

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	JT24037133	S	58702 Paxton RD	YCCV	DC552	STD	2	\$2,300		\$365,900↓	\$215.24	1700	1987/ASR	7,400/0.1699	N		2	03/29/24	11/11
2	PW24000509	S	8206 Juniper AVE	FONT	264	STD	3	\$74,340		\$910,000↓	\$360.25	2526	1944/ASR	31,640/0.7264	N		10	03/28/24	51/51
3	CV24026049	S	12252 Custer ST	YUCP	269	STD	4	\$0		\$630,000↑	\$153.47	4105	1949/ASR	30,500/0.7002	Y		0	03/28/24	12/12

Closed • Duplex

List / Sold: **\$379,000/\$365,900** ↓

58702 Paxton Rd • Yucca Valley 92284

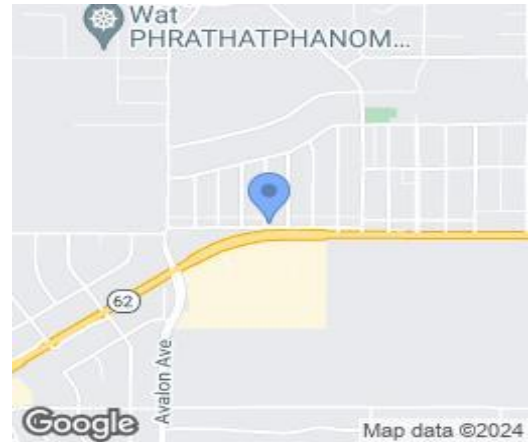
11 days on the market

2 units • \$189,500/unit • 1,700 sqft • 7,400 sqft lot • \$215.24/sqft •

Listing ID: JT24037133

Built in 1987

Corner of Paxton and El Dorado



Introducing an exceptional duplex nestled in the heart of Yucca Valley, strategically located in the Yucca Valley Joshua Tree area. This rare gem stands out in the real estate landscape, offering a unique combination of features. First, this property presents a prime location, across the highway from dining and shopping centers which is appealing for anyone looking for a rental. Each unit includes 2 Bedrooms and 1.5 Baths. One side of the duplex currently enjoys the stability of a long-term renter, contributing to its investment appeal with a solid three-year rental history. The other side of the duplex has recently undergone a captivating remodel, boasting new flooring in the living room, kitchen, bedrooms, and bathroom with The addition of new molding and door moldings that enhances the overall elegance of the living spaces. The kitchen is a highlight as well, featuring new cabinets, countertops, stainless-steel sink, and stove. This remodeled space adds both style and functionality to the property. Thoughtful details abound, with blinds in each room providing privacy and creating a cozy ambiance. Both sides of the duplex offer individual fenced areas, ensuring a sense of privacy and separation for each unit. Convenience is key, as the property includes washer and dryer hookups in each garage, providing residents with the ease of in-house laundry facilities. Furthermore, the property is already connected to the sewer, streamlining utility arrangements for the new owner. In the current real estate climate, duplexes are in high demand, making this property a rare and sought-after investment opportunity. Don't miss the chance to explore this unique duplex and compare its features to any other in town. Property being sold as-is. Schedule a viewing for yourself today and discover the charm and functionality this duplex has to offer.

Facts & Features

- Sold On 03/29/2024
- Original List Price of \$379,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Natural Gas
- \$2,301 (Estimated)
- Laundry: In Garage
- \$2300 Gross Scheduled Income
- \$2162 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile

Exterior

- Lot Features: Corner Lot, Desert Back, Desert Front
- Fencing: Chain Link
- Sewer: Sewer Assessments

Annual Expenses

- Total Operating Expense: \$2,502
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$656
- Cable TV: 01710576
- Gardener:
- Licenses:
- Insurance: \$1,005
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$841
- Other Expense:
- Other Expense Description: taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,050	\$1,050	\$1,050
2:	1	2	2	1	Unfurnished	\$0	\$0	\$0

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
 - Buyer Agency Compensation: 2.5%
- DC552 - Paradise Area area
 - San Bernardino County
 - Parcel # 0601171190000

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos





Closed • **Triplex**

List / Sold: **\$949,900/\$910,000** ↓

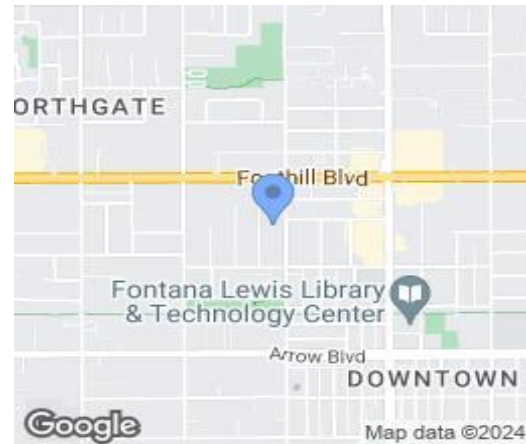
8206 Juniper Ave • Fontana 92335

51 days on the market

**3 units • \$316,633/unit • 2,526 sqft • 31,640 sqft lot • \$360.25/sqft •
Built in 1944**

Listing ID: PW24000509

Foothill Blvd and Juniper Ave



Don't miss this incredible investment opportunity! Properties are situated on a just under 3/4 acre parcel with two separate buildings one consisting of a 2 bedroom 1 bath home and a separate duplex that has been completely remodeled with new plumbing, windows, flooring, electrical, roof and so much more. This rare Triplex stretches from a quiet Cul De Sac on Sewell to main street of Juniper Ave and is in the heart of Fontana. The home on 8215 Sewell Ave is a detached home and is a 2 BR 1 BA with remodeled kitchen with granite counters, large living room, new flooring, carpet and inside laundry. The duplex on 8206 Juniper consists of 2 completely remodeled 1 bedroom and 1 Bath units both with new everything and both have laundry rooms as well as 2 separate storage units. Home is separately metered with gas, electric and water. Duplex has 1 electric and 1 gas meter and a separate water meter. Currently the landlord is paying for electric and gas for duplex and is reimbursed by tenants. Centrally located neighborhood, close to schools, freeway access to the 210, 15, and 10. Fully rented with great tenants. This property is one of a kind. Don't miss out! Drive by only. Do not disturb tenants.

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$1,195,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Central Air, Dual, Wall/Window Unit(s)
- Heating: Central, Forced Air, Wall Furnace
- \$0 (Other)
- Laundry: Dryer Included, Gas Dryer Hookup, In Closet, Individual Room, Inside, Stackable, Washer Hookup, Washer Included
- \$74340 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Utility Room, Walk-In Closet
- Floor: Carpet, Laminate, Vinyl
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Range Hood, Tankless Water Heater, Vented Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard, Lot 20000-39999 Sqft, Secluded, Sprinkler System, Sprinklers In Front, Sprinklers On Side, Sprinklers Timer, Yard
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Block, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$7,350
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01324795
- Gardener:
- Licenses:
- Insurance: \$2,300
- 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	2	Unfurnished	\$2,395	\$2,395	\$2,450
2:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$2,050
3:	1	1	1	1	Unfurnished	\$1,850	\$1,850	\$1,950

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 264 - Fontana area
 - San Bernardino County
 - Parcel # 0191104120000

Michael Lembeck

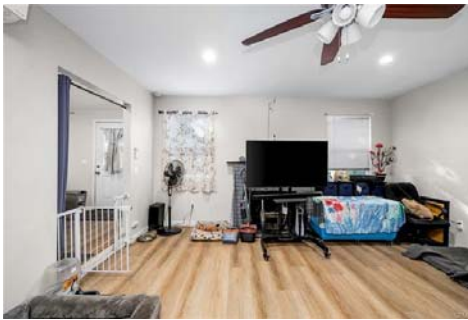
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

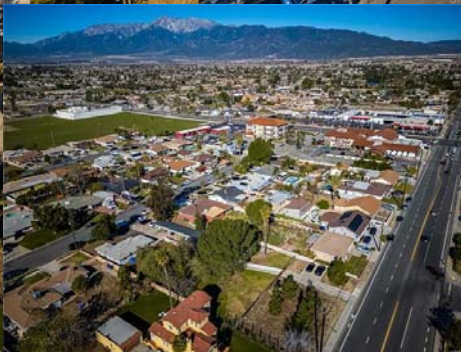
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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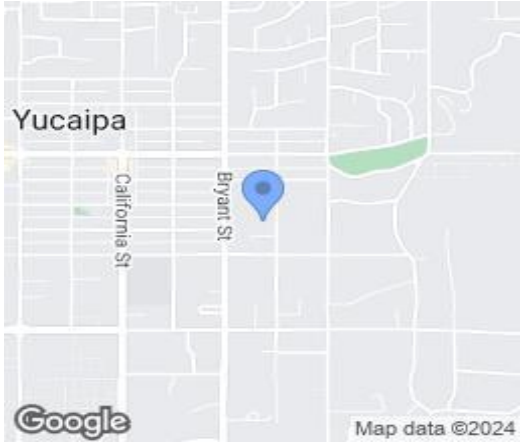












Welcome to 12252 Custer St., a property that offers a myriad of possibilities for its future owners. This expansive estate sits on a $\frac{3}{4}$ +/- square foot lot and boasts a main house with 3 bedrooms and 2 baths. The versatile layout includes a converted garage featuring a living room, kitchenette, dining area, bedroom, and bath. As you explore the grounds, a well-maintained yard area leads to the inviting in-ground pool and a custom BBQ island, perfect for outdoor entertaining. Adjacent to the pool is a pool house that adds another layer of convenience with a living room, dining area, kitchen, walk-in pantry, bedroom, and bath. Additionally, a separate structure provides two rooms and a bath, offering ample space for various uses. Some areas of the property have been upgraded, showcasing a custom concrete circular driveway, RV parking with hook-ups, and the infrastructure for automatic entry gates. The zoning of RS10-M with a minimum lot size of 7,200 square feet raises the possibility of subdivision, adding to the property's potential. It's essential to note that while some upgrades have been made, there are unfinished elements and conversions that may be incomplete or unpermitted. Prospective buyers are advised to conduct their own investigations to ensure all aspects of the property meet their expectations. Please be aware that due to the property's condition, FHA or VA loans may not be suitable. However, for those with a vision and a willingness to complete or improve certain features, 12252 Custer St. presents an exciting opportunity to create a unique and personalized living space.

Facts & Features

- Sold On 03/28/2024
 - Original List Price of \$625,000
 - 4 Buildings
 - Levels: One
 - 10 Total parking spaces
 - 0 Total carport spaces
 - Cooling: Central Air, Ductless, Electric
 - Heating: Ductless, Electric, Forced Air, Natural Gas
 - \$1,270 (Estimated)
- Laundry: Inside
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Main Floor Bedroom, Primary Bathroom
 - Floor: Carpet, Tile
- Appliances: Gas Cooktop, Refrigerator
 - Other Interior Features: Ceiling Fan(s), Pantry

Exterior

- Lot Features: Back Yard, Front Yard, Lot 20000-39999 Sqft, Rectangular Lot
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wrought Iron
 - Sewer: Public Sewer
 - Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01526050
 - 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	0	Unfurnished	\$0	\$0	\$0
2:	2	1	1	0	Unfurnished	\$0	\$0	\$0
3:	1	0	1	0	Unfurnished	\$0	\$0	\$0

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
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 269 - Yucaipa/Calimesa/Oak Glen area
 - San Bernardino County
 - Parcel # 0322061230000

Michael Lembeck

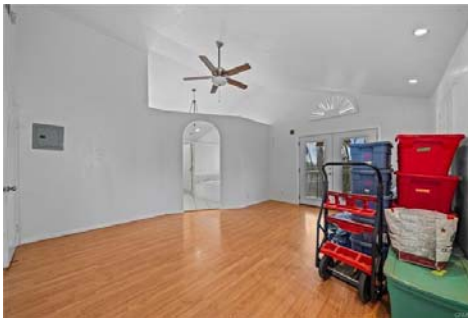
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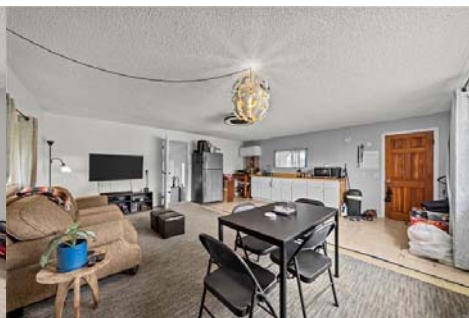
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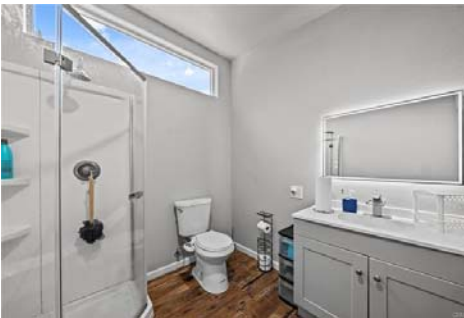
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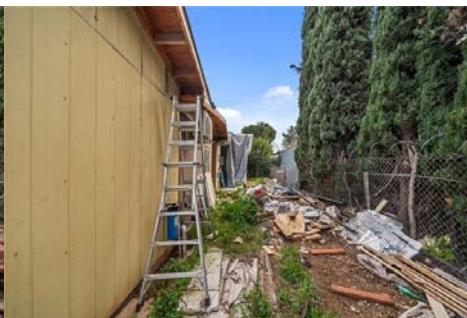
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