

## 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 | <a href="#">EV24011288</a> | S | 34924 <a href="#">Wildwood Canyon RD</a> | YUCP | 269   | STD | 2     | \$36,600 |     | \$550,000    | \$260.91 | 2108 | 1956/ASR | 13,140/0.3017 | N       | 1        | 03/08/24 | <a href="#">20/20</a>   |
| 2 | <a href="#">IV23135688</a> | S | 10384 <a href="#">Marion Ave</a>         | MCLR | 685   | STD | 2     | \$36,960 |     | \$750,000                                                                                       | \$349.16 | 2148 | 1961/OTH | 8,050/0.1848  | N       | 2        | 03/06/24 | <a href="#">186/186</a> |
| 3 | <a href="#">DW24005127</a> | S | 1014 E <a href="#">Nocta ST</a>          | ONT  | 686   | REO | 3     | \$0      |     | \$1,010,000  | \$280.17 | 3605 | 1925/ASR | 29,432/0.6757 | N       | 1        | 03/07/24 | <a href="#">37/37</a>   |
| 4 | <a href="#">QC24021249</a> | S | 6671 <a href="#">Pine AVE</a>            | 29P  | DC726 | STD | 3     | \$3,400  |     | \$440,000    | \$275.00 | 1600 | 1953/PUB | 7,200/0.1653  | N       | 0        | 03/05/24 | <a href="#">7/7</a>     |
| 5 | <a href="#">HD24010819</a> | S | 16030 <a href="#">Olive ST</a>           | HSP  | HSP   | STD | 4     | \$35,100 |     | \$680,000                                                                                       | \$226.67 | 3000 | 1986/ASR | 11,250/0.2583 | N       | 4        | 03/04/24 | <a href="#">13/13</a>   |
| 6 | <a href="#">JT24000277</a> | S | 57087 <a href="#">Yucca TRL</a>          | YCCV | DC531 | STD | 5     | \$48,392 |     | \$600,000    | \$139.21 | 4310 | 1974/ASR | 14,285/0.3279 | N       | 9        | 03/08/24 | <a href="#">50/50</a>   |
| 7 | <a href="#">JT23229015</a> | S | 57057 <a href="#">Yucca TRL</a>          | YCCV | DC531 | STD | 9     | \$76,701 |     | \$1,000,000  | \$173.79 | 5754 | 1961/ASR | 13,800/0.3168 | N       | 8        | 03/08/24 | <a href="#">16/16</a>   |

**Closed** • **Single Family Residence**

List / Sold: **\$575,000/\$550,000** ↓

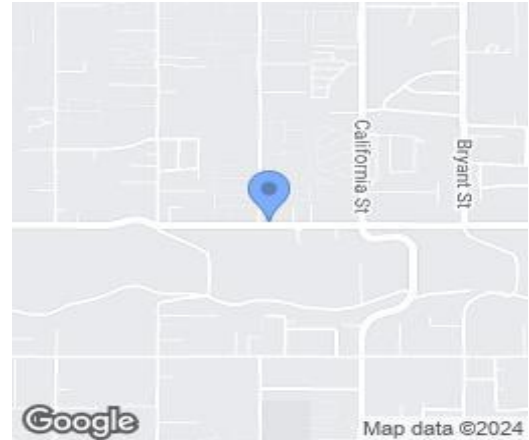
**34924 Wildwood Canyon Rd** • Yucaipa 92399

**20 days on the market**

**2 units** • **\$287,500/unit** • **2,108 sqft** • **13,140 sqft lot** • **\$260.91/sqft** •  
**Built in 1956**

**Listing ID: EV24011288**

**Between 2nd Str. & California Str.**



This property has 2 single family residences on 1 lot. The first unit has 3 bedrooms, 1.5 baths and is about 1,176 square feet. It does have an attached 2 car garage, fenced back yard and covered patio. The second unit has 2 bedrooms, 1 bath and is about 932 square feet. It does have an attached 1 car garage, fenced backyard with granite counters in the kitchen. Don't miss your opportunity on this great property.

### Facts & Features

- Sold On 03/08/2024
- Original List Price of \$575,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,041 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$36600 Gross Scheduled Income
- \$30117 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Floor: Carpet, Vinyl
- Appliances: Gas Oven, Gas Range, Water Heater

### Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$6,483
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$628
- Cable TV: 02187306
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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     | 2    | 1     | 1      | Unfurnished | \$1,600     | \$1,600    | \$1,650   |
| 2: | 1     | 3    | 2     | 2      | Unfurnished | \$1,450     | \$1,450    | \$1,800   |

#### # 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
- Buyer Agency Compensation: 2.5%

- 269 - Yucaipa/Calimesa/Oak Glen area
- San Bernardino County
- Parcel # 0319171330000

### Michael Lembeck

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### Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: EV24011288

Printed: 03/10/2024 9:34:59 AM

**Closed** • Duplex

List / Sold: **\$750,000/\$750,000**

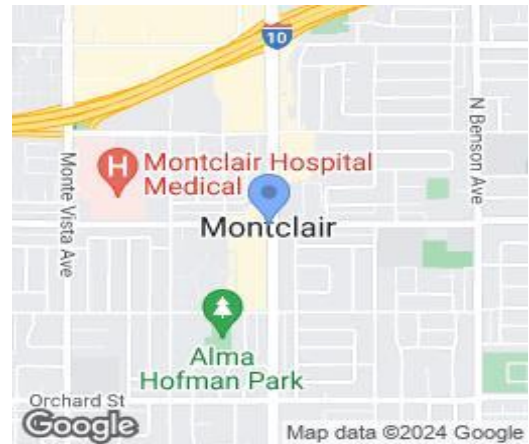
**10384 Marion Ave • Montclair 91763**

**186 days on the market**

**2 units • \$375,000/unit • 2,148 sqft • 8,050 sqft lot • \$349.16/sqft •  
Built in 1961**

**Listing ID: IV23135688**

**Exit Central Ave off 10 freeway/go south on Central Ave/go west on Bandera St.**



Duplex located centrally in the City of Montclair. This duplex has 2 units: one unit has 3 bedrooms and 2 full bathrooms; the second unit has 2 bedrooms and 1 full bathroom. Both units have their own laundry hookups, private backyards, separate garage spaces, and parking. Located conveniently near the 10 freeway, Montclair Mall, Costco, and schools within the Ontario-Montclair School District. Currently occupied by tenants. Property will be sold as is.

### Facts & Features

- Sold On 03/06/2024
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$1 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$36960 Gross Scheduled Income
- \$31850 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$5,110
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,650
- Cable TV: 01252624
- Gardener:
- Licenses:
- Insurance: \$700
- 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     | 2    | 1     | 1      | Unfurnished | \$1,380     | \$1,380    | \$1,950   |
| 2: | 1     | 3    | 2     | 1      | Unfurnished | \$1,700     | \$1,700    | \$2,300   |

### # 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%
- 685 - Montclair area
- San Bernardino County
- Parcel # 1010621080000



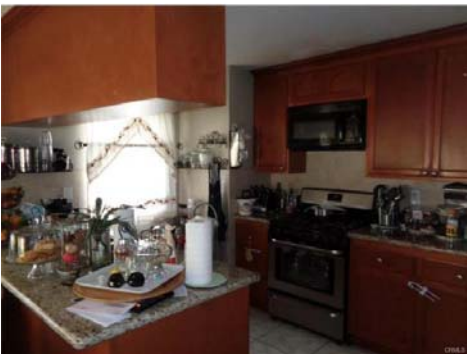
**Michael Lembeck**

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Newport Beach, 92660

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**Closed** • **Commercial/Residential**

List / Sold:

**\$1,150,000/\$1,010,000** ↓

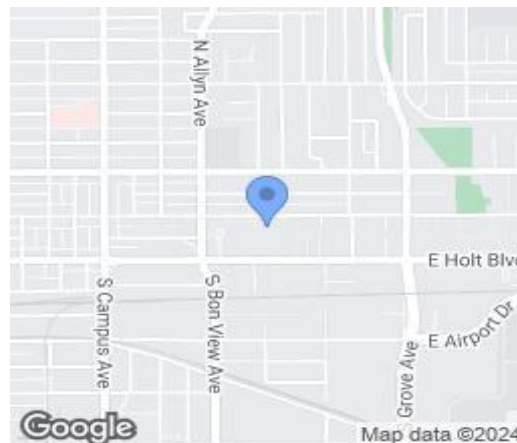
**37 days on the market**

**Listing ID: DW24005127**

**1014 E Nocta St • Ontario 91764**

**3 units • \$383,333/unit • 3,605 sqft • 29,432 sqft lot • \$280.17/sqft • Built in 1925**

**North of E. Holt Blvd. / East of N. Allyn Ave.**



Fantastic Investment Opportunity in the City of Ontario. This is a Mixed Use property zoned C3. There are 3 Separate Units of Living Space on a .68 Acre Lot. 3 Bedroom/2 Bathroom unit = 1450 SF, 2 Bedroom/1 Bathroom unit = 960 SF, 1 Bedroom/1 Bathroom unit = 630 SF. All units are currently Tenant Occupied. Located close to Ontario Airport and the 10 Freeway.

### Facts & Features

- Sold On 03/07/2024
- Original List Price of \$1,150,000
- 4 Buildings
- Levels: One
- 3 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$402 (Estimated)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Rooms: Kitchen, Living Room

### Exterior

- Lot Features: Agricultural - Other, Front Yard, Lawn, Lot 20000-39999 Sqft
- Fencing: Brick, Wrought Iron
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927637
- 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     | 1      | Unfurnished | \$0         | \$0        | \$0       |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$0         | \$0        | \$0       |
| 3: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$0       |

### # Of Units With:

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

- Disposal:

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## Additional Information

- Real Estate Owned sale
- Buyer Agency Compensation: 2%

- 686 - Ontario area
- San Bernardino County
- Parcel # 1048481210000

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### Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: DW24005127

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Amazing investment in great location Available now! This beautiful remodeled Triplex features (2) two bedroom 1 bath End Units, and (1) one bedroom 1 bath between them. All recently renovated within last 18-24 months. Open kitchen with quartz countertop seating open to living room, at time of renovation- new stainless steel flat top stove and refrigerator supplied. New large Mitsubishi split Heat/AC unit will keep you cool on those hot days, Laminate flooring, recessed lighting and ceiling fans in each room. Similar layouts yet slightly unique with the 2 bedrooms offering a Side door to tiled patio areas and the one bedroom with a back door to private fenced patio area. Plenty of parking available with 1 direct in front of each unit and additional in back and along driveway. Can be easily reconfigured as well to allow for additional off street if ever desired. (one unit currently vacant) stable long term tenants, A 5 minute drive to the entrance of Joshua Tree Park & short (.25) walk to vibrant growing downtown 29 palms, farmers markets, Coffee shops, food, Starbucks.

Facts & Features

- Sold On 03/05/2024
  - Original List Price of \$429,995
  - 1 Buildings
  - Levels: One
  - 0 Total parking spaces
  - Cooling: Dual, ENERGY STAR Qualified Equipment, Wall/Window Unit(s)
  - Heating: Electric, ENERGY STAR Qualified Equipment, See Remarks
  - \$346 (Estimated)
- Laundry: Outside, See Remarks, Washer Hookup
  - \$3400 Gross Scheduled Income
  - \$3050 Net Operating Income
  - 3 electric meters available
  - 3 gas meters available
  - 0 water meters available

Interior

- Rooms: All Bedrooms Down
  - Floor: Laminate, Tile
- Appliances: 6 Burner Stove, Gas Oven, Gas Water Heater, Range Hood, Refrigerator
  - Other Interior Features: Open Floorplan, Quartz Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Gentle Sloping, Rectangular Lot
  - Security Features: Smoke Detector(s)
- Fencing: Partial, Wood
  - Sewer: Septic Type Unknown, Shared Septic

Annual Expenses

- Total Operating Expense: \$2,700
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$1,000
  - Cable TV: 02071979
  - Gardener:
  - Licenses:
- Insurance: \$600
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$1,100
  - Other Expense:
  - Other Expense Description:

Unit Details

| UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-------|------|-------|--------|------------|-------------|------------|-----------|
|-------|------|-------|--------|------------|-------------|------------|-----------|

|    |   |   |   |   |             |         |         |         |
|----|---|---|---|---|-------------|---------|---------|---------|
| 1: | 2 | 2 | 0 | 0 | Unfurnished | \$2,425 | \$2,425 | \$2,600 |
| 2: | 1 | 1 | 0 | 0 | Unfurnished | \$975   | \$975   | \$1,100 |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 3%
- DC726 - Four Corners area
  - San Bernardino County
  - Parcel # 0617092030000

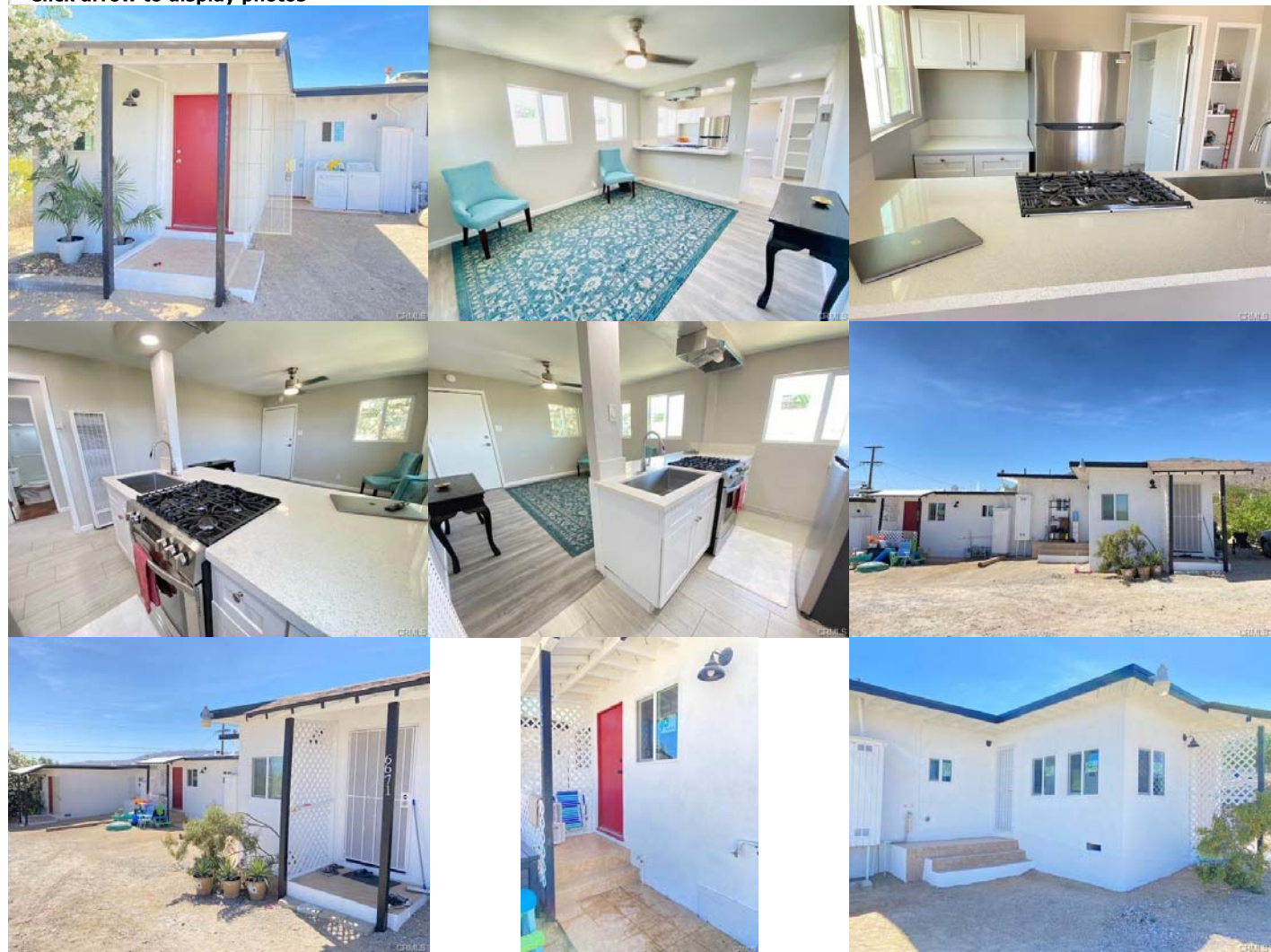
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Newport Beach, 92660

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**Closed** • **Quadruplex**

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

**16030 Olive St** • Hesperia 92345

**13 days on the market**

**4 units** • **\$170,000/unit** • **3,000 sqft** • **11,250 sqft lot** • **\$226.67/sqft** •  
**Built in 1986**

**Listing ID: HD24010819**

**From Main, go South on 7th and Left on Olive**



Attention investors...4plex in the heart of Hesperia! First time on the market and long time tenants. Two story building, each unit has a garage. DO NOT DISTURB TENANTS

### Facts & Features

- Sold On 03/04/2024
- Original List Price of \$680,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$389 (Estimated)
- \$35100 Gross Scheduled Income
- \$31752.66 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 0 water meters available

### Interior

### Exterior

- Lot Features: Level
- Sewer: Conventional Septic

### Annual Expenses

- Total Operating Expense: \$3,021
- Electric: \$138.42
- Gas:
- Furniture Replacement:
- Trash: \$1,944
- Cable TV: 01963125
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,077
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$650       | \$650      | \$0       |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$650       | \$650      | \$0       |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$825       | \$825      | \$0       |
| 4: | 1     | 2    | 2     | 1      | Unfurnished | \$800       | \$800      | \$0       |

### # Of Units With:

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

### Additional Information

- Standard sale
- HSP - Hesperia area

• Buyer Agency Compensation: 2%

• San Bernardino County  
• Parcel # 0413131140000

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CUSTOMER FULL: Residential Income LISTING ID: HD24010819

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Closed • Apartment

List / Sold: \$700,000/\$600,000 ↓

57087 Yucca Trl • Yucca Valley 92284

50 days on the market

5 units • \$140,000/unit • 4,310 sqft • 14,285 sqft lot • \$139.21/sqft •  
Built in 1974

Listing ID: JT24000277

Hwy 62 to south on Barberrry Ave. to left on Yucca Trail to property on Right at Corner of Condalia Ave



Owner Financing available OAC for this 5 Unit apartment complex in Downtown Yucca Valley, walk across the street to Stater Bros. Market. Units consist of One: 3 Bedroom/3 Bath Main house with fireplace at front; and, Four: 1 Bedroom/1 Bath units off Courtyard. Community Laundry room has shared income with servicing company. Most units have been up-dated with tile and paint over last few years between tenants. Units include single car garages at alley, main unit at front has attached 2 car garage. Sewer installed and paid in full. Owners offering property as an installment sale with excellent terms to buyers with good credit. also see listing JT23229015 same seller and terms. Call listing agent for terms.

Facts & Features

- Sold On 03/08/2024
- Original List Price of \$700,000
- 3 Buildings
- Levels: Two
- 9 Total parking spaces
- \$0 (Unknown)
- Laundry: Community
- \$48392 Gross Scheduled Income
- \$24693 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Paved, Sprinkler System
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,699
- Electric: \$356.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,114
- Cable TV: 01522411
- Gardener:
- Licenses:
- Insurance: \$2,587
- Maintenance: \$5,262
- Workman's Comp:
- Professional Management: 18363
- Water/Sewer: \$1,983
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 5     | 7    | 7     | 9      | Unfurnished | \$48,392    | \$48,392   | \$61,800  |

# Of Units With:

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

Additional Information



- Standard sale
- Buyer Agency Compensation: 2.5%

- DC531 - Central East area
- San Bernardino County
- Parcel # 0587103110000

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**Michael Lembeck**

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CUSTOMER FULL: Residential Income LISTING ID: JT24000277

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**Closed** • **Apartment**

List / Sold:

**\$1,200,000/\$1,000,000** ↓

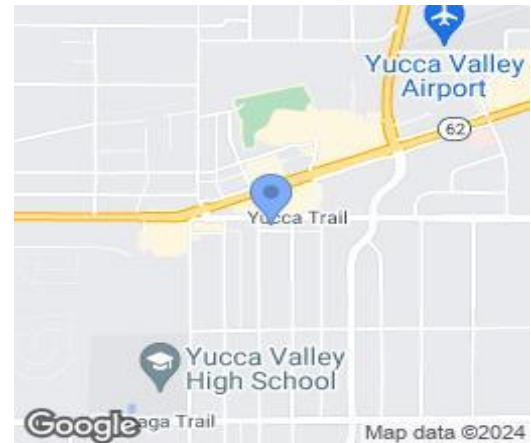
**57057 Yucca Trl** • Yucca Valley 92284

**16 days on the market**

**9 units** • **\$133,333/unit** • **5,754 sqft** • **13,800 sqft lot** • **\$173.79/sqft** •  
**Built in 1961**

**Listing ID: JT23229015**

**Hwy 62 to south on Barberry Ave to left on Yucca Trail to property on right.**



Owner Financing available OAC for this 9 Unit apartment complex in Downtown Yucca Valley, walk across the street to Stater Bros. Market. Units consist of One: 2 Bedroom/2 Bath Main house with fireplace at front; Two: 2 Bedroom,/1 Bath units; and, Six: 1 Bedroom/1 Bath units off Courtyard. Community Laundry room has shared income with servicing company. Most units have been up-dated with tile and paint over last few years between tenants. Units include single car garages at alley. Sewer installed and paid in full. Owners offering property as an installment sale with excellent terms to buyers with good credit. Also see MLS# JT24000277 for same terms. Call listing agent for terms.

### Facts & Features

- Sold On 03/08/2024
- Original List Price of \$1,200,000
- 3 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Electric, Wall Furnace
- \$0 (Unknown)
- Laundry: Community
- \$76701 Gross Scheduled Income
- \$36519 Net Operating Income
- 9 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet, Tile
- Appliances: Electric Range

### Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: Wood, Wrought Iron
- Sewer: Sewer Paid

### Annual Expenses

- Total Operating Expense: \$36,347
- Electric: \$570.00
- Gas: \$230
- Furniture Replacement: \$0
- Trash: \$1,672
- Cable TV: 01522411
- Gardener:
- Licenses: 0
- Insurance: \$6,415
- Maintenance: \$10,368
- Workman's Comp:
- Professional Management: 7670
- Water/Sewer: \$2,624
- Other Expense: \$5,581
- Other Expense Description: flooring

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 9     | 12   | 10    | 8      | Unfurnished | \$76,701    | \$76,701   | \$96,000  |

#### # Of Units With:

- Separate Electric: 9
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

---

## Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- DC531 - Central East area
- San Bernardino County
- Parcel # 0587103090000

---

### Michael Lembeck

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CUSTOMER FULL: Residential Income    LISTING ID: JT23229015

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