

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	IV22206560	S	24746 Court ST	SB	274	STD	2	\$25,416		\$460,000 	\$259.89	1770	1935/ASR	6,700/0.1538	N	2	02/08/23	119/119
2	CV23003198	S	12782 7th ST	CH	681	STD	2	\$28,800		\$850,000 	\$468.06	1816	1930/PUB	10,275/0.2359	N	1	02/06/23	3/3
3	DW22202257	S 	1315 N F ST	SB	274	STD	3	\$34,920		\$5,050,000 	\$2,563.45	1970	1928/ASR	4,875/0.1119	N	0	02/06/23	89/181
4	TR22233303	S	1120 Bahia CT	ONT	686	STD	3	\$54,000		\$910,000 	\$280.86	3240	1979/ASR	8,235/0.189	N	4	02/09/23	49/49
5	HD22251068	S	15384 153 Westside RD	VTVL	VIC	STD	3	\$2,900		\$319,000 	\$267.39	1193	1927/PUB	3,410/0.0783	N	1	02/07/23	5/5

Closed • **Duplex**

List / Sold: **\$485,000/\$460,000** ↓

24746 Court St • **San Bernardino 92410**

119 days on the market

2 units • **\$242,500/unit** • **1,770 sqft** • **6,700 sqft lot** • **\$259.89/sqft** •
Built in 1935

Listing ID: IV22206560

No Special Directions



AMAZING opportunity to own a well cared for duplex that has been exceptionally designed to allow for maximum living efficiency (plus you could buy its twin next door - more on that later)! Each unit consists of 2 bedrooms & 1 bathroom - both bursting with charm and individual character, as well as their own individual garage or on site parking. The front home is estimated at 862 square feet and features a large fenced yard & adorable porch - a perfect spot for relaxing! Inside is a bright and cozy space that you can't help but feel at home in. The second home is estimated at 908 square feet and contains a private yard and inviting covered front entrance, along with laminate and tile flooring to create a cohesive space that's easy to maintain. Both units feature dual pane vinyl windows, ceiling fans, indoor laundry and BOTH units have recently just had new plumbing installed. This property is perfect for anyone who is wanting to get into real estate investing or looking to add to their investment portfolio. What's unique about this property is it would make an excellent full time home to live in and rent out the other unit for supplemental income or for multi-generational living! Ask your lender about how to include rental income in with your qualifying assets! **If you want to make an even bigger splash - the twin property next door is also available for sale ... 24742 Court St - check it out! This is a rare and multi-potential property that could be yours today!

Facts & Features

- Sold On 02/08/2023
- Original List Price of \$485,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$445 (Estimated)
- Laundry: Inside
- \$25416 Gross Scheduled Income
- \$20569 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,847
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$1,512
- Cable TV: 01927637
- Gardener:
- Licenses: 175
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense: \$1,360
- Other Expense Description: Taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$1,050		\$1,600
2:	1	2	1			\$1,100		\$1,600

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 # 0279091240000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

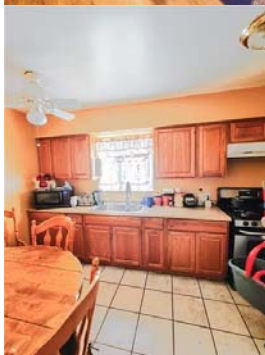
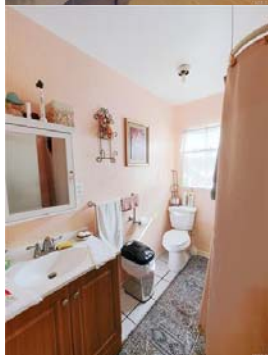
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

▼ Click arrow to display photos



Closed • Duplex

List / Sold: **\$860,000/\$850,000** ↓

12782 7th St • Chino 91710

3 days on the market

2 units • \$430,000/unit • 1,816 sqft • 10,275 sqft lot • \$468.06/sqft • Built in 1930

Listing ID: CV23003198

When coming from the 10 freeway, turn left on Lincoln, then turn right on 7th street. Homes are both on the corner lot



This is a MUST SEE! Beautiful recently renovated detached duplex on a tree-lined street in a peaceful community. Home is full of character and MOVE-IN READY. Great opportunity! Do not miss out on this unique upgraded open layout home. Close to schools and shopping centers. First time on the market in over 40 years. Securely gated property with generous sized landscaped front yard. With double pane windows, quartz countertops, custom kitchen cabinets, upgraded flooring, spacious remodeled restroom. Upgraded roofing on both homes since 2019. Both units are separate, each unit has their own utilities, spacious backyard, entrance and mailing address (5211 Lincoln). Main home has 2 bedrooms and 1 bath, spacious living room and kitchen. Quartz countertops and beautiful flooring. Electric/gas stove and dishwasher included with the main home. Also has a tankless water heater! Second home has 2 bedrooms, 1 bath and bonus room with a washer and dryer included. Also has a upgraded water heater. Too many upgrades to mention!!

Facts & Features

- Sold On 02/06/2023
- Original List Price of \$860,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- \$4,668 (Estimated)
- Laundry: Inside
- \$28800 Gross Scheduled Income
- \$27960 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$840
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01970316
- 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					
2:	1	2	1	1		\$2,400		

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 681 - Chino area
- San Bernardino County
- Parcel # 1015622010000

Michael Lembeck

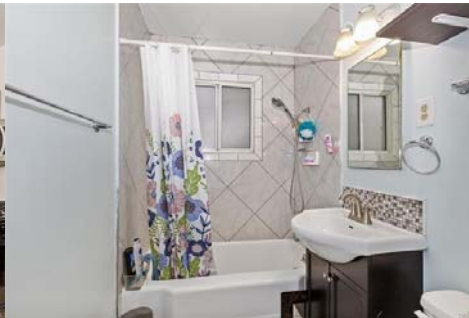
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV23003198

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Closed •

List / Sold: **\$499,000/\$5,050,000** ↑

1315 N F St • San Bernardino 92405

89 days on the market

**3 units • \$166,333/unit • 1,970 sqft • 4,875 sqft lot • \$2563.45/sqft •
Built in 1928**

Listing ID: DW22202257

215 FWY East exit Baseline North West on North F street property is on the right



Great 3 unit property located in the city of San Bernardino close to schools and shopping. This property features 3 units 1-3 bedroom 1 bathroom with some upgrades that are an owners delight and two 1 bedroom 1 bath units perfect for first time and seasoned investors. Plenty of parking and yard space to entertain guest and added feature to insure investors should have no problem finding tenants. For buyers considering FHA you can live in one and rent the others. Come see this opportunity it will not last.

Facts & Features

- Sold On 02/06/2023
- Original List Price of \$515,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$974 (Estimated)
- \$34920 Gross Scheduled Income
- \$25320 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01501111
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance: \$1,000
- 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	3	1	0	Unfurnished	\$1,100	\$1,100	\$1,500
2:	1	1	0	0	Unfurnished	\$950	\$950	\$1,200
3:	1	1	0	0	Unfurnished	\$860	\$860	\$1,150

Of Units With:

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

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0145203020000

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

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Closed • **Triplex**

List / Sold: **\$999,950/\$910,000** ↓

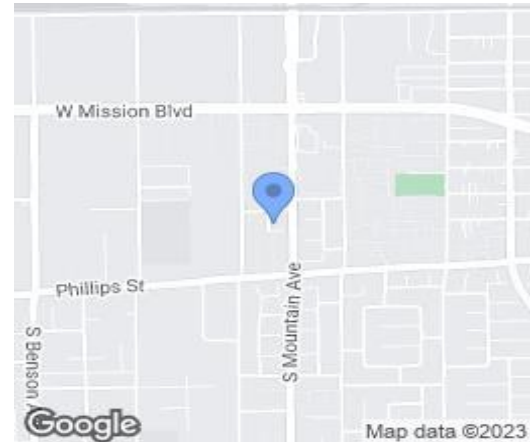
1120 Bahia Ct • Ontario 91762

49 days on the market

3 units • \$333,317/unit • 3,240 sqft • 8,235 sqft lot • \$280.86/sqft • Built in 1979

Listing ID: TR22233303

Mountain x Phillips



Great investment opportunity to own a Triplex on corner lot in Ontario! One unit has 3 bed, 2 bath and 2 car attached garage. Two other units has 2 bed, 1 bath with 1 car garage each. Long term tenants with below market rents. Potential upside for new owners with CAP Rate to reach over 6%. Recently updated HVAC system and resurfaced driveway about a year ago. Within a community of other Triplexes.

Facts & Features

- Sold On 02/09/2023
- Original List Price of \$999,950
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Wall Furnace
- \$580 (Estimated)
- Laundry: In Garage
- \$54000 Gross Scheduled Income
- \$49200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Master Bedroom
- Floor: Carpet, Vinyl
- Appliances: Water Heater

Exterior

- Lot Features: Cul-De-Sac, Landscaped, Sprinkler System, Yard
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV:
- Gardener:
- Licenses: 100
- Insurance: \$1,100
- 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	3	2	2	Unfurnished	\$1,650	\$1,650	\$2,600
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,000
3:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,000

Of Units With:

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

Additional Information

- Standard sale

- 686 - Ontario area
- San Bernardino County
- Parcel # 1011541220000

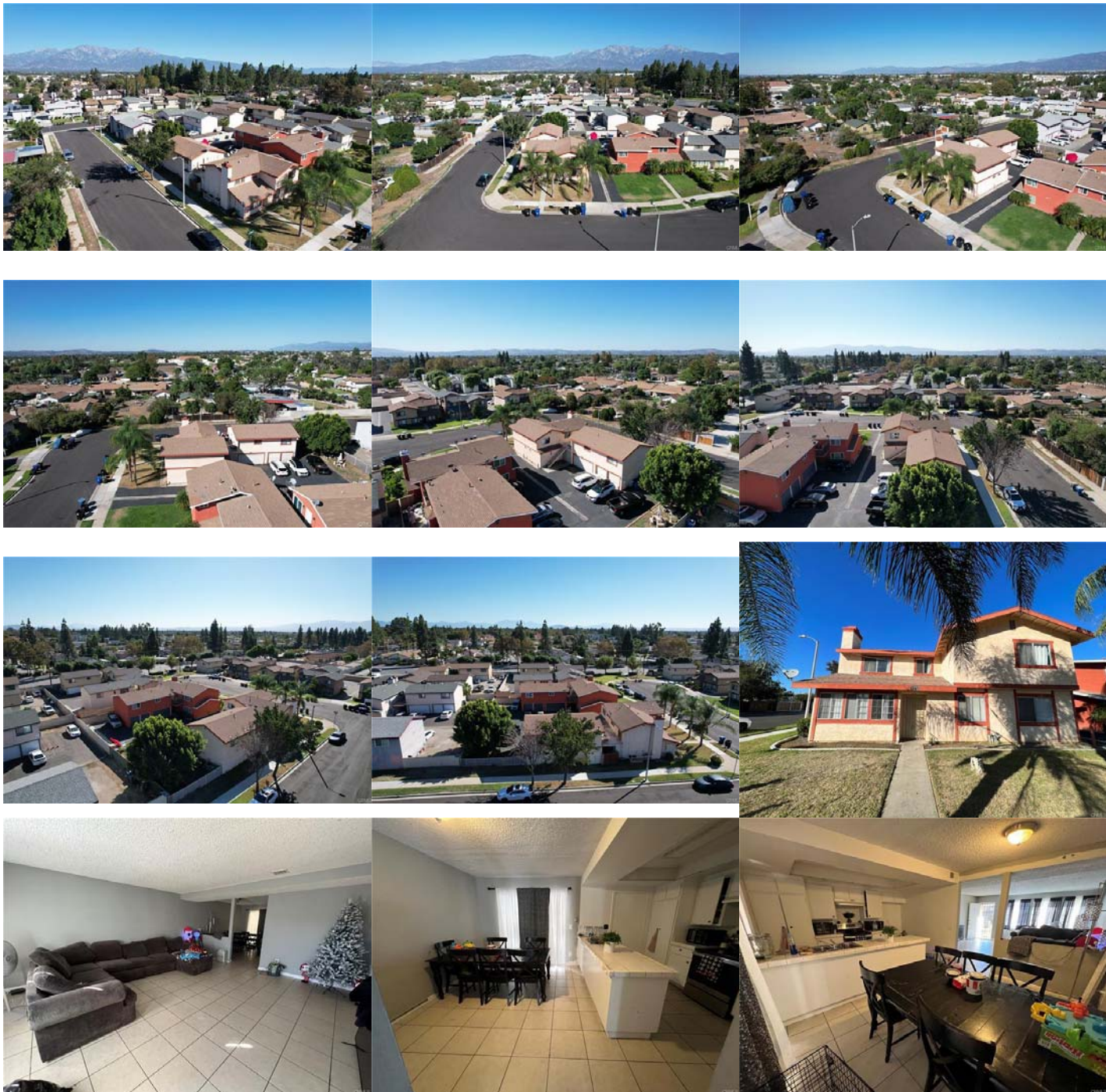
Michael Lembeck

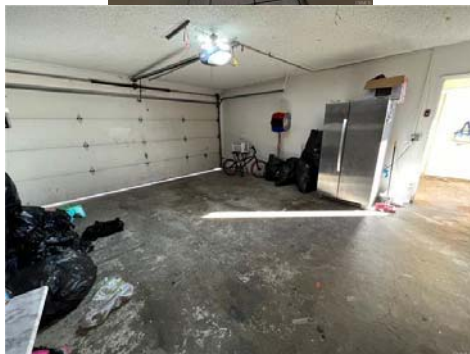
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$325,000/\$319,000** ↓

15384 15388 Westside Rd • Victorville 92395

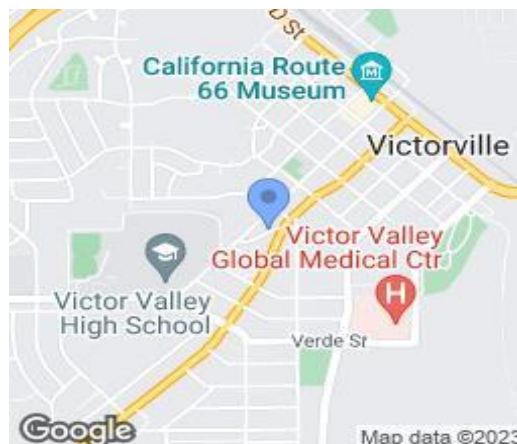
5 days on the market

3 units • **\$108,333/unit** • **1,193 sqft** • **3,410 sqft lot** • **\$267.39/sqft** •

Listing ID: HD22251068

Built in 1927

I 15 North Exit on Mojave Dr turn right, then turn left on 7Th Ave and turn left on Westside Rd to PIQ



Move in conditions duplex and extra parcel number with single family residence, in the Downtown Historic commercial area of Victorville. Tree unit rental properties, 2 separate parcels 0478-132-12-0000 and 0478-132-11-0000. Main home with 2 bed 1 full bath, inside laundry and amazing views, large backyard one car garage. Second unit small studio. 3rd unit with one bed, little room, and one bath buyer and buyer's agent to verify rent control and all information regarding the units.

Facts & Features

- Sold On 02/07/2023
- Original List Price of \$325,000
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- \$143 (Estimated)
- Laundry: Individual Room
- \$2900 Gross Scheduled Income
- \$2640 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,450
- Electric: \$1,300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$750
- Cable TV: 01963125
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	4	0	1	Unfurnished	\$1,340	\$1,340	\$1,340

Of Units With:

- Separate Electric: 3
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- VIC - Victorville area
- San Bernardino County
- Parcel # 0478132120000

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

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CUSTOMER FULL: Residential Income LISTING ID: HD22251068

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