

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	IV20246169	S	403 E Caroline ST	SB	274	STD	2	\$17,400		\$469,000↓	\$255.45	1836	1956/ASR	21,300/0.489	N	2	03/02/22	335/335
2	CV21247237	S	5391 W Maitland ST	ONT	686	STD	2	\$0		\$635,000↑	\$355.54	1786	1964/ASR	7,920/0.1818	N	1	02/28/22	18/18
3	CV21227211	S	8653 Arrow	RCUC	688	PRO	2	\$0		\$695,000	\$173.75	4000	1959/ASR	17,500/0.4017	N	2	03/03/22	21/21
4	JT21097580	S	5668 Daisy AVE	29P	DC723	STD	2	\$15,480		\$230,000	\$143.75	1600	1960/ASR	8,564/0.1966	N	0	02/28/22	11/11
5	210033580	S	819 W Olive Avenue	REDL			3	\$48,000	5	\$810,000↓			1908	7,290/0.16			03/02/22	34/851
6	EV21265083	S	24500 University AVE	LOML	267	STD	3	\$67,080	6	\$990,000↑	\$376.86	2627	1952/PUB	9,180/0.2107	N	0	02/27/22	11/11
7	IV22022929	S	632 N Birch AVE	RLT	272	STD	3	\$61,200		\$725,000↓	\$208.09	3484	1989/ASR	9,500/0.2181	N	3	03/02/22	2/2
8	22117753	S	2042 E 19TH ST	SB	274	STD	4			\$950,000	\$224.59	4230	1980	10,236/0.23			03/01/22	2/2
9	CV22004949	S	5150 Canoga ST	MCLR	685	STD	4	\$74,400	4	\$1,252,000↑	\$401.28	3120	1958/ASR	7,590/0.1742	N	4	03/03/22	16/16
10	SR22004857	S	12080 Navajo RD	APPV	APPV	STD	4	\$3,600		\$620,000	\$176.64	3510	1985/ASR	20,300/0.466	N	4	02/28/22	0/0
11	PW21190728	S	15902 Chehalis CT	APPV	APPV	STD	6	\$60,408		\$865,000↑	\$139.16	6216	1984/PUB	33,600/0.7713	N	2	03/02/22	27/27

Closed •

List / Sold: **\$479,000/\$469,000** ↓

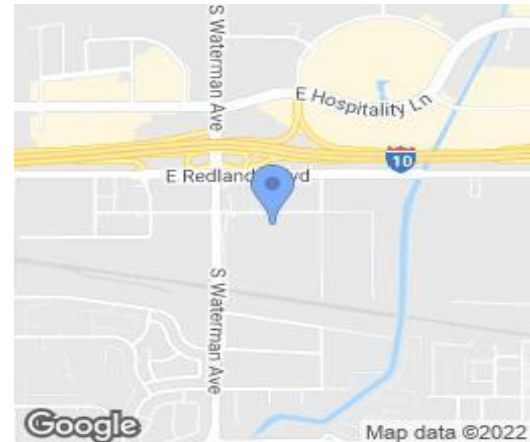
403 E Caroline St • San Bernardino 92408

335 days on the market

**2 units • \$239,500/unit • 1,836 sqft • 21,300 sqft lot • \$255.45/sqft •
Built in 1956**

Listing ID: IV20246169

East of Waterman just below the 10 freeway.



Facts & Features

- Sold On 03/02/2022
- Original List Price of \$499,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$17400 Gross Scheduled Income
- \$9913 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 20000-39999 Sqft
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$7,487
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 00794147
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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:	1	2	1	2	Unfurnished	\$700	\$8,400	\$14,400
2:	1	2	1	2	Unfurnished	\$750	\$9,000	\$14,400

Of Units With:

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

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0283012110000

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: IV20246169

Printed: 03/06/2022 11:49:27 AM

Closed •

List / Sold: **\$625,000/\$635,000** ↑

5391 W Maitland St • Ontario 91762

18 days on the market

**2 units • \$312,500/unit • 1,786 sqft • 7,920 sqft lot • \$355.54/sqft •
Built in 1964**

Listing ID: CV21247237

Central to Maitland cul-de-sac



THIS CHARMING MUTLI FAMILY HOME OFFERS 2 UNITS.EACH UNIT HAS 2 BEDROOMSAND 1.5 BATHROOMS. INDOOR LAUNDRY AND1 CAR GARAGE.IT IS LOCATED ON A CULDESAC. FLOOR PLAN IS GREAT FOR THE SQ FT, CLOSE TO SCHOOLS, SHOPPING, EASY ACCESS TO FWYS.

Facts & Features

- Sold On 02/28/2022
- Original List Price of \$625,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Electric
- \$232 (Estimated)
- Laundry: Electric Dryer Hookup, Inside
- 2 electric meters available
- 0 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet
- Appliances: None

Exterior

- Lot Features: Cul-De-Sac, Level with Street
- Sewer: Septic Type Unknown

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	0	1	Unfurnished	\$0	\$0	\$0
2:	1	2	0	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 0
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 686 - Ontario area

- San Bernardino County
- Parcel # 1011451180000

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 •

List / Sold: **\$695,000/\$695,000**

8653 Arrow • Rancho Cucamonga 91730

21 days on the market

**2 units • \$347,500/unit • 4,000 sqft • 17,500 sqft lot • \$173.75/sqft •
Built in 1959**

Listing ID: CV21227211

S/ ARROW RTE. & E/ BAKER AVE.



Extra-large, spacious lot with great building potential! There is a duplex structure that is not currently habitable due to fire damage. The existing units could be beautifully remodeled, and you would still have room to add or build your dream home. As is, the front unit has 3 bedrooms, 2 bathrooms and a 2-car attached garage. The back unit has 5 bedrooms, 3 bathrooms and a brick fireplace. *Sold As Is* Verify with the City for violations – seller will not complete any repairs needed. Seller will not provide a termite clearance, buyer to assume all. All interested, qualified buyers are welcome to view the exterior, if still interested please make a second appointment to access the inside of the units. Opportunity awaits on this sprawling land in a great location, don't miss out!

Facts & Features

- Sold On 03/03/2022
- Original List Price of \$695,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: In Garage, Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft
- Sewer: Conventional Septic

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	3	0	2	Unfurnished	\$0	\$0	\$0
2:	1	5	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Probate Listing sale
- 688 - Rancho Cucamonga area

- Rent Controlled

- San Bernardino County
- Parcel # 0207262390000

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: CV21227211

Printed: 03/06/2022 11:49:32 AM

Closed •

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

5668 Daisy Ave • 29 Palms 92277

11 days on the market

**2 units • \$115,000/unit • 1,600 sqft • 8,564 sqft lot • \$143.75/sqft •
Built in 1960**

Listing ID: JT21097580

Heading East on Hwy 62, turn left on Sunrise Rd, right on Two Mile Rd, left on Daisy Ave



Great Duplex for sale. Both units are 2 bedrooms 1 bath. The first unit has newer tile floors throughout the main living areas and vinyl flooring in the bedrooms. The second unit also has tile floors throughout the main living areas with carpet in the bedrooms. Each unit has laundry hook ups located in the kitchen. Each unit also has direct access to their own private fenced yard. Another great feature about this duplex is that each unit has its own separate Water, Electric, and Gas meters so tenants are paying for all utilities except trash which is part of the property taxes. Currently, both units are currently rented out on a month-to-month basis. The 2 units are separated by a large covered patio providing extra privacy and a noise buffer for each tenant. With housing and rental availability at an all-time low rents are rising quickly so this would make a great investment property!

Facts & Features

- Sold On 02/28/2022
- Original List Price of \$230,000
- 1 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- Laundry: Inside
- \$15480 Gross Scheduled Income
- \$15480 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01332204
- 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	\$695	\$695	\$900
2:	1	2	1	1	Unfurnished	\$595	\$595	\$900

Of Units With:

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

Additional Information

- Standard sale

- DC723 - Harmony Acres area
- San Bernardino County
- Parcel # 0612241160000

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:** JT21097580

Printed: 03/06/2022 11:49:33 AM

Closed •

List / Sold: **\$849,000/\$810,000** ↓

819 W Olive Avenue • Redlands 92373

34 days on the market

3 units • **\$283,000/unit** • **sqft** • **7,290 sqft lot** • **No \$/Sqft data** •
Built in 1908

Listing ID: 210033580

Corner Lot on W olive Ave. and Bond. Please Use GPS. CrossStreet: Norwood Stree



Opportunity to own Triplex income property in Large 7290 sq ft corner Lot. The Property is Located on desirable W. Olive Avenue in beautiful residential neighborhood in Redlands. The living area for all 3 Units is 2,134 sq. ft. Craftsman style with front porch and wood work columns. Building nestled in beautiful maintained Landscaping. 2 Parking garage on the back and one Covered carport. Total 3 units: 1- 2 bedroom and 1 bath upstairs with central heat & air and granite kitchen countertops, 2- 1 bedroom, 1 bath and 1 bedroom studio on main level with separate entries. A Common area laundry room with washer and dryer is located on the first level. These 3 units are all remodeled and has central heat and A/c. All 3 units can be rented with higher rent .(Please see the projected income) All units have separate Electric and Gas meters. Exterior with new paint, new concrete driveway, and new staircase. Newer roof. 10 years old. This property is close to Down town and minutes from Olive Market, Redlands Hospital and Loma Linda Medical center , Freeway and Redlands University . All Tenants are Month to Month. Total living Area will be 2134 sq ft. Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/02/2022
- Original List Price of \$849,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Forced Air
- Cap Rate: 4.5
- \$48000 Gross Scheduled Income
- \$37000 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$1,650		\$2,100
2:		1	1			\$1,200		\$1,600
3:		1	1			\$1,150		\$1,400
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 0
- Ranges: 3
- Refrigerator: 3

- Dishwasher: 0
- Disposal:

- Wall AC:

Additional Information

- San Bernardino County
- Parcel # 0172112210000

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: **\$989,000/\$990,000** ↑

24500 University Ave • Loma Linda 92354

11 days on the market

3 units • **\$329,667/unit** • **2,627 sqft** • **9,180 sqft lot** • **\$376.86/sqft** •
Built in 1952

Listing ID: EV21265083

campus and university



This is an amazing opportunity to own a permitted triplex within the coveted walk zone of Loma Linda University and Medical Center. Zoned R3, originally purchased as an SFR. Found out it was actually a duplex and then an addition was permitted and converted into a 3rd unit. With over 14,000 employees and 4,000 students you will never have to worry about vacancies. The property generates over \$67,000 annual income with the rents as follows. \$2500 3 Bed/2 bath unit (lease until 4/22), \$1100 1 Bed/1 Bath (June 2022) and \$2000 for a new 1 Bed/ 1 Bath unit (March 2022) that is fully furnished. Long wide driveway and large backyard. New paint, new floors, new appliances and upgraded fixtures, etc throughout. The property is fully permitted and occupied with all tenants on a lease. Property consists of 2 electric meters, 1 water meter and 1 gas meter. Main unit and fully furnished unit each have their own laundry. Drive by only, please do not disturb tenants.

Facts & Features

- Sold On 02/27/2022
- Original List Price of \$989,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s), Zoned
- Heating: Central, Zoned
- \$262 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Inside, Washer Included
- Cap Rate: 5.5
- \$67080 Gross Scheduled Income
- \$55080 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl, Wood
- Appliances: Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater

Exterior

- Lot Features: Back Yard, Lot 6500-9999, Sprinklers In Front, Sprinklers In Rear, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,600
- Electric: \$1,200.00
- Gas: \$720
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01501111
- Gardener:
- Licenses:
- Insurance: \$1,020
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense: \$600
- Other Expense Description: wifi

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,500	\$2,500	\$2,800
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,200
3:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher: 1
- Disposal: 3

- Ranges: 3
- Refrigerator: 3
- Wall AC: 1

Additional Information

- Standard sale

- 267 - Loma Linda area
- San Bernardino County
- Parcel # 0284031010000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

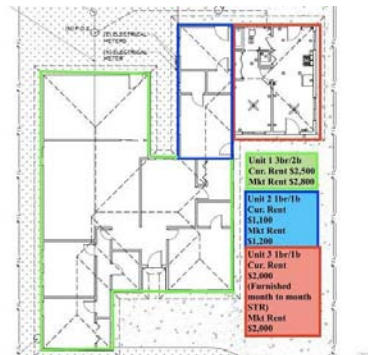
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

▼ Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: EV21265083

Printed: 03/06/2022 11:49:39 AM

Closed • **Single Family Residence**

List / Sold: **\$749,900/\$725,000** ↓

632 N Birch Ave • Rialto 92376

2 days on the market

3 units • **\$249,967/unit** • **3,484 sqft** • **9,500 sqft lot** • **\$208.09/sqft** •
Built in 1989

Listing ID: IV22022929

West of Pepper and North of Foothill



Back in the market after a lengthy eviction/repair/cleanup round! Great passive income stream opportunity and nothing like it in the same city! Sitting on a lot of 9500 sf, this residential property is 3440 sf large with 9 rooms altogether, including the main (front) unit and 2 back units (permitted respectively in year 2000 and 2005). The main unit has 2 stories with 4 BR and 2.5 BA 1800 sf total in size and a 3-car garage attached. It can be a great owner-occupied dwelling place, too! The back 2 units each have 2 BR and 1 BA. The main unit is recently ready awaiting for a change of carpet; the 2 back units are occupied with great tenants. Newly tuned-up Central HVAC for all the units. The 2 back units use separate entrances and separate central HVAC, separate washer/dryer and lots of storage and cabinets. Tile and laminate flooring, pull out faucet and stainless steel sinks for all 3 units. Sensor lights around the house. Nothing else like it in the area, so don't miss it!

Facts & Features

- Sold On 03/02/2022
- Original List Price of \$749,900
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Central Air, Gas
- Heating: Central
- \$0 (Assessor)
- Laundry: Common Area, Dryer Included, Washer Included
- \$61200 Gross Scheduled Income
- \$43340 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Water Heater Central
- Other Interior Features: 2 Staircases, High Ceilings

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Flag Lot, Yard
- Fencing: Barbed Wire, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,532
- Electric: \$4,200.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,392
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 3000
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	3	Unfurnished	\$0	\$0	\$2,300
2:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$1,450
3:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$1,450

Of Units With:

- Separate Electric: 0
- Drapes:

- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher: 1
- Disposal: 3

- Patio:
- Ranges: 3
- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale

- 272 - Rialto area
- San Bernardino County
- Parcel # 0133402250000

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 •

List / Sold: **\$950,000/\$950,000**

2042 E 19TH St • San Bernardino 92404

2 days on the market

**4 units • \$237,500/unit • 4,230 sqft • 10,236 sqft lot • \$224.59/sqft •
Built in 1980**

Listing ID: 22117753

S. of Highland Ave, N. of Pacific Street, E. of Victoria Ave, W. of Sterling Ave.



Super smart investment for both the present and the long term investors. Excellent quad-plex in San Bernadino on an extra large lot with ample gated parking. Newly painted exterior with large living units. Excellent current rents with upside potential. Offering one 3 bedroom and three 2 bedroom units. Central Air and Heat. Easy 10 minute walk to Starbucks, shops and markets. Call now for more information!

Facts & Features

- Sold On 03/01/2022
- Original List Price of \$950,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- \$60000 Net Operating Income

Interior

- Floor: Carpet
- Appliances: Disposal

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,770	\$1,770	\$1,770
2:	1	2	1		Unfurnished	\$1,300	\$1,300	\$1,300
3:	3	2	1		Unfurnished	\$950	\$950	\$950
4:	4	2	1		Unfurnished	\$1,228	\$1,228	\$1,228

5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 1191031040000

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 •

List / Sold: **\$975,000/\$1,252,000** ↑

5150 Canoga St • Montclair 91763

16 days on the market

**4 units • \$243,750/unit • 3,120 sqft • 7,590 sqft lot • \$401.28/sqft •
Built in 1958**

Listing ID: CV22004949

S Kingsley, W Central Ave.



Great investment opportunity for an investor or owner occupant, all units have 2 bedrooms and 1 bath each, all kitchens were remodeled with new cabinets, counter tops and stainless steel sinks within the last five years, also all baths we updated in the last five years. There are 4 one car garages, one for each unit, downstairs units have a private patio, there is a washing room which is not being use now but has a newer water heater. The complex has a nice courtyard area that is all cemented where kids could play, the units are located close to schools, shops, Montclair Plaza, and easy access to Fwys.

Facts & Features

- Sold On 03/03/2022
- Original List Price of \$975,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$6,474 (Estimated)
- Cap Rate: 3.9
- \$74400 Gross Scheduled Income
- \$45593 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: \$28,807
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- 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	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,600
3:	1	2	1	1	Unfurnished	\$1,525	\$1,525	\$1,600
4:	1	2	1	1	Unfurnished	\$1,475	\$1,475	\$1,600

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
- Rent Controlled

- 685 - Montclair area
- San Bernardino County
- Parcel # 1010622440000

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: CV22004949

Printed: 03/06/2022 11:49:42 AM

Closed •

List / Sold: **\$620,000/\$620,000**

12080 Navajo Rd • Apple Valley 92308

0 days on the market

**4 units • \$155,000/unit • 3,510 sqft • 20,300 sqft lot • \$176.64/sqft •
Built in 1985**

Listing ID: SR22004857

15 FWY/ Bear Valley Rd-east/ Navajo Rd-south (at southwest corner)



4 unit complex consisting of 2 bedroom 1 bath units. Located in walking distance to stores and schools.

Facts & Features

- Sold On 02/28/2022
- Original List Price of \$620,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: In Closet
- \$3600 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Lot 20000-39999 Sqft, Rectangular Lot, Level
- Fencing: Chain Link
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 02077224
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	8	0	4	Unfurnished	\$3,600	\$1	\$1

Of Units With:

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

Additional Information

- Standard sale
- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0434443060000

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: SR22004857

Printed: 03/06/2022 11:49:43 AM

Closed •

List / Sold: **\$875,000/\$865,000** ↑

15902 Chehalis Ct • Apple Valley 92307

27 days on the market

**6 units • \$145,833/unit • 6,216 sqft • 33,600 sqft lot • \$139.16/sqft •
Built in 1984**

Listing ID: PW21190728

Follow the navigation



Very quiet 6 units apartment- consist of 3 buildings in the Mountain Vista area. Each building has 2 units with 2 car garages attached. Fully occupied with long-term good renters. Well-maintained, air-conditioned complex with six of 6 units. 4units-2bedroom/2bath 2units-2 bedroom/2baths. Drive-by only. Please do not disturb tenants.

Facts & Features

- Sold On 03/02/2022
- Original List Price of \$850,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,426 (Estimated)
- Laundry: Inside
- \$60408 Gross Scheduled Income
- \$42605 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$17,440
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,188
- Cable TV: 01096925
- Gardener:
- Licenses: 46
- Insurance: \$2,134
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,330
- Other Expense: \$48
- Other Expense Description: Fire ext

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	2	Unfurnished	\$798	\$1,596	\$1,676
2:	2	2	2	2	Unfurnished	\$818	\$1,636	\$1,718
3:	2	3	2	2	Unfurnished	\$901	\$1,802	\$1,892

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet: 6
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0441095110000

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: PW21190728

Printed: 03/06/2022 11:49:43 AM