

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	QC22244747	S	123 S Mount Vernon AVE	SB	274	STD	3	\$20,000		\$565,000 	\$395.38	1429	1890/ASR	8,250/0.1894	N	0	03/21/23	93/93
2	CV22228452	S	620 Forest Shade RD	CRLN	286	STD	3	\$0		\$395,000 	\$252.56	1564	1930/PUB	4,800/0.1102	N	0	03/23/23	98/98
3	IG23010965	S	253 E King ST	SB	274	STD	4	\$49,980		\$710,000 	\$259.50	2736	1982/ASR	6,750/0.155	N	4	03/23/23	10/10
4	SR23034343	S	704 E Virginia WAY	BSTW	BSTW	STD	4	\$36,300		\$475,000	\$140.04	3392	1981/ASR	9,591/0.2202	N	4	03/24/23	0/0

Closed • Duplex

List / Sold: **\$565,000/\$565,000** ↓

123 S Mount Vernon Ave • San Bernardino 92410

93 days on the market

3 units • \$188,333/unit • 1,429 sqft • 8,250 sqft lot • \$395.38/sqft • Built in 1890

Listing ID: OC22244747

CROSS STREET IS MILL STREET



PRICE REDUCTION!! GREAT INCOME POTENTIAL, ADDRESS IS 123 AND 125 S. MT. VERNON, 3 UNITS ON ONE LOT!! RESIDENTIAL/ COMMERCIAL ZONED, FRONT HOUSE IS 3 BEDROOMS, 1 BATH, STUDIO BEHIND THE FRONT HOUSE, BACK HOUSE IS 2 BEDROOMS, 1 BATH, 4 CAR PARKING, LARGE BACKYARD, NEW MAIN WATER LINE TO HOUSE, UPDATED ELECTRICAL, UPDATED LIGHTING, NEW FLOORING IN BACK HOUSE, ORINGAL WOOD FLOORS IN FRONT HOUSE, BASEMENT IN FRONT HOUSE FOR STORAGE. AUTOMATED SPRINKERS IN FRONT AND BACK YARDS

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$600,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$2,999 (Estimated)
- Laundry: See Remarks
- \$20000 Gross Scheduled Income
- \$3000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01232368
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- 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	0	0	Unfurnished	\$1,300	\$1,300	\$1,300
2:	1	0	0	0	Unfurnished	\$800	\$800	\$800
3:	1	2	0	0	Unfurnished	\$1,000	\$1,000	\$1,000

Of Units With:

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

Additional Information

- Standard sale
- 274 - San Bernardino area

- San Bernardino County
- Parcel # 0137021060000

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: OC22244747

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Closed • Duplex

List / Sold: **\$399,000/\$395,000** ↓

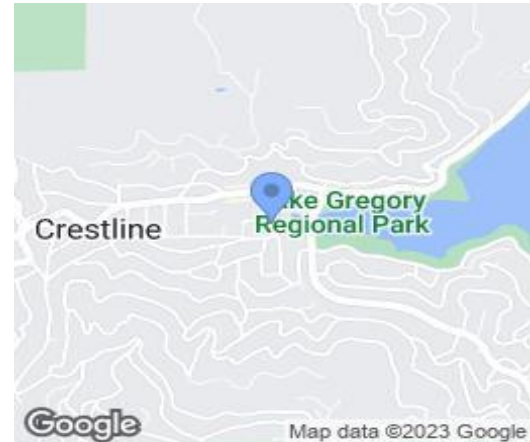
620 Forest Shade Rd • Crestline 92325

98 days on the market

3 units • **\$133,000/unit** • **1,564 sqft** • **4,800 sqft lot** • **\$252.56/sqft** •
Built in 1930

Listing ID: CV22228452

North of Pioneer Camp Rd, South of Lee Bert Way, West of Lake Gregory Dr, East of Heatherly Lane



Welcome to Crestline! Invest in a property that contains 3 rental units. Each unit has 1 bedroom and 1 bathroom, as well as its own parking space. Enjoy being within walking distance of Lake Gregory, as well as Lake Drive entertainment and shopping! All offers are welcome!

Facts & Features

- Sold On 03/23/2023
- Original List Price of \$399,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$946 (Estimated)
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$11,355
- Electric: \$732.00
- Gas: \$2,729
- Furniture Replacement:
- Trash: \$1,872
- Cable TV: 02174581
- Gardener:
- Licenses:
- Insurance: \$3,948
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,074
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,000	\$1,000	
2:	1	1	1	0	Unfurnished	\$742	\$742	
3:	1	1	1	0	Unfurnished	\$907	\$907	

Of Units With:

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

Additional Information

- Standard sale
- 286 - Crestline Area area
- San Bernardino County
- Parcel # 0338342190000

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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CUSTOMER FULL: Residential Income LISTING ID: CV22228452

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Closed • **Quadruplex**

List / Sold: **\$689,000/\$710,000** ↑

253 E King St • San Bernardino 92408

10 days on the market

4 units • **\$172,250/unit** • **2,736 sqft** • **6,750 sqft lot** • **\$259.50/sqft** •
Built in 1982

Listing ID: IG23010965

Off Waterman



This great 4-unit Quadruplex is the ideal investment opportunity to add to your portfolio. With all new plumbing and electrical, plus remodeled interiors including kitchens, drywall, bathrooms and flooring in 2015 – some units even having had new flooring and paint since then – this property offers a wonderful opportunity for cash flow with additional potential in the rents. Each unit features an open kitchen area with dining, a living room and two bedrooms with one bathroom – plus there's plenty of parking with garages for each unit. Each unit has its own electric and gas meter while the owners pay water and trash. Total current rents for 3 occupied units is \$4,165. One unit on rental assistance.

Facts & Features

- Sold On 03/23/2023
- Original List Price of \$689,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$743 (Estimated)
- \$49980 Gross Scheduled Income
- \$43847 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate
- Appliances: Gas Oven, Gas Range, Range Hood
- Other Interior Features: Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Lot 6500-9999
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,133
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,860
- Cable TV: 01896421
- Gardener:
- Licenses: 75
- Insurance: \$1,378
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,675	\$1,675	\$1,675
2:	1	2	1	1	Unfurnished	\$1,305	\$1,305	\$1,675
3:	1	2	1	1	Unfurnished	\$1,185	\$1,185	\$1,675
4:	1	2	1	1	Unfurnished	\$0	\$0	\$1,675

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 4

- Carpet:
- Dishwasher: 0
- Disposal:

- Refrigerator: 0
- Wall AC: 4

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0135302090000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

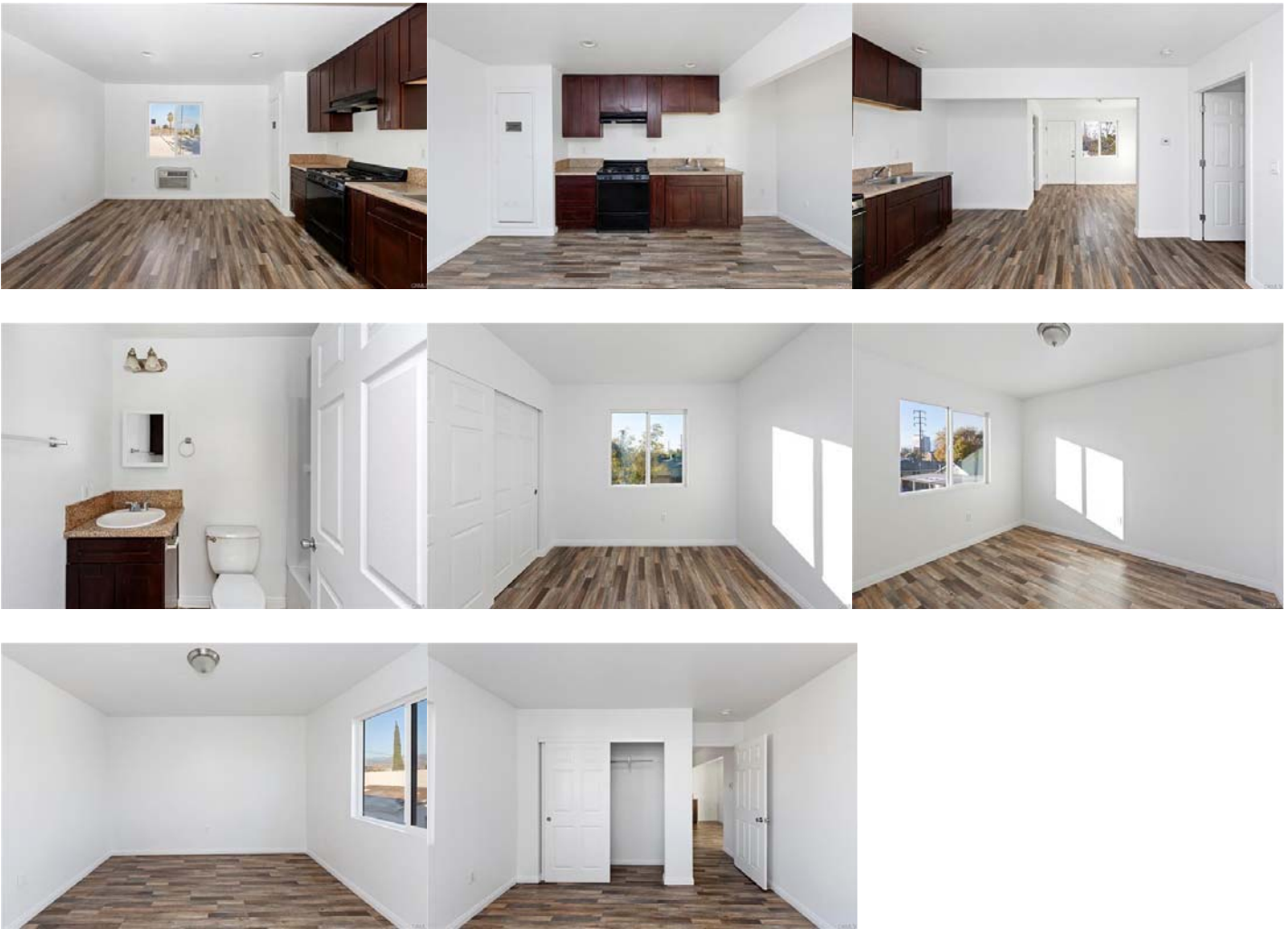
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold: **\$475,000/\$475,000**

704 E Virginia Way • Barstow 92311

0 days on the market

**4 units • \$118,750/unit • 3,392 sqft • 9,591 sqft lot • \$140.04/sqft •
Built in 1981**

Listing ID: SR23034343

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



4-Unit Building for Sale in Barstow, CA. Built in 1981. All units are currently occupied on month - to -month basis. Each unit has 2 bedrooms and 1 bath. Tile flooring throughout. 1 of the 2 water heaters was replaced last year. Buyer is responsible to do due diligence for verifying the accuracy of all information. Drive By ONLY.

Facts & Features

- Sold On 03/24/2023
- Original List Price of \$475,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- \$243 (Estimated)
- Laundry: Individual Room
- \$36300 Gross Scheduled Income
- \$14838 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Disposal, Gas Range, Refrigerator, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,731
- Electric: \$782.00
- Gas:
- Furniture Replacement:
- Trash: \$3,375
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$2,155
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,241
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1		\$800	\$800	\$950
2:	1	2	1	1		\$700	\$700	\$950
3:	1	2	1	1		\$825	\$825	\$950
4:	1	2	1	1		\$700	\$700	\$950

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- BSTW - Barstow area
- San Bernardino County
- Parcel # 0183221110000

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: SR23034343

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