

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	Grg Spcs	Date	DOM/CDOM	
1		528975	S	21201 Teepee RD	APPV		STD	2	\$0	\$259,000	\$178.13	1454	1958	23,530/0.54	03/31/21	103/253	
2		531366	S	208 N 7th AVE	BSTW		STD	2	\$21,600	\$260,000 ↓	\$109.80	2368	1967	7,066/0.16	03/31/21	16/16	
3		IV20205677	S	335 E Caroline ST	SB	274	STD	2	\$29,500	\$449,000 ↓	\$247.52	1814	1941/PUB	21,300/0.489	1	03/30/21	148/148
4		CV20149613	S	329 W Ralston ST	ONT	686	STD	2	\$23,400	\$525,500 ↑	\$365.95	1436	1945/ASR	8,586/0.1971	1	03/31/21	74/74
5		DW20132266	S	16387 Spruce ST	HSP	HSP	STD	2	\$1,666	\$283,000 ↓	\$119.41	2370	1972/ASR	7,100/0.163	0	03/30/21	116/116
6		EV21065602	S	131 Norwood ST	REDL	268	STD	3	\$3,835	\$680,000 ↑	\$517.50	1314	1906/ASR	9,500/0.2181	3	03/29/21	0/0
7		CV20234219	S	11108 Chico AVE	POM	687	STD,TRUS	3	\$31,800	\$225,000 ↓	\$390.62	576	1945/ASR	6,080/0.1396	0	03/31/21	98/98
8		CV21023274	S	14 W Arrow	UPL	690	STD	3	\$37,800	\$710,000 ↑	\$322.58	2201	1951/ASR	6,808/0.1563	3	03/29/21	4/4
9		DW21002011	S	18196 Lilac RD	AD	ADL	STD	3	\$39,600	\$365,000 ↑	\$144.38	2528	1982/ASR	10,000/0.2296	0	03/31/21	38/38
10		OC20203152	S	151195 Rio Vista DR	BIGR	BIGR	STD	3	\$37,200	\$250,000	\$108.51	2304	1987/ASR	110,960/2.5473	2	03/31/21	21/21
11		531766	S	16100 Ash ST	HSP		STD	4	\$0	\$499,000	\$123.03	4056	1987	62,100/1.43	2	03/30/21	0/0
12		SB21028086	S	355 S Maple AVE	RLT	272	STD	4	\$57,000	\$725,000 ↓	\$192.00	3776	1986/ASR	9,000/0.2066	4	04/01/21	9/9
13		CV20212906	S	2755 Conejo DR	SB	274	STD	4	\$48,888	\$621,000 ↑	\$186.15	3336	1964/ASR	8,908/0.2045	4	03/31/21	75/75
14		TR21047012	S	2532 North Arrowhead Avenue	SB	274	STD	4	\$72,960	\$730,000 ↓	\$280.77	2600	1979/SEE	7,500/0.1722	2	04/01/21	1/1
15		PW20207187	S	1098 Acacia AVE	SB	274	STD	10	\$102,240	\$950,000	\$184.32	5154	1915/ASR	6,200/0.1423	10	03/31/21	132/205

Closed •

List / Sold: **\$259,000/\$259,000**

21201 Teepee Rd • Apple Valley 92307

103 days on the market

**2 units • \$129,500/unit • 1,454 sqft • 23,530 sqft lot • \$178.13/sqft •
Built in 1958**

Listing ID: 528975

Dale Evans Parkway to Wigwam east to Teepee south. Cross Street: Wigwam Rd..



Well cared for duplex in a quiet area of Apple Valley. Septic tanks have recently been replaced. Long term tenants in place. Currently professionally maintained and managed. Also perfect for Owner Occupied. This is a good, stabilized asset. 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: None Patio: CO,ENSEPT Special Features: Storage Shed, Outbuildings

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$259,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- Laundry: See Remarks

Interior

- Floor: Tile
- Appliances: Range, Dishwasher

Exterior

- Lot Features: Paved
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01963125
- 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	2	1				\$0	

2:	0	2	1	\$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 # 0440023180000

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: **\$270,000/\$260,000** ↓

208 N 7th Ave • Barstow 92311

16 days on the market

2 units • \$135,000/unit • 2,368 sqft • 7,066 sqft lot • \$109.80/sqft • Built in 1967

Listing ID: 531366

Main Street to N 7th Ave to PIQ Cross Street: Clark St.



Two separate Houses on one lot, Great Income Producing Units!!!!!! Both units have been recently upgraded with all new flooring, new paint (interior/exterior), new windows, new doors, updated bathrooms, large living rooms, indoor laundry rooms and whole new kitchens. Large yards, block wall, storage sheds, central evaporative coolers, split ac, wall furnaces and dual meters. Occupants are very good tenants, one on a year lease and the other month to month. This property is perfect for the investor looking for passive income 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: 1260 Model 2 SQFT: 1108 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: None Patio: COPublic Sewer Special Features: Storage Shed

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$270,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s), Evaporative Cooling
- Heating: Wall Furnace
- Laundry: Individual Room
- \$21600 Gross Scheduled Income
- \$21600 Net Operating Income

Interior

- Floor: See Remarks
- Appliances: Range, Oven, Disposal

Exterior

- Lot Features: Paved
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01902736
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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:	1	3	2				\$1,100	
2:	2	3	1				\$700	
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 # 0181084060000

Michael Lembeck

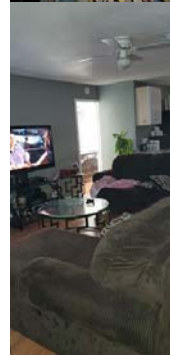
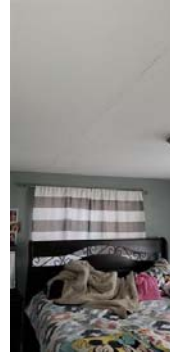
State License #: 01019397
 Cell Phone: 714-742-3700

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: 531366

Printed: 04/04/2021 8:01:31 PM

Closed •

List / Sold: **\$449,000/\$449,000** ↓

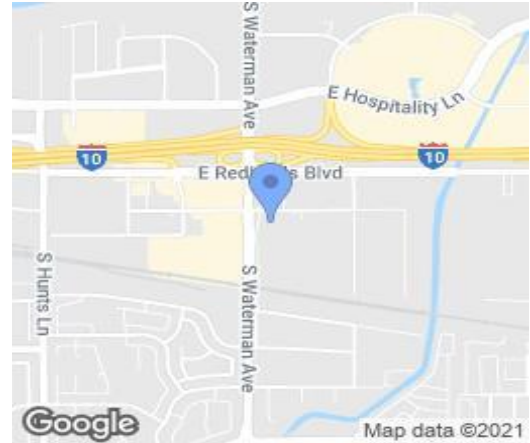
335 E Caroline St • San Bernardino 92408

148 days on the market

2 units • \$224,500/unit • 1,814 sqft • 21,300 sqft lot • \$247.52/sqft • Built in 1941

Listing ID: IV20205677

From Interstate 10 Freeway exit South on 73A Waterman Ave, Turn East on Caroline Street, House will be on right side.



Income Property! Two detached houses on half acre. Each house has two bedrooms and one bathroom. The rear house has a detached garage. The front house has a full fenced yard. Both houses have their own washer and dryer hook-ups. Great opportunity for first time home buyer, business owner or experienced investor. Houses are near the Loma Linda University, VA Hospital shopping at Hospitality Lane and Redlands. Immediate access to the I-215 and I-210 Freeway Interchange. Great value for the land. Buyer's due diligence for allowed intended uses approved by the city. Tenant occupied. Do not disturb tenants.

Facts & Features

- Sold On 03/30/2021
- Original List Price of \$499,900
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$29500 Gross Scheduled Income
- \$21057 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,443
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$593
- Cable TV: 01171294
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$1,495
2:	1	2	1	0	Unfurnished	\$1,265	\$1,265	\$1,495

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

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0283012050000

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: IV20205677

Printed: 04/04/2021 8:01:35 PM

Closed •

List / Sold: **\$498,999/\$525,500** ↑

329 W Ralston St • Ontario 91762

74 days on the market

2 units • \$249,500/unit • 1,436 sqft • 8,586 sqft lot • \$365.95/sqft • Built in 1945

Listing ID: CV20149613

Euclid & Mission



DO NOT DISTURB. HOUSE IS OCCUPIED WITH TENANTS. Two houses on one lot. Located close to Ontario Mills Shopping, airport and both the 10 & 60 Freeways. Must to see!!! A Stunning turn-key home nestled in the heart of Ontario. Just remodeled with new kitchen, floor, bathrooms, windows. Large Kitchen with stone countertops. Dining area, Living Room, rear house has a bonus room and extra room could be an office ,most rooms have their own air conditioner unit. walking distance to park, elementary and middle schools.

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$498,999
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$23400 Gross Scheduled Income
- \$23400 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room
- Floor: Laminate, Tile, Vinyl
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Range Hood
- Other Interior Features: Copper Plumbing Partial, Stone Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Brick, Fair Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- 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	1	Unfurnished	\$1,950	\$1,950	\$2,800
2:	1	0	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 686 - Ontario area
- San Bernardino County
- Parcel # 1049562110000

Michael Lembeck

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Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$293,000/\$283,000** ↓

16387 Spruce St • Hesperia 92345

116 days on the market

2 units • \$146,500/unit • 2,370 sqft • 7,100 sqft lot • \$119.41/sqft •
Built in 1972

Listing ID: DW20132266

North / Main / East 3rd Ave



NICE DUPLEX! IN A QUIET STREET OF HESPERIA CITY. CLOSE TO EVERYTHING!

Facts & Features

- Sold On 03/30/2021
- Original List Price of \$293,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$1666 Gross Scheduled Income
- \$19992 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Gas Cooktop
- Other Interior Features: Formica Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard
- Waterfront Features: Creek
- Security Features: Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$6,450
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01182091
- Gardener:
- Licenses: 0
- Insurance: \$775
- Maintenance: \$1,500
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$1,700
- Other Expense: \$1,375
- Other Expense Description: 3375

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Partially	\$866	\$866	\$1,100
2:	1	2	1	0	Partially	\$800	\$866	\$1,000

Of Units With:

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

Additional Information

- Standard sale
- HSP - Hesperia area

- San Bernardino County
- Parcel # 0407293040000

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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Closed •

List / Sold: **\$675,000/\$680,000** ↑

131 Norwood St • Redlands 92373

0 days on the market

3 units • **\$225,000/unit** • **1,314 sqft** • **9,500 sqft lot** • **\$517.50/sqft** •
Built in 1906

Listing ID: EV21065602

Use GPS



Investors dream! Multi unit property opportunity wont last. Features 3 total units.. front house includes 3 bedroom/2 bathrooms, back house includes 1 bedroom/1 bathroom, apartment above the garage features 1 bedroom/1 bathroom. All units include laundry. Conveniently located near shopping, dining, and public transportation.

Facts & Features

- Sold On 03/29/2021
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Common Area
- \$3835 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- 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	3	2	2	Unfurnished	\$1,865	\$1,865	\$1,865
2:	1	1	1	1	Unfurnished	\$995	\$995	\$995
3:	1	1	1	0	Unfurnished	\$945	\$975	\$975

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
- 268 - Redlands area
- San Bernardino County
- Parcel # 0172092020000

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: EV21065602

Printed: 04/04/2021 8:01:38 PM

Closed • Triplex

List / Sold: **\$279,900/\$225,000** ↓

11108 Chico Ave • Pomona 91766

98 days on the market

3 units • \$93,300/unit • 576 sqft • 6,080 sqft lot • \$390.62/sqft •

Listing ID: CV20234219

Built in 1945

10 Freeway exit Indian Hill south to Mission Blvd right to S East St left to Howard left to Chico - corner.



Great Opportunity Huge Price Reduction!!! Property located on corner lot with 2 driveways. Primary building is split with unit in front and unit in back. Square footage is based on tax assessor. Unit 1 offers 1 bedroom, 1 bathroom, living space area, kitchen area, covered patio and large covered carport and chain link gated front yard. Unit 2 offers 2 bedrooms, 1 bathroom, kitchen area, living space, back patio area, and cover patio area. Unit 3 offers 2 bedrooms, 1 bathroom, living space/kitchen area, side yard & small back area. Permits were not verified. County assessor shows SFR.

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$350,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Laundry: Outside
- \$31800 Gross Scheduled Income
- \$18675 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$13,125
- Electric: \$2,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,250
- Cable TV: 01814504
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,600
- 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	\$850
2:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,200
3:	1	2	1	0	Unfurnished	\$600	\$600	\$600

Of Units With:

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

Additional Information

- Standard, Trust sale
- 687 - Pomona area

- San Bernardino County
- Parcel # 1012431020000

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 •

List / Sold: **\$659,000/\$710,000** ↑

14 W Arrow • Upland 91786

4 days on the market

3 units • \$219,667/unit • 2,201 sqft • 6,808 sqft lot • \$322.58/sqft • Built in 1951

Listing ID: CV21023274

Southwest corner of Euclid and Arrow Hwy



Great property in great location. 3 - one bedroom units. All in top condition which owner has meticulously maintained. Front unit larger than middle and rear units. All have indoor laundry and all have individual one car garages. Please do not disturb tenants. Subject to Interior Inspection upon Accepted Offer.

Facts & Features

- Sold On 03/29/2021
- Original List Price of \$659,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- Laundry: Gas Dryer Hookup, Individual Room, Inside
- \$37800 Gross Scheduled Income
- \$25394 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl

Exterior

- Lot Features: Level with Street, Lot 6500-9999, Level, Sprinklers In Front, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,406
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,104
- Cable TV: 02060695
- Gardener:
- Licenses: 73
- Insurance: \$1,129
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,050	\$1,050	\$1,400
2:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,400
3:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,400

Of Units With:

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

Additional Information

- Standard sale

- 690 - Upland area
- San Bernardino County
- Parcel # 1046374130000

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: CV21023274

Printed: 04/04/2021 8:01:39 PM

Closed •

List / Sold: **\$360,000/\$365,000** ↑

18196 Lilac Rd • Adelanto 92301

38 days on the market

3 units • \$120,000/unit • 2,528 sqft • 10,000 sqft lot • \$144.38/sqft • Built in 1982

Listing ID: DW21002011

north of barlett



Completely remodeled three units in a great cul-de-sac. Completely remodeled from floor to roof. New plumbing, electrical, windows, doors, and more. Great property for Investors or a large family.

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$360,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup
- \$39600 Gross Scheduled Income
- \$28500 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$11,100
- Electric: \$3,600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02086407
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$800
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,100
3:	1	3	2	0	Unfurnished	\$0	\$0	\$1,400

Of Units With:

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

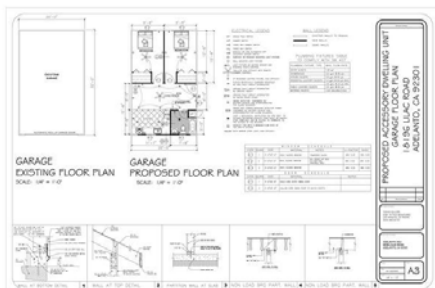
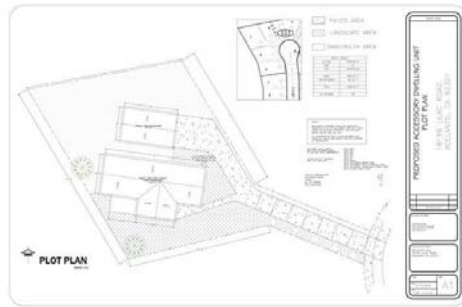
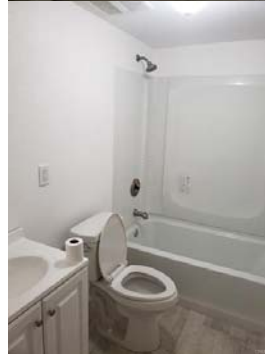
Additional Information

- Standard sale
- ADL - Adelanto area
- San Bernardino County
- Parcel # 0459323130000

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: DW21002011

Printed: 04/04/2021 8:01:40 PM

Closed •

List / Sold: **\$250,000/\$250,000**

151195 Rio Vista Dr • Big River 92242

21 days on the market

3 units • \$83,333/unit • 2,304 sqft • 110,960 sqft lot • \$108.51/sqft • Built in 1987

Listing ID: OC20203152

South of California on Rio Vista, or Rio Mesa from 62 east to Rio Vista left



Unique opportunity for river front property on the Big River section of the Colorado River. On a bluff with panoramic views. This is a fixer and perfect for a grading contractor or someone in the construction field who can grade the access to the river! Main house is tile and carpet although dated is livable. 2 - 2 bedroom units can provide income or make yourself a fantastic family compound!!! Had been rented for \$700 & \$900. Pool to cool off in and enjoy the peace and quiet after a long day on the water. There is a spa on the back porch, condition unknown. On leased land. The perfect opportunity! Houses along that stretch are selling in the \$600-800k range. 2.54 acres

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$250,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- Laundry: Individual Room
- \$37200 Gross Scheduled Income
- 3 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: Dishwasher, Electric Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: None
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,950
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$0	\$0	\$1,500
2:	2	2	1	0	Unfurnished	\$0	\$0	\$850

Of Units With:

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

Additional Information

- Standard sale

- BIGH - Big River area
- San Bernardino County
- Parcel # 066194110W000

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 •

List / Sold: **\$499,000/\$499,000**

16100 Ash St • Hesperia 92345

0 days on the market

**4 units • \$124,750/unit • 4,056 sqft • 62,100 sqft lot • \$123.03/sqft •
Built in 1987**

Listing ID: 531766

Use maps. Easy to find. Cross Street: 3rd Ave..



This amazing ONE of a kind home conveniently located in Hesperia has every feature you could want! Approximate square footage of the main house is 2,206 - Updated inside, a large bonus room off the family room, a man cave off the garage, a beautiful privately fenced POOL and SPA area. Along with a built out 1 bedroom, 1 bathroom, fully equipped pool house, a separate additional bathroom conveniently located by the pool. Approximate square footage of pool house is 600. Perimeter fence and cross-fencing. A huge back lot with a 2 story completely built out barn. Approximate barn living square footage is 1,850. Both upstairs and down stairs of the barn have been beautifully renovated into living space with full kitchens, laundry and heating and A/C in both units. The property includes multiple sheds and solar!! Buyer to verify all information. 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: 1000 Model 2 SQFT: 850 Model 3 SQFT: 600 Model 4 SQFT: 2206 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: 1 Model 2 # 3/4 Baths: 0 Model 3 # 3/4 Baths: 1 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: COSEPT Special Features: Barn, Breakfast Nook, Garage Door Opener, Guest House, Loft, Storage Shed, Outbuildings

Facts & Features

- Sold On 03/30/2021
- Original List Price of \$499,000
- 3 Buildings
- 12 Total parking spaces
- Cooling: Central Air, Evaporative Cooling
- Heating: Natural Gas
- Laundry: Inside, Individual Room, See Remarks

Interior

- Rooms: Bonus Room
- Floor: See Remarks
- Appliances: Range, Oven, Dishwasher, Disposal, Microwave

Exterior

- Lot Features: Paved
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01963125
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0				\$900	
2:	1	0	0				\$800	
3:	1	1	0				\$800	
4:	1	3	2				\$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 # 0412111150000

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: **\$775,000/\$725,000** ↓

355 S Maple Ave • Rialto 92376

9 days on the market

4 units • **\$193,750/unit** • **3,776 sqft** • **9,000 sqft lot** • **\$192.00/sqft** •
Built in 1986

Listing ID: SB21028086

Take I-10 to Cedar exit North to Merrill Ave West to Maple Ave - North on Maple Ave to 355



Well maintained Fourplex on a nice quiet street in Rialto. Perfect for income investment or owner occupant with supplemental income. Neighborhood is close to all public services and I-10.

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$775,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, Washer Hookup, Washer Included
- \$57000 Gross Scheduled Income
- \$35949 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Front Yard, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,051
- Electric: \$600.00
- Gas: \$4,800
- Furniture Replacement:
- Trash: \$1,632
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,757
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,350	\$1,350	\$1,800
2:	1	2	2	1	Unfurnished	\$1,350	\$1,118	\$1,600
3:	1	2	2	1	Unfurnished	\$1,350	\$1,350	\$1,600
4:	1	2	2	1	Unfurnished	\$850	\$850	\$1,600

Of Units With:

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

Additional Information

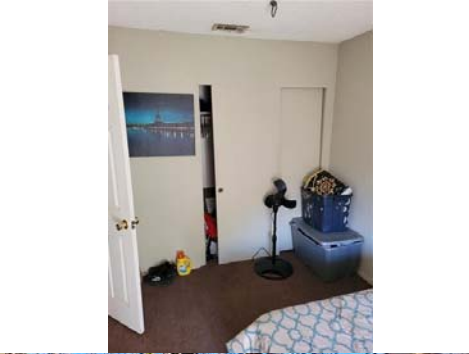
- Standard sale
- Rent Controlled
- 272 - Rialto area
- San Bernardino County

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: SB21028086

Printed: 04/04/2021 8:01:45 PM

Closed •

List / Sold: **\$618,000/\$621,000** ↑

2755 Conejo Dr • San Bernardino 92404

75 days on the market

4 units • \$154,500/unit • 3,336 sqft • 8,908 sqft lot • \$186.15/sqft • Built in 1964

Listing ID: CV20212906

EXIT Del Rosa Ave (south of 210 FWY), take E. Date St, then north on Coneje Dr. (between Golden Ave & Del Rosa Ave)



*****INVESTMENT OPPORTUNITY***WOW QUADRUPLEX IN SAN BERNARDINO!!!!LOT IS APPROXIMATELY 8908 sq ft (105FT X 85FT), THIS LOT INCLUDES 4 PRIVATE AND ENCLOSED 1 CAR GARAGES ASSIGNED TO EACH UNIT. SOME OF THE UNITS HAVE BEEN UPDATED/REMODELED. ALL HAVE DOUBLE PANE WINDOWS. ROOF IS APPROXIMATELY 6 YRS OLD AND UNDER WARRANTY. STORAGE ROOM HAS WASHER/DRYER HOOK UPS. UNIT #1 FEATURES 3 BEDROOMS 2 BATHS & OPEN FLOOR PLAN, UNIT #2 FEATURES 2 BEDROOMS 2 BATHS, UNIT #3 FEATURES 2 BEDROOMS 1 BATH, AND UNIT #4 FEATURES 2 BEDROOMS 1 BATH. ALL UNITS HAVE SEPARATE ELECTRIC AND GAS METERS, CENTRAL A/C AND HEATING. ALL PROFESSIONALLY MANAGED. GREAT OPPORTUNITY FOR OWNER OCCUPANT BUYER OR INVESTOR.**

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$618,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$48888 Gross Scheduled Income
- \$33923 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Kitchen, Living Room
- Appliances: Gas Range
- Floor: Laminate, Tile, Vinyl

Exterior

- Lot Features: Back Yard, Cul-De-Sac
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s), Window Bars
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$14,965
- Electric: \$324.00
- Gas: \$805
- Furniture Replacement: \$0
- Trash: \$1,674
- Cable TV: 01885348
- Gardener:
- Licenses: 74
- Insurance: \$1,957
- Maintenance:
- Workman's Comp: \$0
- Professional Management:
- Water/Sewer: \$2,062
- Other Expense: \$360
- Other Expense Description: Fire Dep

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,150	\$1,150	\$1,350
2:	1	2	2	1	Unfurnished	\$0	\$0	\$1,200
3:	1	2	1	1	Unfurnished	\$999	\$999	\$1,100
4:	1	2	1	1	Unfurnished	\$975	\$975	\$1,100

Of Units With:

- Separate Electric: 5
- Gas Meters: 1
- Water Meters: 1
- Carpet: 0
- Dishwasher:
- Disposal:
- Drapes: 0
- Patio: 0
- Ranges: 4
- Refrigerator:
- Wall AC:

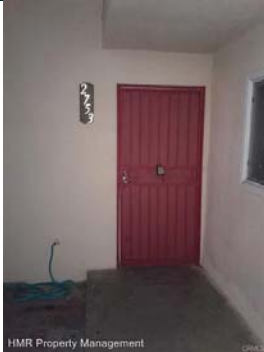
Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0272111160000

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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Nov 19, 2019 4:07:26 PM
2753 Conejo Drive
San Bernardino County
California



Nov 19, 2019 4:08:03 PM
2753 Conejo Drive
San Bernardino County
California



Nov 19, 2019 4:08:25 PM
2753 Conejo Drive
San Bernardino County
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Nov 19, 2019 4:09:05 PM
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Nov 19, 2019 4:09:27 PM
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San Bernardino County
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Nov 19, 2019 4:10:08 PM
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Nov 19, 2019 4:10:28 PM
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Mar 16, 2019 1:49:57 PM
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Mar 16, 2019 1:50:21 PM
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Mar 16, 2019 1:50:30 PM
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San Bernardino County
California



Mar 16, 2019 1:51:08 PM
2759 Conejo Drive
San Bernardino County
California



Closed •

List / Sold: **\$760,000/\$730,000** ↓

2532 North Arrowhead Avenue • San Bernardino 92405

1 days on the market

4 units • **\$190,000/unit** • **2,600 sqft** • **7,500 sqft lot** • **\$280.77/sqft** •
Built in 1979

Listing ID: TR21047012

N Arrowhead Ave turn left



Highlights Strong in -place rents and a current expected cap rate of 8.8%-9.6% for 4 units cap ,This is a Multiple New Fipping Houses 4 units ,unit 1 is 3B&2B ,large living room and island in the Kitchen ,unit 2 is Studio 1B&1B ,1 Kitchen ,unit 3 is Studio 1B&1B and Kitchen , unit 4 is small Studio , Built in 1979 ,with a total size of 7500 sqft ,2 storage rooms can add ADU, Independent Door with 4 units, Come see this beautiful new income property ! Professional property Manage full services for you , Renters buy their own home insurance , Just waiting for rent collection come your pocket,Will go fast , all 4 leveling units really seen !!!looking to find a place that pays the mortgage and income for you, well ,Here it is !!!

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$760,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Electric, Gas, See Remarks
- Heating: Central, Electric, See Remarks
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, See Remarks
- \$72960 Gross Scheduled Income
- \$67792 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Formal Entry, Kitchen, Laundry, Living Room, Two Masters
- Floor: Tile, Wood
- Appliances: Dishwasher, Electric Oven, Gas Oven, Gas Range, Gas Cooktop, Water Heater
- Other Interior Features: In-Law Floorplan, Storage, Wood Product Walls

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,168
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management: 0.04
- 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	2	Negotiable	\$2,095	\$25,140	\$25,140
2:	1	1	1	0	Negotiable	\$1,695	\$20,340	\$20,340
3:	1	1	1	0	Negotiable	\$1,395	\$16,740	\$16,740
4:	1	1	1	0	Negotiable	\$895	\$10,740	\$10,740

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0149162110000

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







CUSTOMER FULL: Residential Income

LISTING ID: TR21047012

Printed: 04/04/2021 8:01:47 PM

Closed •

List / Sold: **\$950,000/\$950,000**

1098 Acacia Ave • San Bernardino 92410

132 days on the market

10 units • \$95,000/unit • 5,154 sqft • 6,200 sqft lot • \$184.32/sqft • Built in 1915

Listing ID: PW20207187

91E to Baseline Ave to 1088-1098 N. Acacia Ave



Nestled in the heart of San Bernardino. With new Section 8 Rents (attached), there is a 10-25% Upside. A real cashflow Workforce Property with a 100% occupancy historic occupancy. Located near all the daily amenities and jobs in the area, this property can serve as a stable cash flow asset for the next buyer. The property is located just minutes away from the city's three major employers from San Manuel Casino, California State University, and San Bernardino Medical Center. San Bernardino has also become the next hub for Amazon with over 25 flights coming into the city's airport. The property consists of one 2 beds, 4 1 beds, and 5 studios. With 60% of the tenants belonging to Section 8, the property is COVID proof and cranks out cash flow every month.

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$950,000
- 3 Buildings
- 10 Total parking spaces
- \$102240 Gross Scheduled Income
- \$58869 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$38,259
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,778
- Cable TV: 01425941
- Gardener:
- Licenses:
- Insurance: \$2,750
- Maintenance:
- Workman's Comp:
- Professional Management: 6000
- Water/Sewer: \$3,934
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	0	1	0	Unfurnished	\$850	\$3,220	\$3,820
2:	5	1	1	0	Unfurnished	\$900	\$4,400	\$5,530
3:	1	2	1	0	Unfurnished	\$900	\$900	\$1,390

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale


- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0140041140000

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