floor area, this is a sizable space for an income-generating property. Parking won't be a problem since there are 7 private garages or it can be used as an extra storage. It also has Laundry room on site. 7 out of the 8 units have been remodeled inside - new paint, doors, outlets and GFIs; wood flooring, granite counter tops; the kitchen and bathroom cabinets been redone; newly installed fences on 6 out of the 8 units; new exterior paint, outside LED lights, garages and laundry room doors been upgraded. Don't miss your chance to check this out!

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$850,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Laundry: Community
- \$99060 Gross Scheduled Income
- \$75250.6 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,809
- Electric: \$745.80
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,667
- Cable TV: 01952507
- Gardener:
- Licenses:
- Insurance: \$5,766
- Maintenance:
- Workman's Comp: \$1,200
- Professional Management: 1200
- Water/Sewer: \$2,955
- Other Expense: \$120
- Other Expense Description: INSP

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$900	\$900	\$900
2:	1	2	2	1	Unfurnished	\$985	\$985	\$985
3:	1	2	2	1	Unfurnished	\$985	\$985	\$985
4:	1	3	2	1	Unfurnished	\$1,125	\$1,125	\$1,125
5:	1	3	2	0	Unfurnished	\$1,125	\$1,125	\$1,125
6:	1	2	2	1	Unfurnished	\$990	\$990	\$990
7:	1	2	2	1	Unfurnished	\$985	\$985	\$985
8:	1	2	2	1	Unfurnished	\$985	\$985	\$985

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0441103200000

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
