

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	IV24022571	S	7357 Valaria DR	HLND	276	TPAP	3	\$69,600		\$665,000 	\$211.04	3151	1976/ASR	17,190/0.3946	N	4	03/18/24	5/5

Closed • Triplex

List / Sold: **\$650,000/\$665,000** ↑

7357 Valaria Dr • Highland 92410

5 days on the market

**3 units • \$216,667/unit • 3,151 sqft • 17,190 sqft lot • \$211.04/sqft •
Built in 1976**

Listing ID: IV24022571

East of Victoria, South of Baseline



Hard to find triplex composed of three separate houses. (2) 2bedroom 1 bath units with single attached garages and additional parking. One 2 bedroom house has central A/C. The third unit is a 3bedroom 2 bath unit with a two car garage a fireplace and Central Air. All units have new roofs and new exterior paint. These units are very well laid out with lots of space for ingress and egress with lots of concrete. PLEASE DO NOT DISTURB THE TENANTS. Cash only. This is an as is sale.

Facts & Features

- Sold On 03/18/2024
- Original List Price of \$650,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- \$1,832 (Estimated)
- \$69600 Gross Scheduled Income
- \$64400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft, Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,100
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01055337
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,480	\$1,480	\$1,800
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,800
3:	1	3	2	2	Unfurnished	\$2,200	\$2,200	\$2,200

Of Units With:

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

Additional Information

- Third Party Approval sale
- Buyer Agency Compensation: 2%

- 276 - Highland area
- San Bernardino County
- Parcel # 1192101140000

Michael Lembeck

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