

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	HD22249217	S	8038 Crystal Creek RD	LUCV	699	STD	2	\$0		\$470,000 ↓	\$135.76	3462	1994/ASR	108,900/2.5	Y	2	03/17/23	70/70
2	GD22186183	S	987 Spruce ST	SB	274	STD	3	\$43,800		\$480,000 ↓	\$293.04	1638	1926/ASR	6,700/0.1538	N	0	03/16/23	175/175
3	WS22213071	S	413 N Cucamonga AVE	ONT	686	STD	3	\$47,640		\$700,000 ↓	\$317.03	2208	1925/ASR	8,460/0.1942	N	5	03/14/23	67/67
4	IG23017235	S	511 Courier AVE	REDL	268	STD,TRUS	4	\$66,036		\$962,500 ↓	\$248.07	3880	1981/EST	12,600/0.2893	N	4	03/16/23	5/5
5	TR23016796	S	3240 triumph LN #1	ONT	686	STD	4	\$79,548	4	\$1,300,000 ↓	\$313.33	4149	1985/ASR	10,560/0.2424	N	6	03/13/23	13/13
6	CV22240012	S	700 E Virginia WAY	BSTW	BSTW	STD	4	\$3,600		\$498,000 ↓	\$146.82	3392	1981/OTH	9,535/0.2189	N	0	03/17/23	80/80
7	WS22214328	S	1061 E D ST	ONT	686	STD	5	\$93,000		\$1,300,000 ↓	\$328.03	3963	1928/ASR	25,098/0.5762	N	0	03/14/23	63/63

Closed • **Single Family Residence**

List / Sold: **\$495,000/\$470,000** ↓

8038 Crystal Creek Rd • Lucerne Valley 92356

70 days on the market

2 units • **\$247,500/unit** • **3,462 sqft** • **108,900 sqft lot** • **\$135.76/sqft** •

Listing ID: HD22249217

Built in 1994

Home is all the way up Crystal Creek to the Right. If you hit train tracks, you have gone too far.



REDUCED OVER \$50,000!! Could potentially generate up to \$4,000 a month in rental income! TWO HOMES ON ONE LOT! With incredible views and an IN GROUND SWIMMING POOL! This property boast on 2.5 beautiful acres with separate driveways, separate fenced yards, and 2 updated homes! The first home is a large 2,502 sq ft home, with 3 bedroom, 2 bathroom, split floor plan that was updated in 2012. The layout is spacious with an oversized kitchen, in suite laundry, wood beamed ceilings and a wood burning stove! You can enjoy the views from both the oversized front and back patios! The back patio has an above ground jacuzzi, pergula like covering with plenty of space for BBQing / entertaining. Also a security fence with access to the built in pool and in ground jacuzzi! The second home is LESS THAN 4 YEARS OLD! Built in 2018. This cute 1 bedroom 1 bathroom is oversized at 960 sq ft, with a HUGE living space area, oversized bedroom, walk in closet, and shaker style cabinets with granite counters consistent throughout the home. This home also has a separate laundry unit, 2 private patios, mini split heating/cooling unit, AND direct access to the in ground pool and jacuzzi! Don't forget about the 2 car detached garage with a bonus workshop area, a fully sustaining 800 Sq ft greenhouse, and FULLY PAID OFF SOLAR! The solar system consist of 36 panels, 9 kWh, with a solar edge 10 kWh inverter. This property has so much to offer AND MORE! SELLER IS MOTIVATED and will entertain ANY and ALL reasonable offers!

Facts & Features

- Sold On 03/17/2023
- Original List Price of \$495,000
- 4 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Evaporative Cooling
- Heating: Central
- \$447 (Estimated)
- Laundry: Inside, Propane Dryer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Propane Range, Propane Cooktop
- Other Interior Features: Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, Open Floorplan

Exterior

- Lot Features: 2-5 Units/Acre, Desert Back, Desert Front, Garden
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01183800
- 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	2	2	Unfurnished	\$0	\$0	\$0
2:	1	1	1		Unfurnished			

Of Units With:

- Separate Electric: 1
 - 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 # 0450311150000

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: HD22249217

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Closed • **Triplex**

List / Sold: **\$495,000/\$480,000** ↓

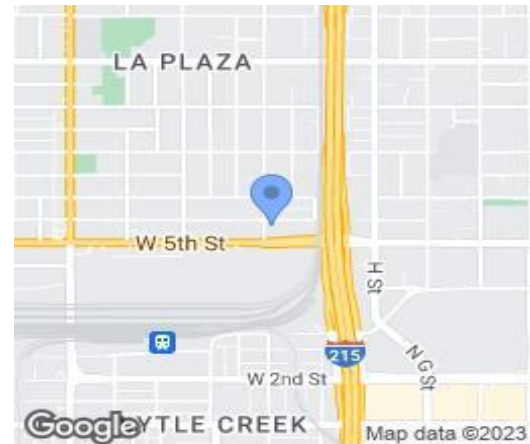
987 Spruce St • San Bernardino 92411

175 days on the market

3 units • **\$165,000/unit** • **1,638 sqft** • **6,700 sqft lot** • **\$293.04/sqft** •
Built in 1926

Listing ID: GD22186183

Between: N. J Street and N. I Street



Incredible investment opportunity you don't want to miss! This is a 3-unit triplex investment property. Two units have 2 bedrooms and 1 bathroom. The back unit is a studio! Located near markets, popular dining options, parks gas stations and the 215-Freeways!

Facts & Features

- Sold On 03/16/2023
- Original List Price of \$525,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- \$43800 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524271
- 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	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0
3:	1	1	1	0	Unfurnished	\$0	\$0	\$0

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 # 0138142020000

Michael Lembeck
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[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) GD22186183

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Closed • **Triplex**

List / Sold: **\$600,000/\$700,000** ↓

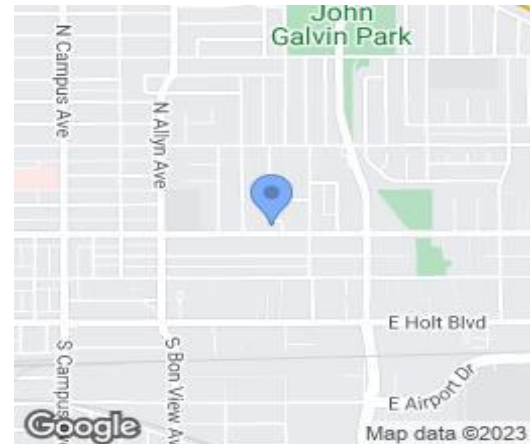
413 N Cucamonga Ave • Ontario 91764

67 days on the market

**3 units • \$200,000/unit • 2,208 sqft • 8,460 sqft lot • \$317.03/sqft •
Built in 1925**

Listing ID: WS22213071

D Street & Cucamonga Ave



Great investment property, incredible opportunity to own this unique triplex in city of Ontario, Located near Historic Downtown Ontario, 2 - 2 bedrooms 1 bath & 1 - 1 bedroom 1 bath. Each unit has bright & open floor plan and private back yard. Great location, close to shopping center, 10 & 60 FWY, Ontario Mills, public transportation and school, and much more.

Facts & Features

- Sold On 03/14/2023
- Original List Price of \$755,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- \$352 (Estimated)
- Laundry: In Garage
- \$47640 Gross Scheduled Income
- \$43540 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$700
- Cable TV: 01121690
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$1,550
2:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$1,550
3:	1	1	1	1	Unfurnished	\$800	\$800	\$1,100

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 # 1048443010000

Michael Lembeck
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Re/Max Property Connection
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CUSTOMER FULL: Residential Income LISTING ID: WS22213071

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Closed • **Quadruplex**

List / Sold: **\$1,000,000/\$962,500** ↓

511 Courier Ave • Redlands 92374

5 days on the market

4 units • **\$250,000/unit** • **3,880 sqft** • **12,600 sqft lot** • **\$248.07/sqft** •
Built in 1981

Listing ID: IG23017235

Major cross-streets are Lugonia and Orange



Great opportunity to own a 4-Plex with long-term tenants, good cash-flow and room to increase rents. The property consists of 4 spacious units, (1) 3-bedroom/2-bath and (3) 2-bedroom/2-bath. Central location in Redlands, very close to University of Redlands and downtown. Each unit comes with a 1-car garage for the tenants convenience. There is also on-site laundry room that represents an additional revenue stream for the owner.

Facts & Features

- Sold On 03/16/2023
- Original List Price of \$1,000,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Common Area
- \$66036 Gross Scheduled Income
- \$52542 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,494
- Electric: \$409.00
- Gas: \$3,105
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02125608
- Gardener:
- Licenses:
- Insurance: \$2,788
- Maintenance: \$9,995
- Workman's Comp:
- Professional Management: 1266
- Water/Sewer: \$5,043
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,732	\$20,784	\$26,400
2:	1	2	2	1	Unfurnished	\$1,296	\$15,552	\$22,200
3:	1	2	2	1	Unfurnished	\$1,296	\$15,552	\$22,200
4:	1	2	2	1	Unfurnished	\$1,179	\$14,148	\$22,200

Of Units With:

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

Additional Information

- Standard, Trust sale
- \$570 HOA dues Monthly

- 268 - Redlands area
- San Bernardino County
- Parcel # 0167264060000

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income **LISTING ID:** IG23017235

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Closed • **Quadruplex**

List / Sold:

\$1,375,000/\$1,300,000 ↓

3240 triumph Ln # 1 • Ontario 91764

13 days on the market

4 units • **\$343,750/unit** • **4,149 sqft** • **10,560 sqft lot** • **\$313.33/sqft** •
Built in 1985

Listing ID: TR23016796

inland empire and Center street



Looking for a perfect investment property in the city of ontario. Quadplex with attached garage and fully occupied. All tenants are on current lease which have been staggered for 2023. Easily to adjust future rent to maximized cap rate. All units has there own electric and gas meter water and trash is shared.

Facts & Features

- Sold On 03/13/2023
- Original List Price of \$1,375,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: In Garage
- Cap Rate: 3.8
- \$79548 Gross Scheduled Income
- \$52180 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,367
- Electric: \$350.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,450
- Cable TV: 02125608
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,817
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$2,000	\$2,000	\$2,200
2:	1	2	1	1	Unfurnished	\$1,230	\$1,230	\$1,800
3:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$1,800
4:	1	3	1	2	Unfurnished	\$1,649	\$1,649	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- \$43 HOA dues Monthly

- 686 - Ontario area
- San Bernardino County
- Parcel # 0210411110000

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: TR23016796

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Closed • **Quadruplex**

List / Sold: **\$498,000/\$498,000**

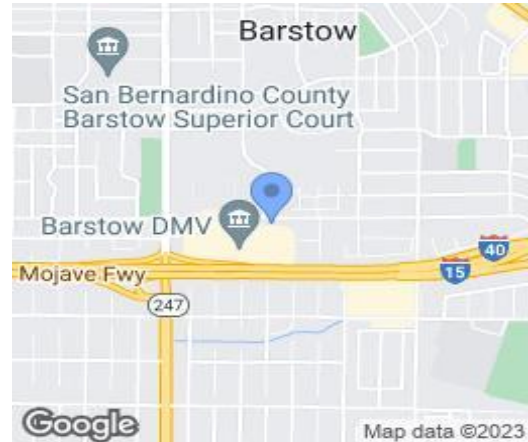
700 E Virginia Way • Barstow 92311

80 days on the market

**4 units • \$124,500/unit • 3,392 sqft • 9,535 sqft lot • \$146.82/sqft •
Built in 1981**

Listing ID: CV22240012

Follow I-15 N to CA-247 N/Barstow Rd in Barstow. Take exit 183 from I-15 N, Drive to E Virginia Way



Quadruplex Building for Sale. 1 Building Built in 1981. Lot area square feet: "9,535 Sq. Feet", ".219 acres": 4 Residential Units in Building. - Recently Remodeled , All 4 Residential Units are currently leased month to month. - Each residential Unit has 2 bedrooms / 1 bath. - Photos available - Buyer and or Buyer's Agent are responsible to do due diligence for verifying the accuracy of all information.

Facts & Features

- Sold On 03/17/2023
- Original List Price of \$498,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$213 (Estimated)
- Laundry: See Remarks
- \$3600 Gross Scheduled Income
- \$2431 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,169
- Electric: \$420.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$315
- Cable TV: 00823528
- Gardener:
- Licenses:
- Insurance: \$1,837
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$770	\$770	\$770
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,000
3:	1	2	1	0	Unfurnished	\$880	\$880	\$880
4:	1	2	1	0	Unfurnished	\$950	\$950	\$950

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
- BSTW - Barstow area

- San Bernardino County
- Parcel # 0183221100000

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed • Apartment

List / Sold:

\$1,480,000/\$1,300,000 ↓

63 days on the market

1061 E D St • Ontario 91764

5 units • **\$296,000/unit** • **3,963 sqft** • **25,098 sqft lot** • **\$328.03/sqft** •
Built in 1928

Listing ID: WS22214328

Cucamonga & D Street



JUST REDUCED!! Great investment opportunity! These 5 units are located in an excellent location with easy access to freeway and shopping district. The main unit has 3 bedrooms and 2 baths approximately 1659 SF; four units are 1 bedroom 1 bath. These units sit on a huge lot over 25,000 SF with plenty of parking and is a desirable rental area.

Facts & Features

- Sold On 03/14/2023
- Original List Price of \$1,580,000
- 3 Buildings
- Levels: Two
- 20 Total parking spaces
- Heating: Central
- \$707 (Estimated)
- \$93000 Gross Scheduled Income
- \$81600 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: \$11,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01121690
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance: \$2,500
- Workman's Comp:
- Professional Management: 3000
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,100	\$2,100	\$2,650
2:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$1,550
3:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,550
4:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,550
5:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,550

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

- 686 - Ontario area
- San Bernardino County
- Parcel # 1048431010000

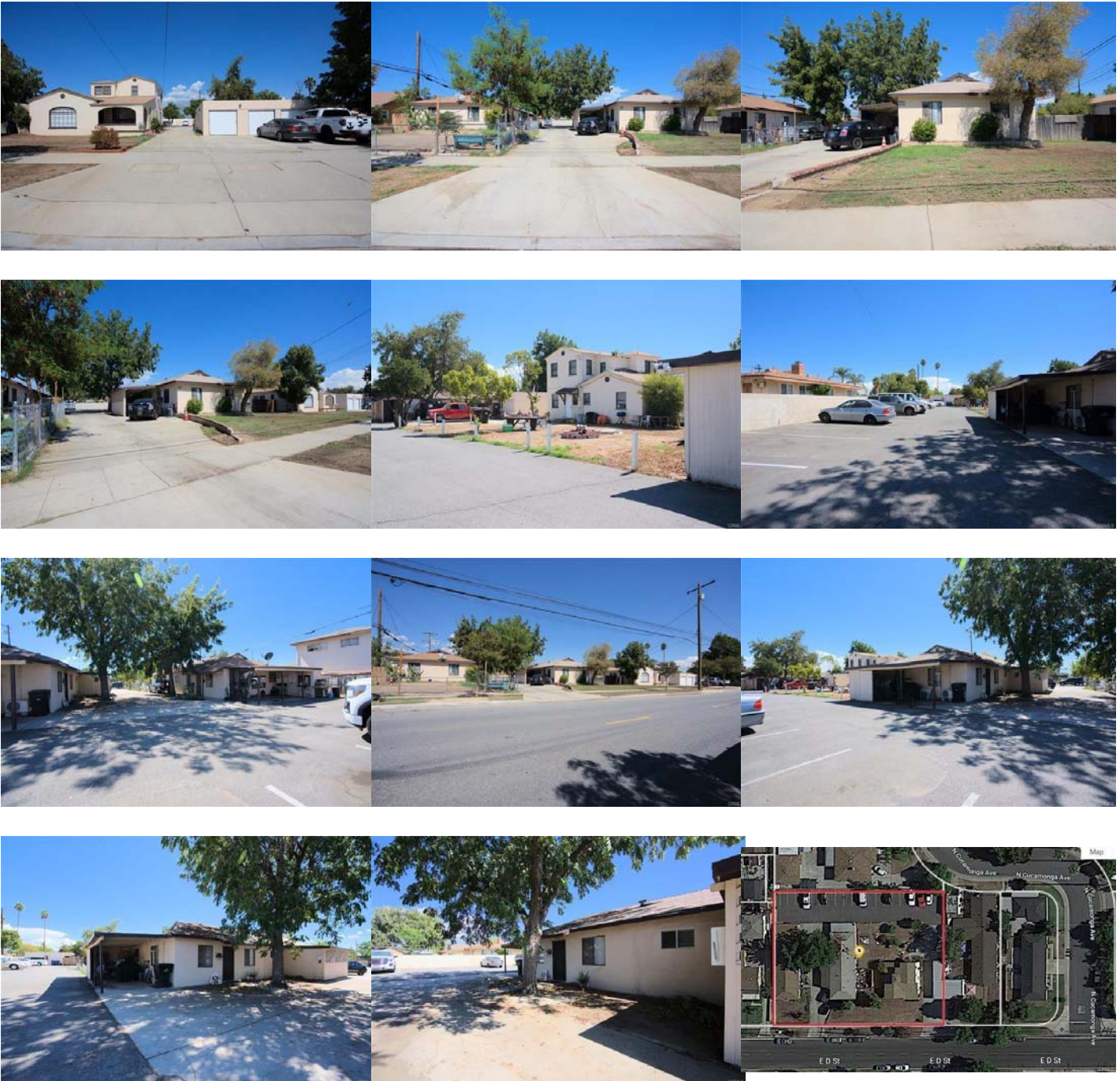
Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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