

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	PW24013621	S	8423 Laurel AVE	FONT	264	STD	3	\$60,000	7	\$750,000 	\$300.00	2500	1945/ASR	46,620/1.0702	N	0	02/26/24	5/5
2	CV24005132	S	204 E F ST	ONT	686	STD	3	\$56,676		\$975,000	\$323.17	3017	1905/ASR	8,496/0.195	N	1	02/29/24	28/28
3	CV23202142	S	1317 N Pennsylvania AVE	CLTN	273	STD	4	\$87,000	6	\$940,000 	\$235.00	4000	1960/OTH	16,615/0.3814	N	0	02/26/24	98/98
4	IG24010448	S	880 N Campus AVE	UPL	690	STD	4	\$65,340		\$1,350,000 	\$244.57	5520	1958/PUB	9,840/0.2259	N	4	02/26/24	6/6

Closed • [Triplex](#)

List / Sold: **\$749,000/\$750,000** ↑

8423 Laurel Ave • Fontana 92335

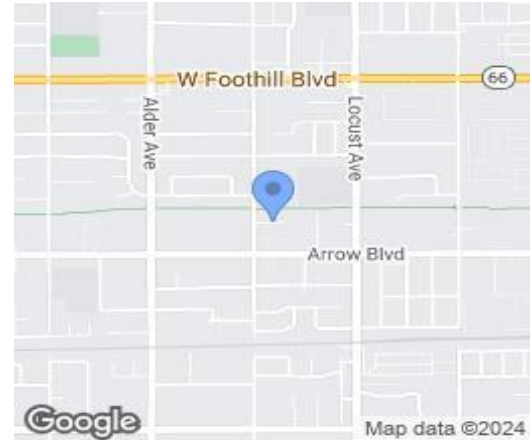
5 days on the market

3 units • **\$249,667/unit** • **2,500 sqft** • **46,620 sqft lot** • **\$300.00/sqft** •

Listing ID: PW24013621

Built in 1945

Laurel and Arrow



"OVER ACRES LOT" 3- detached units with the total of 6 Bedrooms and 4 baths. More spaces to expand! The property may not be qualified for financing. All units are fully rented.

Facts & Features

- Sold On 02/26/2024
- Original List Price of \$749,000
- 3 Buildings
- Levels: One
- 12 Total parking spaces
- Heating: Wall Furnace
- \$126 (Estimated)
- Laundry: Outside
- Cap Rate: 7
- \$60000 Gross Scheduled Income
- \$54000 Net Operating Income
- 2 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Carpet, Concrete
- Appliances: Disposal, Gas Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01793333
- Gardener:
- Licenses:
- Insurance: \$900
- 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:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,250
2:	1	3	2	0	Unfurnished	\$2,200	\$2,200	\$2,500
3:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 264 - Fontana area

• Buyer Agency Compensation: 2.25%

• San Bernardino County
• Parcel # 0246041290000

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: PW24013621

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Closed

• Single Family Residence

204 E F St • Ontario 91764

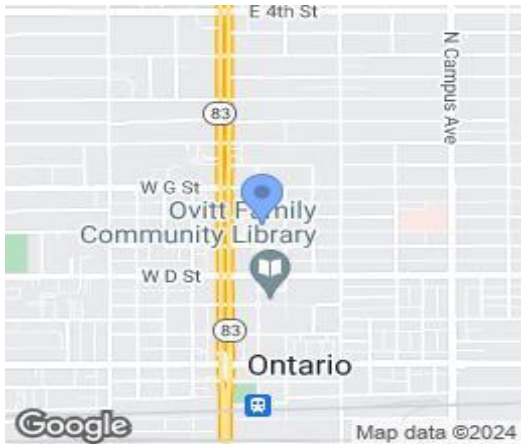
3 units • \$325,000/unit • 3,017 sqft • 8,496 sqft lot • \$323.17/sqft • Built in 1905

Located on the corner of East F. St and N Lemon Ave

List / Sold: \$975,000/\$975,000

28 days on the market

Listing ID: CV24005132



Located in the historic area of Ontario, these three single-family homes are situated on the same parcel, offering an excellent investment opportunity. The first home is situated on the corner of F St. and Lemon Ave. and has two bedrooms, one bathroom, a living room, and a family/dining room. It measures just under 1100 sq. ft. and has a well-equipped kitchen with ample counter space and cabinetry. Additional features include indoor laundry, a walk-through pantry, and a private driveway. The second home is located at 524 Lemon Ave. and measures a generous 1320 sq. ft, complete with a single-car garage. This gem has four bedrooms and two bathrooms, a well-proportioned living and dining area that comfortably accommodates friends and family. The sunny kitchen has hardwood cabinetry and leads to the indoor laundry room and pantry area. Other features include a side and small backyard and a comfortable front patio. The third home is located at 526 Leman Ave. and is in impeccable condition. It features a living area, a spacious country kitchen, a separate room that can be used as a home office, one main bedroom, and one bathroom. Other highlights include a private patio, a shaded front porch, and a driveway.

Facts & Features

- Sold On 02/29/2024
 - Original List Price of \$975,000
 - 3 Buildings
 - Levels: One, Two
 - 1 Total parking spaces
 - Cooling: Central Air, Ductless, See Remarks
 - Heating: Central, Combination, Ductless
 - \$203 (Estimated)
- Laundry: In Kitchen, Inside
 - \$56676 Gross Scheduled Income
 - \$45676 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

- Rooms: See Remarks

Exterior

- Lot Features: Corner Lot, Front Yard, Landscaped, Level with Street, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$2,552
 - 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	\$1,536	\$1,536	\$2,300
2:	1	4	2	1	Unfurnished	\$2,125	\$2,125	\$3,000
3:	1	1	1	0	Unfurnished	\$1,062	\$1,062	\$1,700

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 686 - Ontario area
- San Bernardino County
- Parcel # 1048365010000

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

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We are pleased to exclusively present the opportunity to acquire 1317 Pennsylvania Avenue, a single-story fourplex multifamily investment property located in the city of Colton, California. The property sits on a 0.38-acre parcel and has an approximate building size of 4,000 square feet. The property is comprised of four spacious two-bedroom/two-bathroom floor plans. Each unit offers their own assigned carport parking, new HVAC unit, and a front patio. Selected units are renovated. The apartment features a new composition roof and an on-site laundry facility (owned). The apartments are individually metered for gas and electricity and have individual hot water heaters. The property is conveniently located near the intersection of Interstate 10 and 215 Freeway, providing commuters with easy access to cities in the Inland Empire. The property is surrounded by numerous elementary, middle, and high schools within the Colton Joint Unified School District in addition to the several higher education institutions including San Bernardino Valley College, Loma Linda University, and University of California Riverside, thus having the potential to attract long-term residents. The property is within a three-mile radius of multiple department stores and shopping centers including Target, Walmart, Sprouts Farmers Market, and Inland Center Mall. For outdoor recreational activities, residents enjoy golfing at Colton Golf Course and San Bernardino Public Golf Club, as well as hiking or biking at the Santa Ana River Trail, a popular trail that spans over fifty miles and connects three counties.

Facts & Features

- Sold On 02/26/2024
 - Original List Price of \$1,050,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Central Air
 - \$0 (Other)
- Laundry: Community
 - Cap Rate: 5.79
 - \$87000 Gross Scheduled Income
 - \$56442 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,668
 - Electric: \$1,662.00
 - Gas: \$1,662
 - Furniture Replacement:
 - Trash: \$1,662
 - Cable TV: 01912228
 - Gardener:
 - Licenses:
- Insurance: \$4,000
 - Maintenance: \$4,500
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,663
 - Other Expense: \$1,500
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	2	0	Unfurnished	\$1,813	\$7,250	\$1,950
# Of Units With:								
	• Separate Electric: 5				• Drapes:			

- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 273 - Colton area
- San Bernardino County
- Parcel # 0160234170000

Michael Lembeck

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: CV23202142

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Closed • **Quadruplex**

List / Sold:

\$1,449,000/\$1,350,000 ↓

6 days on the market

Listing ID: IG24010448

880 N Campus Ave • Upland 91786

4 units • **\$362,250/unit** • **5,520 sqft** • **9,840 sqft lot** • **\$244.57/sqft** •
Built in 1958

BETWEEN FOOTHILL BL. & 11TH ST.



Welcome to Upland Income Property Ownership!! We are proud to feature this (4) Unit jewel in the heart of everything that's Upland. All units are (3) Bedroom (1.5) Baths. They have been historically occupied, with little to no vacancy history. The owners have taken very good care of each unit. Downstairs you will enjoy the Family Room, Dining Area and Kitchen, with all Bedrooms Upstairs. Don't forget to relax on the covered patio. These units are located near schools, park, shopping, and San Antonio Community Hospital. Live in one and rent the others? or Enjoy the fruits of POSITIVE CASH FLOW.. WE HAVE OVER 5500 SQFT OF LIVING SPACE. RARE FIND.

Facts & Features

- Sold On 02/26/2024
- Original List Price of \$1,449,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$475 (Estimated)
- \$65340 Gross Scheduled Income
- \$53180 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,560
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,760
- Cable TV: 01527033
- Gardener:
- Licenses:
- Insurance: \$2,823
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense: \$275
- Other Expense Description: FIRE PMT

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,320	\$1,320	\$2,300
2:	1	3	2	1	Unfurnished	\$1,485	\$1,485	\$2,300
3:	1	3	2	1	Unfurnished	\$1,320	\$1,320	\$2,300
4:	1	3	2	1	Unfurnished	\$1,320	\$1,320	\$2,300

Of Units With:

- Separate Electric: 5
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 690 - Upland area
- San Bernardino County
- Parcel # 1046102070000

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CUSTOMER FULL: Residential Income LISTING ID: IG24010448

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