

Cross Property Customer 1 Line

City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	Grg Spcs	Date	DOM/CDOM
YUCP	269	STD	2	\$27,000		\$405,000↑	\$226.00	1792	1965/ASR	13,700/0.3145	2	03/16/21	<u>3/3</u>
YUCP	269	STD	2	\$21,430		\$419,500↑	\$234.10	1792	1965/ASR	13,741/0.3154	2	03/18/21	<u>0/0</u>
SB	274	STD	2	\$27,600		\$315,000↓	\$310.65	1014	1918/ASR	5,000/0.1148	0	03/18/21	<u>13/13</u>
HLND	276	STD	2	\$17,400		\$275,000↑	\$343.75	800	1950/ASR	7,500/0.1722	2	03/16/21	<u>3/3</u>
BSTW		STD	3	\$24,600		\$300,000↓	\$90.91	3300	1983	7,000/0.16		03/19/21	<u>31/31</u>
APPV	APPV	STD	3			\$400,000↓	\$173.61	2304	1985	18,020/0.41		03/15/21	<u>71/71</u>
BSTW	BSTW	STD	3	\$24,600		\$300,000↓	\$90.91	3300	1983/PUB	7,000/0.1607	0	03/19/21	<u>31/31</u>
REDL	268	TRUS	4	\$68,400		\$1,030,000↓	\$166.51	6186	1948/PUB	261,360/6	2	03/19/21	<u>0/0</u>
HLND	276	STD	4	\$2,400		\$430,000↓	\$254.44	1690	1958/PUB	7,369/0.1692	0	03/17/21	<u>7/7</u>
APPV	APPV	STD	4	\$0		\$535,000↑	\$152.51	3508	1984/ASR	22,750/0.5223	4	03/18/21	<u>13/13</u>
FONT	264	STD	5	\$61,680	6	\$620,000↓	\$151.40	4095	1930/ASR	18,900/0.4339	0	03/16/21	<u>68/422</u>
YUCP	269	STD	6	\$86,316	5	\$1,160,000↓	\$321.69	3606	1954/ASR	19,800/0.4545	6	03/18/21	<u>151/151</u>
CLTN	273	STD	8	\$90,900	5	\$1,175,000↑	\$188.54	6232	1965/ASR	21,000/0.4821	8	03/19/21	<u>8/8</u>

Closed •

List / Sold: **\$399,000/\$405,000** ↑

12214 Custer St # 12216 • Yucaipa 92399

3 days on the market

2 units • **\$199,500/unit** • **1,792 sqft** • **13,700 sqft lot** • **\$226.00/sqft** •

Listing ID: EV21024321

Built in 1965

Yucaipa Blvd to Custer



Don't let this opportunity pass. These units have been upgraded with dual pane windows, newer central ac and heater units. Both units have a spacious back yard, attached one car garage, and washer dryer hook-ups.

Facts & Features

- Sold On 03/16/2021
- Original List Price of \$399,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$27000 Gross Scheduled Income
- \$22247 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,741
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$478
- Cable TV: 01525248
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,575
- Other Expense:
- Other Expense Description:

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: EV21024321

Printed: 03/21/2021 7:29:14 PM

Closed •

List / Sold: **\$399,000/\$419,500** ↑

12210 Custer St • Yucaipa 92399

0 days on the market

2 units • **\$199,500/unit** • **1,792 sqft** • **13,741 sqft lot** • **\$234.10/sqft** •
Built in 1965

Listing ID: EV21024326

Yucaipa Blvd to Custer



Don't let this opportunity pass. These units have been upgraded with dual pane windows, newer central ac and heater units. Both units have a spacious back yard, attached one car garage, and washer dryer hook-ups. One of these units just had a major remodel completed last year. Please view the Matterport 3d tour.

Facts & Features

- Sold On 03/18/2021
- Original List Price of \$399,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$21430 Gross Scheduled Income
- \$18609 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,175
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$597
- Cable TV: 01525248
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,900
- Other Expense:
- Other Expense Description:

Michael Lembeck
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Mission Viejo, 92691

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Closed •

List / Sold: **\$334,999/\$315,000** ↓

152 S K St • San Bernardino 92410

13 days on the market

2 units • **\$167,500/unit** • **1,014 sqft** • **5,000 sqft lot** • **\$310.65/sqft** •
Built in 1918

Listing ID: SR21004518

SOUTH K & WOOLEY



FRONT UNIT OFFERS 3 BEDROOMS AND 2 BATHS*FIREPLACE*LAUNDRY INSIDE*TILE FLOORING*BACK UNIT FEATURES 3 SPACIOUS BEDROOMS AND 1 BATH*LAUNDRY OUTSIDE*LAMINATE FLOORING*CLOSE TO FREEWAYS*SHOPPING, PARKS, AND SCHOOLS*PROPERTY FEATURES PLENTY OF PARKING*

Facts & Features

- Sold On 03/18/2021
- Original List Price of \$334,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Inside
- \$27600 Gross Scheduled Income
- \$24600 Net Operating Income
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Michael Lembeck
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CUSTOMER FULL: Residential Income **LISTING ID:** SR21004518

Printed: 03/21/2021 7:29:15 PM

Closed • Duplex

List / Sold: **\$270,000/\$275,000** ↑

26779 Crest St • Highland 92346

3 days on the market

2 units • **\$135,000/unit** • **800 sqft** • **7,500 sqft lot** • **\$343.75/sqft** •
Built in 1950

Listing ID: EV21017269

PLEASE USE GOOGLE MAPS



RECENTLY UPDATED DUPLEX IN HIGHLAND! FIRST TIME ON THE MARKET SINCE 1983. THESE UNITS ARE STANDALONE AND SHARE NO COMMON WALLS. THEY OFFER A FLOORPLAN OF 1 BEDROOM/1BATHROOM FOR EACH UNIT, PERFECT LAYOUT FOR A DUPLEX MIX. SEPARATE ELECTRIC METERS. DETACHED GARAGE CAN BE USED AS STORAGE SPACE. LOCATED NEAR NEW AMAZON WAREHOUSE AND CLOSE PROXIMITY TO 210FWY. BOTH UNITS ARE LEASED WITH MTM TENANTS. SEIZE THE OPPORTUNITY WITH THIS WELL-MAINTAINED AND WELL-PRICED PROPERTY.

Facts & Features

- Sold On 03/16/2021
- Original List Price of \$270,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$17400 Gross Scheduled Income
- \$14430 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Lawn, Level with Street, Lot 6500-9999, Rectangular Lot, Walkstreet
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,507
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$630
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,340

- Standard sale

- 276 - Highland area
- San Bernardino County
- Parcel # 1192361370000

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold: **\$299,900/\$300,000** ↓

228 Hutchison St • Barstow 92311

31 days on the market

**3 units • \$99,967/unit • 3,300 sqft • 7,000 sqft lot • \$90.91/sqft •
Built in 1983**

Listing ID: 531344

**I15 N Exit L St, Turn Left, Turn Right Onto Main St, Turn Left Onto N 1st Ave, Turn Right Onto Hutchison St
PIQ on the Corner Of N 3rd St & Hutchison St Cross Street: N 3rd Ave.**



Great Investment Opportunity, 3 Units in Barstow Featuring 3300 sqft each unit is identical 2 bedrooms 1.5 bathrooms, 1100 sqft two story units, Large bedrooms, Living room, Dining area, Indoor Laundry, Kitchen with Breakfast Bar & Private Backyards. Corner Lot, Partial Gated Front Yard, Very Close to Barstow's Original Del Taco & Central High School. 3 carports along with street parking. This Property is ideal for a Savvy Investor being that Each Unit has SEPARATE WATER METERS, Separate Gas & Separate Electric. Owner only pays for Trash and Sewer. This is a great investment opportunity to add to your portfolio. 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: 1 Model 2 # 1/2 Baths: 1 Model 3 # 1/2 Baths: 1 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: 1100 Model 2 SQFT: 1100 Model 3 SQFT: 1100 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: Breakfast Nook

Facts & Features

- Sold On 03/19/2021
- Original List Price of \$309,900
- 1 Buildings
- 6 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- Laundry: Inside
- \$24600 Gross Scheduled Income

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1				\$700	
2:	1	2	1				\$700	
3:	1	2	1				\$650	
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 # 018107326

Michael Lembeck

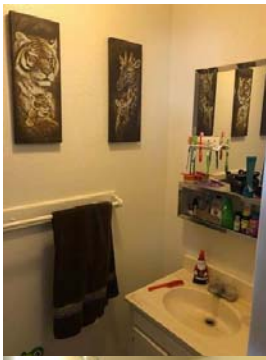
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$450,000/\$400,000** ↓

10591 Cochiti Rd • Apple Valley 92308

71 days on the market

**3 units • \$150,000/unit • 2,304 sqft • 18,020 sqft lot • \$173.61/sqft •
Built in 1985**

Listing ID: 20619778

Cochiti/



3 unit property! All units are 2 bedroom 1 bath sprawled on a huge lot! Great for first time home buyer or income property!

Facts & Features

- Sold On 03/15/2021
- Original List Price of \$450,000
- 3 Buildings
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$9050 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$3,500
- 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	2	1		Unfurnished	\$950	\$2,850	\$1,100
2:	2	2	1		Unfurnished	\$950	\$2,850	\$1,100

Additional Information

- Standard sale

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 3080118020000

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 •

List / Sold: **\$299,900/\$300,000** ↓

228 Hutchison St • Barstow 92311

31 days on the market

**3 units • \$99,967/unit • 3,300 sqft • 7,000 sqft lot • \$90.91/sqft •
Built in 1983**

Listing ID: CV21009106

**I15 N Exit L St, Turn Left, Turn Right Onto Main St, Turn Left Onto N 1st Ave, Turn Right Onto Hutchison St
PIQ on the Corner Of N 3rd St & Hutchison St**



Great Investment Opportunity, 3 Units in Barstow Featuring 3300 sqft each unit is identical 2 bedrooms 1.5 bathrooms, 1100 sqft two story units, Large bedrooms, Living room, Dining area, Indoor Laundry, Kitchen with Breakfast Bar & Private Backyards. Corner Lot, Partial Gated Front Yard, Very Close to Barstow's Original Del Taco & Central High School. 3 carports along with street parking. This Property is ideal for a Savvy Investor being that Each Unit has SEPARATE WATER METERS, Separate Gas & Separate Electric. Owner only pays for Trash and Sewer. This is a great investment opportunity to add to your portfolio.

Facts & Features

- Sold On 03/19/2021
- Original List Price of \$309,900
- 1 Buildings
- 6 Total parking spaces
- Cooling: Evaporative Cooling, See Remarks
- Heating: Wall Furnace
- Laundry: Inside
- \$24600 Gross Scheduled Income
- \$18949 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Up

Exterior

- Lot Features: Corner Lot
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,651
- Insurance: \$1,800
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:

Additional Information

- Standard sale

- BSTW - Barstow area
 - San Bernardino County
 - Parcel # 0181073260000
-

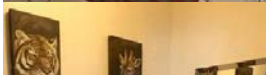
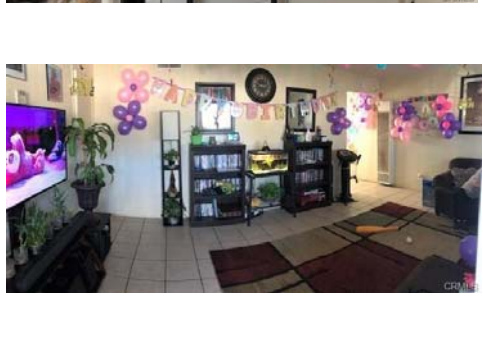
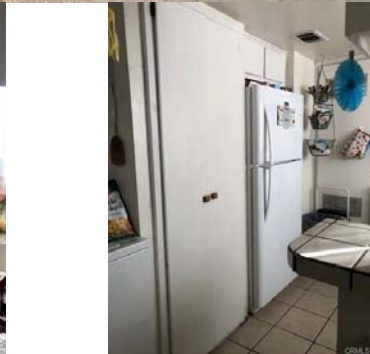
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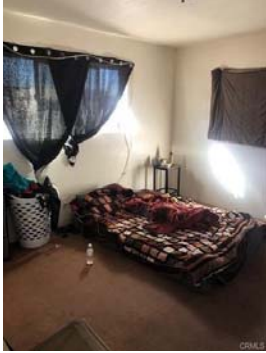
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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed • **Quadruplex**

\$1,050,000/\$1,030,000 ↓

0 days on the market

212 Edgemont Dr • **Redlands 92373**

4 units • **\$262,500/unit** • **6,186 sqft** • **6 acre(s) lot** • **\$166.51/sqft** •
Built in 1948

Listing ID: CV20233482

From W Sunset Dr. heading east, turn Right on Edgemont Dr. Property will be on the right.



Here is an opportunity to own a truly unique estate on an expansive 6 acre lot in the rolling hills of South Redlands, featuring 4 units in two buildings. The home on the hill is a 2 bedroom 1.75 bathroom featuring a large kitchen, fire place, and expansive views of the Redlands valley and distant mountains. The second unit sits below the view house and features its own bedroom, .75 bathroom, kitchen, and entrance. This space could be an excellent mother-in-law suite, work-from-home office, or home gym. The second building features a 2 bedroom 1 bath and a 1 bedroom 1 bath with bonus room and spacious living room. The property is extremely flexible, allowing the owner the choice to yield income from renting the property, separate living spaces for extended family, or create your dream estate while earning income. Seller intends to use this sale as part of a 1031 exchange.

Facts & Features

- Sold On 03/19/2021
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Fireplace(s)
- Laundry: Individual Room
- \$68400 Gross Scheduled Income
- \$29716 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

- Rooms: Bonus Room, Kitchen, Laundry, Living Room, Master Suite, Office
- Floor: Carpet, Laminate
- Other Interior Features: In-Law Floorplan, Built-in Features

Exterior

- Lot Features: 0-1 Unit/Acre, Lot Over 40000 Sqft, Rolling Slope, Value In Land
- Sewer: Septic Type Unknown
- Security Features: Carbon Monoxide Detector(s), Smoke

4: 1 1 1 0 Unfurnished \$1,000 \$1,000 \$1,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 1
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- 268 - Redlands area
- San Bernardino County
- Parcel # 0294141120000

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold: **\$438,000/\$430,000** ↓

3311 Highland Ave • Highland 92346

7 days on the market

4 units • \$109,500/unit • 1,690 sqft • 7,369 sqft lot • \$254.44/sqft •
Built in 1958

Listing ID: WS21031891

Highland & N Palm Ave



GREAT OPPORTUNITY FOR HOMEOWNER/INVESTMENT. LIVE IN ONE AND RENT OUT THE OTHERS. ALL UNITS ARE ONE BEDROOM WITH ONE BATH. DON'T MISS OUT ON THIS GREAT OPPORTUNITY TO START YOUR INVESTMENT.

Facts & Features

- Sold On 03/17/2021
- Original List Price of \$438,000
- 1 Buildings
- 0 Total parking spaces
- \$2400 Gross Scheduled Income
- \$1950 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,300
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	CARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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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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CUSTOMER FULL: Residential Income LISTING ID: WS21031891

Printed: 03/21/2021 7:29:29 PM

Closed • **Quadruplex**

List / Sold: **\$525,000/\$535,000** ↑

15833 Serrano Rd • **Apple Valley 92307**

13 days on the market

4 units • **\$131,250/unit** • **3,508 sqft** • **22,750 sqft lot** • **\$152.51/sqft** •
Built in 1984

Listing ID: DW21012309

Serrano Rd/Sago Rd.



Four units with a shared courtyard, four single car garages and large lot. Ample sized 2 bed 1 bath each. Great opportunity for owner occupied or to add to an investment portfolio.

Facts & Features

- Sold On 03/18/2021
 - Original List Price of \$525,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Cooling: Central Air
 - Heating: Natural Gas
 - Laundry: Common Area
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available
-

Interior

Exterior

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

Annual Expenses

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

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

Re/Max Property Connection
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$659,000/\$620,000** ↓

9001 Sierra Ave • Fontana 92335

68 days on the market

5 units • **\$131,800/unit** • **4,095 sqft** • **18,900 sqft lot** • **\$151.40/sqft** •
Built in 1930

Listing ID: PW20208822

10 Freeway to Sierra Ave. North, to 9001-9005, East Side



Mixed use income property, on 2 lots. 3 retail and 2 residential units. All units rented! Newly renovated 9003 (see pictures) rented at \$1395 month. City of Fontana commercial zoning; Downtown Gateway District. See supplement.

Facts & Features

- Sold On 03/16/2021
- Original List Price of \$659,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- Cap Rate: 6.36
- \$61680 Gross Scheduled Income
- \$41926 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

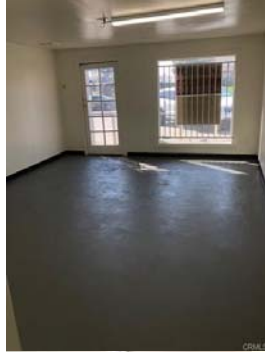
- Total Operating Expense: \$19,754
- Electric: \$665.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,520
- Cable TV: 01889104
- Gardener:
- Licenses: 105
- Insurance: \$2,255
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

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 •

\$1,200,000/\$1,160,000 ↓

151 days on the market

Listing ID: IV20200631

34645 Avenue H • Yucaipa 92399

**6 units • \$200,000/unit • 3,606 sqft • 19,800 sqft lot • \$321.69/sqft •
Built in 1954**

10 Fwy exit Country Line Rd go East, North on 5th st. East on Ave H



Offering an Actual CAP Rate of 4.44%, ProForma CAP Rate of 4.82%. Offering an Actual GRM of 15.02 with a ProForma GRM of 13.9. Over \$45,000 invested in capital improvements to 5 units. New paint, flooring, water heaters, and wall A/C units. Yucaipa is known to be located in the top 50 safest cities in California. Tenants are awarded with washer & dryer hookups and garage parking. Close proximity to the 10 Fwy, Calimesa Elementary, and Green Valley High School. The Avenue H Apartments are located at the major cross streets of Avenue H and Third Street. This six unit apartment community is composed of all 1 bedroom 1 bath units, each of which are approximately 601 sq. ft.. The tenants are awarded with washer & dryer hookups, A/C, and garage parking. Yucaipa is a well-established community in the Southern San Bernardino County and is well known for one of the lowest crime rates. Yucaipa is considered to be in the top 50 safest cities in California. The owner has invested over \$45,000 in capital improvements renovating 5 of the 6 units to include new flooring, paint, screens, water heaters, and A/C units. Each unit is individually metered for electric and gas. The repairs and maintenance of the property and ground have been done as necessary, on time, & without deferring maintenance. The condition of the property offers prospective buyers an asset that will require very minimal maintenance for decades to come.

Facts & Features

- Sold On 03/18/2021
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4.82
- \$86316 Gross Scheduled Income
- \$57811 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 269 - Yucaipa/Calimesa area
- San Bernardino County
- Parcel # 0319242090000

Michael Lembeck

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Closed •

\$1,125,000/\$1,175,000 ↑

8 days on the market

2668 Rosedale Ave • Colton 92324

8 units • **\$140,625/unit** • **6,232 sqft** • **21,000 sqft lot** • **\$188.54/sqft** • **Built in 1965**

Listing ID: DW20258320

Corner lots on Mary Knoll Drive and Rosedale Avenue



Welcome to Mary Knoll Terrace Apartments, 8 SPACIOUS UNITS, LANDSCAPED COURTYARD, SWIMMING POOL, 8 GARAGES, SEPARATE METERS AND 2 LAUNDRY ROOMS, 14 BED and 8 BATH in TOTAL, 2 - 3 BED/1.75 BATH 2 - 2BED/1 BATH 4 - 1BED/1 BATH with WALK-IN CLOSETS, ALL PERMITTED, SEPARATE ADDRESSES, CASH FLOW, FULLY OCCUPIED!!! Don't Miss Out on this Great Income Producing Trophy Property Situated in a Prime Rental Area of Colton. Looking for Monthly Income, Looking to Complete a 1031 Up leg Exchange? This Unique Property Sits on 2 Separate Parcels a total 21,000 sq. ft. of Land, 2 Separate Buildings with 8 Garage Spaces. Corner property on Mary Knoll Drive and Rosedale. Individual Laundry Room Producing Extra Income. Fully Occupied Long Term Tenants, Month-To-Month Lease. Walking Distance to Restaurants, Shops & Bus Stops. Right off the 215 FWY. Off of La Cadena Drive.

Facts & Features

- Sold On 03/19/2021
- Original List Price of \$1,125,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Individual Room
- Cap Rate: 5
- \$90900 Gross Scheduled Income
- \$62262 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

- Lot Features: 6-10 Units/Acre, Lot 20000-39999 Sqft
- Security Features: Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 273 - Colton area
- San Bernardino County
- Parcel # 1167101030000

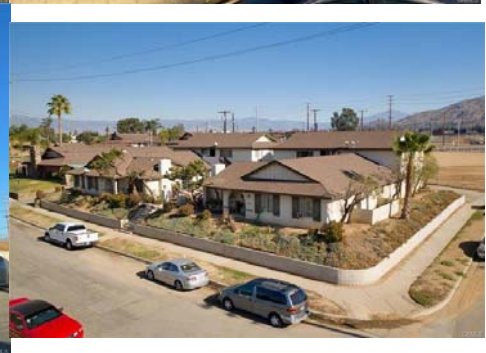
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income

LISTING ID: DW20258320

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