

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	22129485	S	3927 ACRE LN	SB	274	STD	2			\$470,000	\$362.65	1296	1950	7,350/0.16	N		03/31/22	9/9
2	EV22022245	S	26331 Alpine LN	TWNP	287	STD	2	\$0		\$495,000	\$261.90	1890	1948/PUB	9,500/0.2181	N	0	03/28/22	3/3
3	CV21224303	S	312 N Palm AVE	ONT	686	STD	2	\$0		\$507,506	\$187.97	2700	1947/ASR	4,896/0.1124	N	2	03/31/22	160/160
4	JT21189316	S	61809 Valley View CIR	JT	DC612	STD	2	\$32,760		\$440,000	\$280.97	1566	2013/ASR	12,348/0.2835	N	2	04/01/22	55/55
5	JT21252018	S	61846 Chollita RD	JT	DC621	STD	2	\$0		\$409,000	\$272.67	1500	1980/ASR	7,477/0.1716	N	2	03/31/22	33/33
6	JT22013674	S	76233 Amboy RD	29P	DC730	STD	2	\$19,200		\$33,000	\$25.00	1320	1961/ASR	385,506/8.85	N	0	03/31/22	22/22
7	EV21243400	S	329 Alvarado ST	REDL	268	STD	3	\$30,000		\$820,000	\$441.57	1857	1955/ASR	11,920/0.2736	N	2	03/30/22	40/40
8	IV22029074	S	663 W Evans ST #667	SB	274	STD	3	\$0		\$525,000	\$251.20	2090	1957/ASR	6,875/0.1578	N	3	03/30/22	4/4
9	IV21266458	S	1453 N Sierra WAY	SB	274	STD	3	\$35,028		\$545,555	\$317.92	1716	1951/ASR	7,750/0.1779	N	0	03/31/22	9/9
10	DW22030880	S	21278 Sitting Bull RD	APPV	APPV	STD	3	\$3,900		\$530,000	\$194.85	2720	1979/ASR	17,100/0.3926	N	3	03/31/22	1/1
11	CV22001329	S	16321 Siskiyou RD	APPV	APPV	STD	6	\$1		\$883,000		1	1985/PUB	43,560/1	N	1	03/28/22	19/19
12	CV22019526	S	5358 Howard ST	ONT	686	STD	7	\$98,100		\$1,750,000	\$257.88	6786	1963/ASR	35,250/0.8092	N	3	03/31/22	2/2

Closed •

List / Sold: **\$475,000/\$470,000** ↑

3927 ACRE Ln • San Bernardino 92405

9 days on the market

2 units • \$237,500/unit • 1,296 sqft • 7,350 sqft lot • \$362.65/sqft •

Listing ID: 22129485

Built in 1950

PLEASE REFER TO GOOGLE MAPS



NEW, NEW, NEW! APROXIMATELY 90% NEW CONSTRUCTION, FULLY REMODELED DUPLEX IN ARROWHEAD FARMS. EACH UNIT WITH CENTRAL AIR AND HEAT. OPEN FLOORING PLAN BIG BEDROOMS. NEW DUAL PANE WINDOWS. FRESH NEW CARPET IN LIVING ROOMS AND BEDROOMS. NEW WATERPROOF VINYL FLOORING IN KITCHEN AND BATHROOM FLOORS. THE KITCHENS ARE BRAND NEW. NEW CUSTOM KITCHEN CABINETS, NEW QUARTZ STONE COUNTERS, NEW GARBAGE DISPOSALS, NEW FAUCETS. EACH UNIT WITH ONE FULL BATHROOM: NEW FIBERGLASS SHOWER/TUB COMBO, NEW VANITIES. NEW TOILETS. ALL NEW PLUMBING FIXTURES. ALL NEW PLUMBING/ELECTRICAL. NEW RECESSED LIGHTS, NEW LIGHT FIXTURES. TWO COVERED LAUNDRY AREAS. ALL NEW DRYWALL. ALL NEW STUDS, REPAIRED FRAMING, ALL NEW RAFTERS, ALL NEW ROOFING. NEW PAINT. TWO NEW TANKLESS WATER HEATERS. NEW SEPTIC TANK WILL BE INSTALLED BY COE. FHA/VA/DOWN PAYMENT ASSISTANCE-OK!

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$449,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$31600 Net Operating Income

Interior

- Floor: Carpet, Vinyl
- Appliances: Disposal

Exterior

- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$200
- 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	1	1		Unfurnished	\$0	\$0	\$1,700
2:	1	1	1		Unfurnished	\$0	\$0	\$1,700
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0271042060000

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 • Duplex

List / Sold: **\$495,000/\$495,000**

26331 Alpine Ln • Twin Peaks 92391

3 days on the market

**2 units • \$247,500/unit • 1,890 sqft • 9,500 sqft lot • \$261.90/sqft •
Built in 1948**

Listing ID: EV22022245

Hwy 189 to Highway Spur, left on Alpine, house is on left



Upgraded DUPLEX in BEAUTIFUL TWIN PEAKS!! Possible Income Opportunity! Two Separate Entrances! Both Units include Fireplaces! Entry Level Apartment includes 3 Bedrooms, 1 Bathroom, Living Room with Fireplace, Wall Heater, a Tastefully Upgraded Kitchen and a Laundry with Hook Ups and Pantry. (Laundry has Exterior Door for Possible Sharing Between Both Units). The Lower Level Unit Includes a Living Room with a Fireplace, Wall Heater, 2 Bedrooms, a Beautifully Tiled and Upgraded Bathroom, a Spacious Full Private Kitchen and a Large Pantry. 2 Large Sheds are also Included in the Sale! One Shed is Street Level. The Second Shed is on the Lower Exterior Level. Street Level Parking for 7 cars! Large Fully Fenced and Cross Fenced Yard for Pets or Separate for Each Unit. Two Separate Utility Meters for Both Electricity and Gas. Water/Sewer Meter is Shared Between Both Units.

Facts & Features

- Sold On 03/28/2022
- Original List Price of \$495,000
- 2 Buildings
- Levels: Three Or More
- 0 Total parking spaces
- Heating: Wall Furnace
- \$3,926 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside, Stackable
- 1 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Laminate

Exterior

- Lot Features: Sloped Down, Level with Street, No Landscaping, Park Nearby, Treed Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,740
- Electric: \$1,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$640
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 287 - Arrowhead Area area
- San Bernardino County
- Parcel # 0334171400000

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: EV22022245

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Closed • **Commercial/Residential**

List / Sold: **\$599,900/\$507,506** ↓

312 N Palm Ave • Ontario 91762

160 days on the market

2 units • **\$299,950/unit** • **2,700 sqft** • **4,896 sqft lot** • **\$187.97/sqft** •
Built in 1947

Listing ID: CV21224303

S/ West D St E/ N Fern Ave



Wonderful opportunity to own in the up and coming downtown area of N. Ontario! This fantastic property is zoned MU1 (Mixed Use property), and contains both a 2br 1 bath home and a commercial building on the lot! The residence has a living and dining room, charming kitchen, and indoor laundry. The commercial structure has three bathrooms, a main large area and an individual room. There are many options for how this could be used: partition off for office spaces, retail space, etc... Both structures can be used as either commercial, residential, or one of each! Verify all information with City of Ontario. Walking distance to fabulous dining, the library, City Hall, Starbucks and more! This rare jewel is a great opportunity!!

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$1,389 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Living Room

Exterior

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- 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	2	Unfurnished	\$1,000	\$1,000	\$0
2:	1	0	3	0	Unfurnished	\$2,000	\$2,000	\$0

Of Units With:

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

Additional Information

- Standard sale

- 686 - Ontario area
- San Bernardino County
- Parcel # 1048561120000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

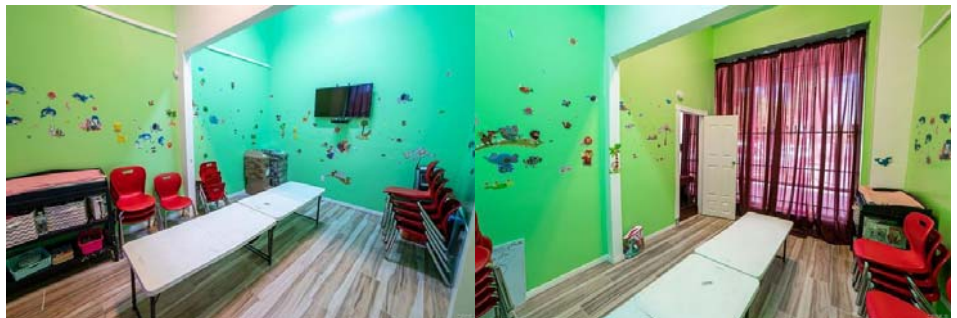
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos







Closed • Duplex

List / Sold: **\$469,900/\$440,000** ↓

61809 Valley View Cir • Joshua Tree 92252

55 days on the market

**2 units • \$234,950/unit • 1,566 sqft • 12,348 sqft lot • \$280.97/sqft •
Built in 2013**

Listing ID: JT21189316

HWY 62, South Park BLVD, Corner of Valley View Circle and Park



The Valley View Bungalows are now available! Located in the Hi-Desert's HOT spot the Joshua Tree Village this property is one you won't want to miss! Being just a short walk to hip shopping, saloon, and some of the very best cuisine in the desert and a short drive to the famous Joshua Tree National Park, you can't ask for a better location! TRUE pride of ownership inside and out makes this duplex stand out among other multi-family properties in the area which is definitely hard to come by these days. Pulling up you'll notice native desert plants and flora that surrounding the lot and require minimal maintenance if any at all! Each unit is 2 bedrooms 2 bathrooms with each with separate garages! All of that and in great condition and ready to go! Walking in you'll see tile flooring flowing through the living, kitchen, and bathroom areas! In the kitchen tons of cabinet space, granite countertops and stainless steel oven/dishwasher/microwave! Each bedroom has plenty of space and in Unit B there is brand new tasteful wood laminate flooring! Both garages are finished drywall and have washer/dryer hookups! Additional features include dual pane windows, central heating and air, separate gas and electric meters, and automatic garage doors! It's not often that a property this set up and in a PRIME location comes along so call today before this one is gone!

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$469,900
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$662 (Estimated)
- Laundry: In Garage
- \$32760 Gross Scheduled Income
- \$29120 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Desert Back, Desert Front
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$4,723
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$920
- Cable TV: 01877202
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense: \$2,603
- Other Expense Description: Taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,430	\$1,430	\$1,430
2:	1	2	2	1	Unfurnished	\$1,300	\$1,300	\$1,300

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- DC612 - Joshua Tree Village area
- San Bernardino County
- Parcel # 0603071010000

Michael Lembeck

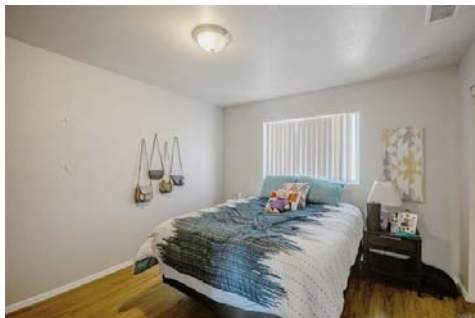
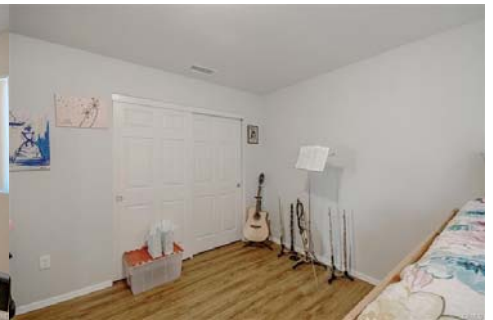
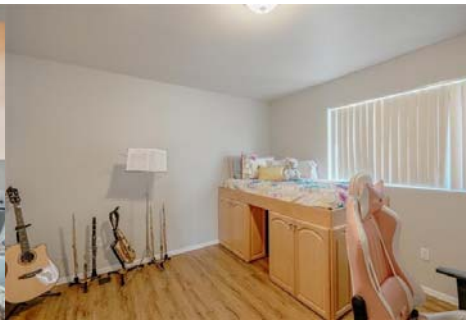
State License #: 01019397
Cell Phone: 714-742-3700

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: JT21189316

Printed: 04/03/2022 4:07:12 PM

Closed • Duplex

List / Sold: **\$399,000/\$409,000** ↑

61846 Chollita Rd • Joshua Tree 92252

33 days on the market

2 units • **\$199,500/unit** • **1,500 sqft** • **7,477 sqft lot** • **\$272.67/sqft** •
Built in 1980

Listing ID: JT21252018

Hwy 62 East, left on Park Blvd, right on Chollita Rd, property is on the right.



Duplex located in the heart of downtown Joshua Tree. Walking distance to Farmers Market, the JT Saloon and local dining. Two spacious units on opposite ends of the building (with garages in between) so no shared walls or noise issues with tenants. Private. Mature landscaping provides additional privacy. Each unit includes a large garage for ample storage space. Property can be purchased as a Primary Residence, allowing new owner to live in one unit and use the other unit to pay their mortgage. Very strong demand for apartment rentals. This duplex is presently the most affordable residential income property on the market in Joshua Tree.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$399,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$645 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Conventional Septic

Annual Expenses

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

- DC621 - Old Town North area
- San Bernardino County
- Parcel # 0603224010000

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 • Duplex

List / Sold: **\$399,000/\$33,000** ↓

76233 Amboy Rd • 29 Palms 92277

22 days on the market

**2 units • \$199,500/unit • 1,320 sqft • 385,506 sqft lot • \$25.00/sqft •
Built in 1961**

Listing ID: JT22013674

From 29 Palms Hwy, go North on Adobe Rd, Turn right on Amboy, go to rd, turn right just after Wonder Valley sign



Here is your chance to own an extremely rare fully furnished duplex and property in the highly sought-after area of rural Wonder Valley, just outside the city limits of Twentynine Palms. This unique property sits on its own hot water well and contains beautiful 360* views of the surrounding desert mountains. The duplex itself is 1320 sqft with two income generating apartments. Side A is 1 bedroom, 1 bath that was completely remodeled in 2019 with new floors in living, kitchen and dining area; carpet in bedroom; kitchen cabinets, open beams, laundry room and indoor sauna. It is the perfect home away from home. Side B offers 1 bedroom, 1 bath with concrete floors, spacious living, dining, kitchen and amazing natural light. Each apartment features a mini split air conditioning and heat, so you'll be comfortable during the ever-changing desert weather, anffully furnished for your maximum benefit. Just under 9 acres, your new property is fully fenced with a solar powered gate for easy accessibility. Perfectly situated along the long dirt driveway that leads to the duplex are 6 income generating campsites with room for more. Each area has a vintage fire pit that once sat among the encampments of Joshua Tree National Park. Near the back of the property, you will find a single RV parking spot with access to water and a dumpsite. Behind the duplex are three 40' and one 20' (with electric) shipping containers that can be used for storage, supplies, etc. This property also features one of the most amazing games you will find anywhere. 18 holes of a one-of-a-kind game that we like to call Boing Ball. Imagine relaxing with friends after a long day of exploring Joshua Tree, having a refreshing cold brew, and laughing while playing 18 holes of this extremely fun game. You will absolutely love this gem of a property. It is perfectly located just a few miles to Joshua Tree National Park, downtown 29 Palms.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$415,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, See Remarks, Zoned
- Heating: Central, Zoned
- \$2,180 (Estimated)
- Laundry: Inside
- \$19200 Gross Scheduled Income
- \$15990 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Concrete, Tile
- Appliances: Electric Oven, Electric Range, Electric Cooktop, Electric Water Heater, Refrigerator
- Other Interior Features: Furnished

Exterior

- Lot Features: Desert Back, Desert Front, Lot Over 40000 Sqft
- Fencing: Chain Link
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$3,210
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01934679
- Gardener:
- Insurance: \$1,650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Furnished	\$1,600	\$1,600	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- DC730 - Wonder Valley area
- San Bernardino County
- Parcel # 0624311060000

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 •

List / Sold: **\$815,000/\$820,000** ↑

329 Alvarado St • Redlands 92373

40 days on the market

**3 units • \$271,667/unit • 1,857 sqft • 11,920 sqft lot • \$441.57/sqft •
Built in 1955**

Listing ID: EV21243400

Fern Ave - Alvarado Street



This charming Triplex is an investors dream conveniently located near Historic Downtown Redlands. Two front units are 1 bedroom, one bath and back unit is a two bedroom, one bath all with laundry hookups. Each cozy unit has a kitchen and living room. Just a few blocks from The Redlands Bowl, Restaurants and more!

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$815,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- \$377 (Estimated)
- Laundry: In Garage, In Kitchen, Outside
- \$30000 Gross Scheduled Income
- \$27000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lawn
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01916221
- 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	1	0	1	Unfurnished	\$850	\$850	\$0
2:	1	1	0	1	Unfurnished	\$800	\$800	\$0
3:	1	2	0	0	Unfurnished	\$850	\$850	\$0

Of Units With:

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

Additional Information

- Standard sale
- 268 - Redlands area
- San Bernardino County

• Parcel # 0171361050000

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: EV21243400

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Closed • **Triplex**

List / Sold: **\$515,000/\$525,000** ↑

663 W Evans St # 667 • San Bernardino 92405

4 days on the market

**3 units • \$171,667/unit • 2,090 sqft • 6,875 sqft lot • \$251.20/sqft •
Built in 1957**

Listing ID: IV22029074

North G St & W Evans St



Beautifully maintained Triplex with 3 units and garage for each one. There is consistency in income, low vacancy, and built-in equity. All three units are 1 bedroom and 1 bath. Each unit has its own laundry room. The property has 3 garages and room to park for guests as well as street parking. 3 separate meters for gas and electric utilities as tenants pay for their own. The owners invested in new underground plumbing, new water heaters, new interior painting, an Ac unit, blinds, and landscaping! This well-maintained Triplex is centrally located to shopping, freeway access, and schools. An Excellent opportunity for a solid return on investment!

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$515,000
- 1 Buildings
- Levels: One
- 9 Total parking spaces
- Cooling: Electric, Wall/Window Unit(s)
- Heating: Natural Gas
- \$5,029 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Floor: Tile
- Appliances: Gas & Electric Range, Gas Oven, Gas Range, Gas Water Heater
- Other Interior Features: Storage

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Fair Condition, Split Rail
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$215
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$85
- Cable TV: 02075357
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$130
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,300
2:	1	1	1	1	Unfurnished	\$1,200	\$1,300	\$1,300
3:	1	1	1	1	Unfurnished	\$1,000	\$1,020	\$1,300

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Drapes: 3
- Patio: 0
- Ranges: 1

- Carpet: 3
- Dishwasher: 0
- Disposal: 3

- Refrigerator: 1
- Wall AC: 3

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0145171130000

Michael Lembeck

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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: IV22029074

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Closed •

List / Sold: **\$533,333/\$545,555** ↑

1453 N Sierra Way • San Bernardino 92405

9 days on the market

**3 units • \$177,778/unit • 1,716 sqft • 7,750 sqft lot • \$317.92/sqft •
Built in 1951**

Listing ID: IV21266458

CA-210 E, exit 76 to N Waterman Ave, right on E Highland Ave, turn left onto N Sierra Way



Triplex, one building with three attached one-bedroom units. Each unit is 1 bedroom, 1 full bathroom, living room, kitchen, closets, laundry area with approximately 572 SQFT each. The building with all three units in total is approximately 1,716 SQFT. The owner has remodeled whit in the last two years the interior of two of the units the third unit will be vacated on January 2022 the owner will remodel before the sale. The exterior of the property has the stucco work done, a new single roof, a new custom storage unit, and low-maintenance landscaping. All units are rented at this moment with long-time tenants. All information is deemed reliable but not guaranteed. Buyers to satisfy themselves regarding sq ft, permits, schools, use & condition. All buyers should consult with all necessary third-party experts concerning the property

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$533,333
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- 0 Total carport spaces
- Cooling: Electric
- Heating: Natural Gas
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$35028 Gross Scheduled Income
- \$29281 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Tile
- Appliances: Dishwasher, Electric Cooktop, Gas Oven, Gas Cooktop, Refrigerator

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Stucco Wall, Wire, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$3,023
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$1,286
- Cable TV:
- Gardener:
- Licenses: 30
- Insurance: \$680
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$1,627
- Other Expense: \$80
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$975	\$11,700	\$1,200
2:	1	1	1	0	Unfurnished	\$970	\$11,628	\$1,200
3:	1	1	1	0	Unfurnished	\$748	\$8,976	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0146171080000

Michael Lembeck

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

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Closed •

List / Sold: **\$529,900/\$530,000** ↑

21278 Sitting Bull Rd • Apple Valley 92308

1 days on the market

**3 units • \$176,633/unit • 2,720 sqft • 17,100 sqft lot • \$194.85/sqft •
Built in 1979**

Listing ID: DW22030880

**TAKE 15 FWY EXIT BEAR VALLEY RD MAKE A RIGHT , GO EAST FOR 5 MILES THEN TURN LEFT KIOWA THEN
RIGHT ON SITTING BULL RD. PROPERTY IS ON THE LEFT SIDE**



Beautiful 3 unit property in Apple Valley, perfect for 1st time buyer to live in one and rent the other. Also great for rental investment. All 3 units are 2 bed 1 bath with a 1 car garage. Excellent condition AC units were just service, plumbing and restrooms have been upgraded. Huge lot with lots of parking. Close to schools and shopping. Amazing investment wont last!

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$529,900
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$4,398 (Estimated)
- Laundry: Individual Room
- \$3900 Gross Scheduled Income
- \$3900 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Range Hood, Trash Compactor

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish, TV Antenna

Annual Expenses

- Total Operating Expense: \$2,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$0
- 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:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,500
2:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,500
3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,500

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- APPV - Apple Valley area
- San Bernardino County
- Parcel # 3087422060000

Michael Lembeck

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: DW22030880

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Closed •

List / Sold: **\$880,000/\$883,000** ↑

16321 Siskiyou Rd • Apple Valley 92307

19 days on the market

**6 units • \$146,667/unit • 1 sqft • 1 acre(s) lot • No \$/Sqft data •
Built in 1985**

Listing ID: CV22001329

Corner of Siskiyou & Viho Road.



Facts & Features

- Sold On 03/28/2022
- Original List Price of \$880,000
- 1 Buildings
- 13 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management: 1
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	1	Unfurnished	\$1	\$1	\$1

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
- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0473322050000

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

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CUSTOMER FULL: Residential Income LISTING ID: CV22001329

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Closed •

List / Sold:

\$1,699,000/\$1,750,000 ↑

2 days on the market

Listing ID: CV22019526

5358 Howard St • Ontario 91762

**7 units • \$242,714/unit • 6,786 sqft • 35,250 sqft lot • \$257.88/sqft •
Built in 1963**

Central & Howard



Unique 7 Unit property! Must See! Excellent Investment Opportunity in much desirable location in the city of Ontario. Conveniently located near public transportation, 10 & 60 freeways as well as the Ontario International Airport. Each with their own separate gas & electric meters as well as laundry hook ups inside each unit. - Also listed across the street is property at 5455 Howard St, Ontario Listing ID# CV22019546

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$1,699,000
- 5 Buildings
- 14 Total parking spaces
- 3 Total carport spaces
- \$2,243 (Estimated)
- Laundry: Inside
- \$98100 Gross Scheduled Income
- \$84900 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Near Public Transit
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$13,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,200
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,100
- Other Expense: \$5,000
- Other Expense Description: Miscella

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,300	\$1,300	\$1,300
2:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$1,200
3:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$1,150
4:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,100
5:	1	2	1	0	Unfurnished	\$1,075	\$1,075	\$1,075
6:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$1,050
7:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,300

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 686 - Ontario area
 - San Bernardino County
 - Parcel # 1011451250000
-

Michael Lembeck

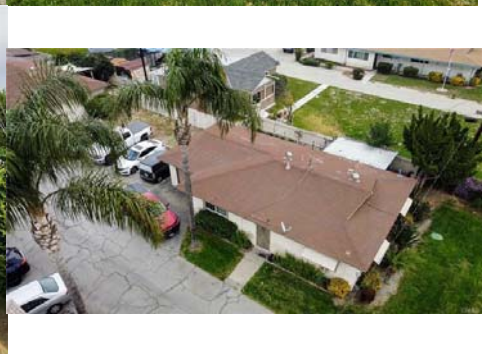
State License #: 01019397
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