

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 G
1	IV20239483	S	5163 Kingsley ST	MCLR	685	STD	2	\$19,200		\$420,000↓	\$250.00	1680	1959/ASR	7,728/0.1774
2	EV21021822	S	417 E Brockton AVE	REDL	268	STD	3	\$49,560		\$675,000↓	\$232.76	2900	1985/ASR	10,935/0.251
3	CV21062406	S	400 W Nevada ST	ONT	686	STD	3	\$35,400		\$605,000↑	\$321.64	1881	1953/ASR	6,750/0.155
4	EV21047788	S	263 S 3rd AVE	UPL	690	STD	3	\$3,800		\$700,000↑	\$378.38	1850	1955/ASR	6,961/0.1598
5	531979	S	15927 Sago RD	APPV		STD	4	\$0		\$550,000↑	\$155.54	3536	1980	21,455/0.49
6	PW20196929	S	9357 Elm AVE	FONT	264	STD	4	\$32,400		\$449,900	\$421.25	1068	1925/ASR	19,500/0.4477
7	IG21033793	S	255 Bloomington AVE	RLT	272	STD	4	\$63,012	6	\$820,000↑	\$254.34	3224	1982/PUB	10,837/0.2488
8	TR20203509	S	2879 State St A - E	SB	274	STD	4	\$98,400		\$900,000↓	\$144.02	6249	1930/ASR	43,560/1
9	528090	S	145 W Fredricks ST	BSTW		STD	8	\$0		\$475,000↓	\$110.47	4300	1963	10,366/0.24
10	CV21030110	S	17771 Marygold AVE	BLM	265	STD	13	\$176,040		\$2,725,000↓	\$2,484.05	1097	1940/PUB	267,894/6.15

Closed •

List / Sold: **\$480,000/\$420,000** ↓

5163 Kingsley St • Montclair 91763

57 days on the market

2 units • \$240,000/unit • 1,680 sqft • 7,728 sqft lot • \$250.00/sqft • Built in 1959

Listing ID: IV20239483

N/Holt W/Central



Nice 2 unit building near Montclair city Hall. Both tenants are long term tenants and are willing to stay. Garage in the back off of the alley. Rents are very low for the area. Units are priced low due to the condition. Submit all offers subject to interior inspection. Thank you for not Disturbing the current tenants.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$480,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$19200 Gross Scheduled Income
- \$13000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Appliances: None

Exterior

- Lot Features: Front Yard, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01360181
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$800	\$1,600	\$3,000

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
- Rent Controlled
- 685 - Montclair area
- San Bernardino County
- Parcel # 1010622040000

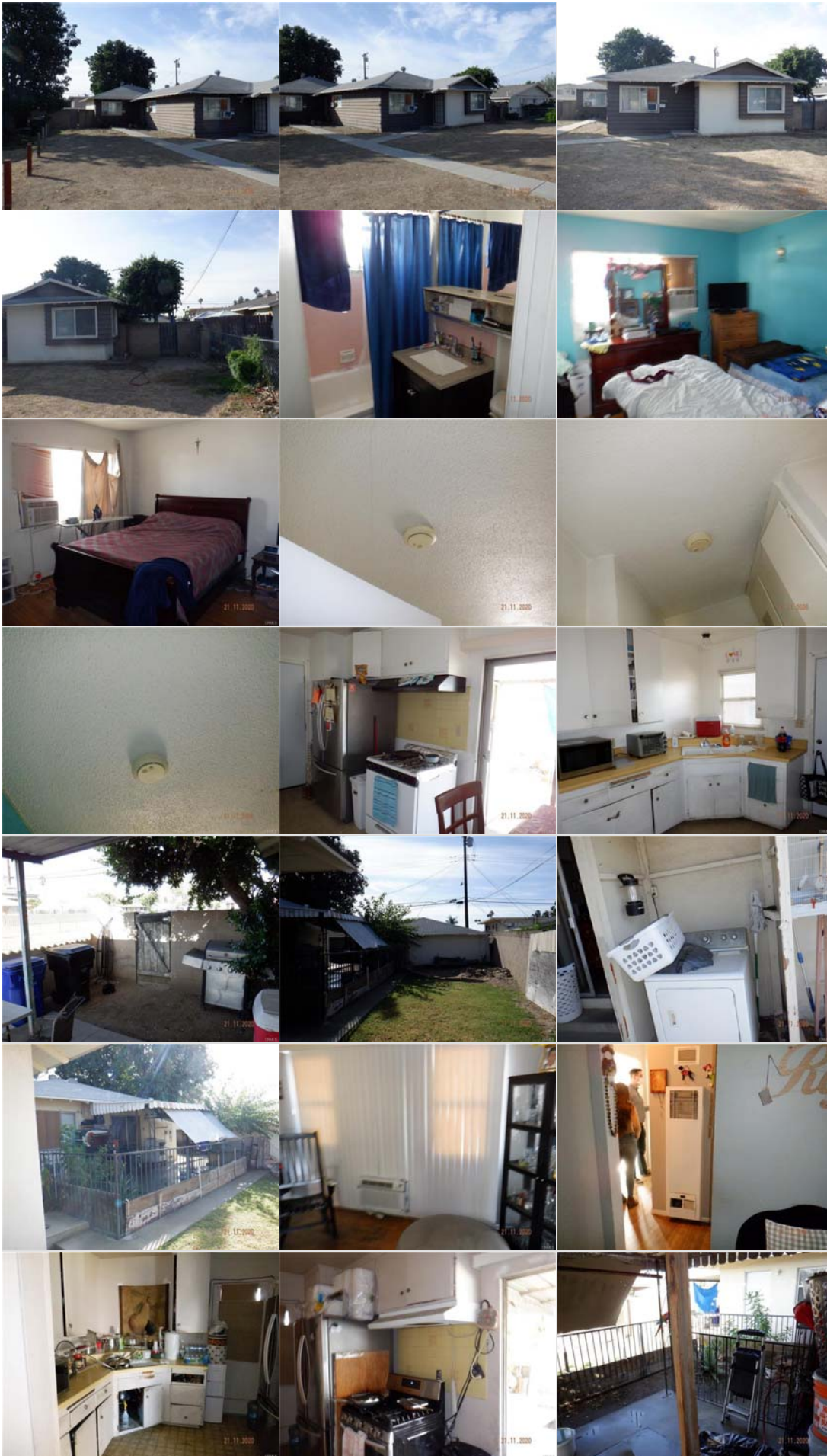
Michael Lembeck

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: IV20239483

Printed: 03/28/2021 7:30:55 PM

Closed • **Triplex**List / Sold: **\$700,000/\$675,000** ↓**11 days on the market****417 E Brockton Ave** • Redlands 92374**3 units** • **\$233,333/unit** • **2,900 sqft** • **10,935 sqft lot** • **\$232.76/sqft** • **Built in 1985****Listing ID: EV21021822****Orange St. to E. Brockton Ave.**

Great opportunity in the heart of Redlands. Triplex has new exterior paint. All units have been updated to include: kitchens with newer cabinetry, granite countertops, newer appliances, newer paint, carpet, tile, and vinyl flooring. All units were updated within the last 2 to 4 years. Coin-operated laundry produces approximately \$130 per month. Each unit has a one-car garage and one assigned parking spot.

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$700,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area
- \$49560 Gross Scheduled Income
- \$32280 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Level with Street, Lot 10000-19999 Sqft, Near Public Transit
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,640
- Electric: \$1,800.00
- Gas: \$1,536
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,544
- Other Expense: \$1,536
- Other Expense Description: gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,300	\$1,300	\$1,600
2:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$1,500
3:	1	2	2	1	Unfurnished	\$1,200	\$1,200	\$1,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- \$475 HOA dues Monthly
- Rent Controlled
- 268 - Redlands area
- San Bernardino County
- Parcel # 0167262020000

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: EV21021822

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Closed • **Triplex**

List / Sold: **\$599,900/\$605,000** ↑

400 W Nevada St • Ontario 91762

0 days on the market

3 units • \$199,967/unit • 1,881 sqft • 6,750 sqft lot • \$321.64/sqft • Built in 1953

Listing ID: CV21062406

Nevada & Fern



Single story duplex and single family home in Ontario. 400 Nevada is a 1 bed and 1 bath with it's own backyard. 402 Nevada is a match model with it's own yard. Both share the front yard and is gated for privacy. 624 Fern is a 2 bed 1 bath with updated kitchen and floors. Private yard and lots of parking.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$599,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Inside
- \$35400 Gross Scheduled Income
- \$22600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$850	\$850	\$1,100
2:	1	1	1	0	Unfurnished	\$850	\$850	\$1,100
3:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$1,400

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 # 1049261110000

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: CV21062406

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Closed • Triplex

List / Sold: **\$649,000/\$700,000** ↑

263 S 3rd Ave • Upland 91786

1 days on the market

3 units • \$216,333/unit • 1,850 sqft • 6,961 sqft lot • \$378.38/sqft • Built in 1955

Listing ID: EV21047788

off of 10 freeway and Euclid



Charming Triplex situated in Residential Neighborhood. Front unit is 2 Bedrooms, 1 Bath with approximately 750 sq ft. Rear Duplex units are both 1 Bedroom, 1 Bath with approximately 550 sq ft/unit. All 3 units have their own Single Car Garage and Private Laundry Room. New Roof installed appx. 3 years ago. Seller recently spent \$40k to re-pipe all the underground plumbing and sewer Lines. Long-term tenants. Tenants pay for electricity and gas. Owner pays for water, trash and sewer. Close to freeways. This is a great income opportunity!

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$649,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Individual Room
- \$3800 Gross Scheduled Income
- \$40690 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate
- Appliances: Gas Range, Water Heater
- Other Interior Features: Beamed Ceilings

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,910
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01845447
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,400
2:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,200
3:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,200

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet: 3
- Dishwasher: 0
- Disposal: 3
- Drapes: 0
- Patio: 2
- Ranges: 3
- Refrigerator: 0
- Wall AC: 2

Additional Information

- Standard sale
- 690 - Upland area
- San Bernardino County
- Parcel # 1047063200000

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: EV21047788

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3/28/2021

Matrix

Closed •

15927 Sago Rd • Apple Valley 92307


4 units • \$117,500/unit • 3,536 sqft • 21,455 sqft lot • \$155.54/sqft • Built in 1980


From Hwy.18 east to Rancherías Rd. Left to Otoe Rd. Right to Sago Rd. Right to PIQ Cross Street: S. of Otoe Rd..

List / Sold: \$470,000/\$550,000 ↑

7 days on the market

Listing ID: 531979





Great investment opportunity. Fourplex featuring 2 bedrooms/1 bath each unit. All units have been completely remodeled and upgraded. Currently occupied with four great tenants. Each unit opens up to a shaded open courtyard and include a small patio in the rear. Fully fenced. One car garage for each unit. 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: 0 Model 2 # 1/2 Baths: 0 Model 3 # 1/2 Baths: 0 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: 884 Model 2 SQFT: 884 Model 3 SQFT: 884 Model 4 SQFT: 885 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: Cable TV

Facts & Features

- Sold On 03/23/2021
 - Original List Price of \$470,000
 - 3 Buildings
 - 12 Total parking spaces
 - Cooling: Central Air
 - Heating: Natural Gas, Forced Air
- Laundry: Inside

Interior

- Floor: Vinyl, Laminate
- Appliances: Range, Oven

Exterior

- Lot Features: Paved
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense:
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02041452
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance: \$0
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1				\$850	
2:	4	2	1				\$850	
3:	4	2	1				\$850	
4:	4	2	1				\$850	
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:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- San Bernardino County
- Parcel # 0441102120000

Michael Lembeck
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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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CUSTOMER FULL: Residential Income LISTING ID: 531979

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Closed •List / Sold: **\$449,900/\$449,900****9357 Elm Ave • Fontana 92335****108 days on the market****4 units • \$112,475/unit • 1,068 sqft • 19,500 sqft lot • \$421.25/sqft •****Listing ID: PW20196929****Built in 1925****GPS: Major cross streets Fontana Ave and Randall Ave, N of San Bernardino Ave, E of Beech Ave**

Wow! What a fantastic opportunity w/ a large lot at 19,500 sqft! This is the one that you've been waiting for as it is a great starter home needing some TLC, but it may have the potential to be a money maker for the savvy investor. You can even park your boat, RV, or multiple vehicles as you please. You have many options. THAT'S NOT ALL! This home is conveniently located between the 10 and 210 fwy, it is close to schools, restaurants, shopping, and public transportation. With the location so centralized, picture the lifestyle and experiences you would have. This area and community would definitely be a place to be proudly called HOME! DO NOT MISS OUT!

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$449,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: See Remarks
- \$32400 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- 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	Negotiable	\$1,000	\$1,000	\$1,400
2:	1	2	1	0	Negotiable	\$850	\$850	\$1,400
3:	1	2	1	0	Negotiable	\$850	\$850	\$1,400
4:	1	1	1	0	Negotiable	\$0	\$0	\$1,150

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
- 264 - Fontana area
- San Bernardino County
- Parcel # 0233211210000

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: PW20196929

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Closed • **Quadruplex**

List / Sold: **\$799,990/\$820,000** ↑

255 Bloomington Ave • Rialto 92376

0 days on the market

4 units • **\$199,998/unit** • **3,224 sqft** • **10,837 sqft lot** • **\$254.34/sqft** • **Built in 1982**

Listing ID: IG21033793

10 fwy to Cedar North, Bloomington turn Right



Here it is the one you have been waiting for! This beautiful 4 unit apartment building has been loved for 37 years by its current owner . Most if not all units have been updated with new kitchen cabinets, some have newer granite counters, newer interior doors, newer closets doors, newer vanities etc. Each unit has 2 bedrooms with 1 bath , eating area, each unit has central ac/heaters, most units have newer wood laminate floors, down stairs units have a patio area and the upstairs units have a nice balcony. Property also features 4 single car garages, tile roof, coin operated laundry and dryer machines. This property is a must see in great location.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$799,990
- 4 Buildings
- 9 Total parking spaces
- Cooling: Central Air, Electric
- Heating: Central, Natural Gas
- Laundry: Community, Dryer Included, Individual Room, Outside, Washer Included
- Cap Rate: 6
- \$63012 Gross Scheduled Income
- \$45441 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate
- Appliances: Disposal, Gas Oven, Gas Water Heater, Water Heater
- Other Interior Features: Balcony, Block Walls, Built-in Features, Ceiling Fan(s), Formica Counters, Granite Counters, Living Room Balcony, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Lot 10000-19999 Sqft, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Block, Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$17,571
- Electric: \$600.00
- Gas: \$360
- Furniture Replacement:
- Trash: \$2,231
- Cable TV: 01885348
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- Other Expense: \$880
- Other Expense Description: washer

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,365	\$1,365	\$1,375
2:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,375
3:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,375
4:	1	2	1	1	Unfurnished	\$1,286	\$1,286	\$1,375

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 272 - Rialto area
- San Bernardino County
- Parcel # 0131161250000

Michael Lembeck

Re/Max Property Connection

3/28/2021

Matrix

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Cell Phone: 714-742-3700

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IG21033793

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Closed • **Quadruplex**List / Sold: **\$1,300,000/\$900,000** ↓**2879 State St A - E** • San Bernardino 92405**1 days on the market****4 units** • **\$325,000/unit** • **6,249 sqft** • **43,560 sqft lot** • **\$144.02/sqft** • **Built in 1930****Listing ID: TR20203509****North of the 210 fwy**

4 Amazing Units for Sale. 1 ACRE LOT Enjoy HUGE Cash Flow \$8200.00 monthly Rents! There is Room to Add More Units on this Huge Lot!! **With 18 Bedrooms and 10 Baths.. Possibilities Are Endless!! (((Great Income Property)))) ... <POTENTIAL TO BE AN ASSISTED LIVING PROPERTY>> This is a Once in a Lifetime opportunity. ** PROPERTY IS ALSO A HORSE PROPERTY: THE SKY IS THE LIMIT. BRING YOUR INVESTOR THINKING CAP.

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$1,300,000
- 4 Buildings
- Levels: One
- 14 Total parking spaces
- Laundry: Inside
- \$98400 Gross Scheduled Income
- \$80400 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room

Exterior

- Lot Features: 11-15 Units/Acre, Agricultural, Back Yard, Front Yard, Horse Property, Horse Property Unimproved, Lot Over 40000 Sqft
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$18,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 01333814
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	4	2	1	Unfurnished	\$0	\$0	\$0
2:	1	4	2	1	Unfurnished	\$0	\$0	\$0
3:	1	4	2	1	Unfurnished	\$0	\$0	\$0
4:	1	6	4	2	Unfurnished	\$0	\$0	\$0

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
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0268101060000

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: **\$515,000/\$475,000** ↓**145 W Fredricks St • Barstow 92311****166 days on the market****8 units • \$64,375/unit • 4,300 sqft • 10,366 sqft lot • \$110.47/sqft • Built in 1963****Listing ID: 528090****Barstow Road north to Fredricks west to property on north side of street. Cross Street: West Williams Street.**

Opportunity to acquire a rare 8 unit apartment building located in central Barstow. Professionally managed and 100% occupied. 7 - 1 bed/1 bath units, 1- 2 bed/1 bath unit. Upside in rents. Excellent investment opportunity with easy options to increase cash flow. 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: 0 Model 2 # 1/2 Baths: 0 Model 3 # 1/2 Baths: 0 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: 0 Model 2 SQFT: 0 Model 3 SQFT: 0 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: NonePublic Sewer Special Features: None

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$525,000
- 1 Buildings
- Heating: Natural Gas, Wall Furnace

Interior

- Floor: Vinyl, Tile
- Appliances: Range

Exterior

- Lot Features: Paved
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01979741
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	0	0				\$0	
2:	0	0	0				\$0	
3:	0	0	0				\$0	
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 # 0181092260000

Michael Lembeck
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List / Sold:

Closed**\$2,900,000/\$2,725,000** ↓

10 days on the market

17771 Marygold Ave • Bloomington 92316**13 units • \$223,077/unit • 1,097 sqft • 6.15 acre(s) lot • \$2484.05/sqft • Built in 1940****Listing ID: CV21030110****Exit Sierra, Right on Marygold**

CBRE is pleased to present the opportunity to acquire 13 Residential units and adjacent land in beautiful Bloomington California. This rare opportunity offers investors the ability to purchase a portfolio of single family residences that are all located on two main streets: Marygold Ave and Alder Ave. These assets also include ±3.5 acres of surplus land for development or other uses. Each of the units are currently occupied, producing an excellent cashflow. The properties have been well maintained with several of the units receiving recent renovations. Additional upgrades to the units would allow investors to raise rents and significantly increase the overall cashflow. This portfolio includes the following addresses: 17771, 17789, 17795, 17747, 17713 Marygold Ave and 9945 Alder Ave Bloomington, CA. Please reach out for Offering Memorandum

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$2,900,000
- 12 Buildings
- 6 Total parking spaces
- Laundry: See Remarks
- \$176040 Gross Scheduled Income
- \$105253 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 9 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$65,506
- Electric: \$4,560.00
- Gas: \$2,106
- Furniture Replacement:
- Trash: \$1,675
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$6,521
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,123
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	0	Unfurnished	\$1,100	\$8,000	\$8,700
2:	1	2	1	0	Unfurnished	\$990	\$990	\$1,675
3:	1	3	1	0	Unfurnished	\$1,045	\$1,045	\$1,750
4:	3	3	2	6	Unfurnished	\$1,850	\$4,635	\$2,100

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 9
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 265 - Bloomington area
- San Bernardino County
- Parcel # 0252051240000

Michael Lembeck

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Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: CV21030110

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