

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	IV24027724	S	405 W Maple ST	ONT	686	STD	2	\$38,400		\$731,000 	\$406.11	1800	1956/PUB	8,000/0.1837	N	0	04/02/24	3/3
2	JT24025650	S	6364 Smoketree AVE	29P	DC726	STD	2	\$0		\$365,000	\$165.01	2212	1961/ASR	8,610/0.1977	N	0	04/05/24	17/17
3	IV23131520	S	10011 Desert View Rd	PINH	PINH	STD	2	\$40,800		\$400,000 	\$210.53	1900	1987/ASR	86,684/1.99	N	0	04/04/24	120/120
4	CV23169619	S	16117 Orange CT	FONT	264	STD	3	\$46,806		\$800,000 	\$293.04	2730	1964/PUB	9,045/0.2076	N	3	04/05/24	128/128
5	IG24032774	S	3601 Gray ST	SB	274	STD	3	\$35,400		\$500,000 	\$333.33	1500	1958/ASR	20,588/0.4726	N	0	04/04/24	4/4
6	AR24002019	S	8449 Palmetto AVE	FONT	264	STD	4	\$81,600		\$1,100,000 	\$207.66	5297	1926/ASR	42,094/0.9663	N	1	04/02/24	59/59
7	EV23186091	S	2139 Nice AVE	MENT	284	TRUS	4	\$48,900		\$1,025,000 	\$378.93	2705	1940/PUB	89,323/2.0506	N	0	04/03/24	77/77

Closed • Duplex

List / Sold: **\$729,500/\$731,000** ↑

405 W Maple St • Ontario 91762

3 days on the market

2 units • **\$364,750/unit** • **1,800 sqft** • **8,000 sqft lot** • **\$406.11/sqft** •

Listing ID: IV24027724

Built in 1956

So of 60 freeway - W. Maple St. and S. Fern Ave



Facts & Features

- Sold On 04/02/2024
- Original List Price of \$729,500
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$330 (Estimated)
- Laundry: Outside
- \$38400 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,120
- Electric: \$3,600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV: 00450461
- Gardener:
- Licenses:
- Insurance: \$0
- 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	0	Unfurnished	\$1,600	\$1,600	\$2,300
2:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 686 - Ontario area
- San Bernardino County
- Parcel # 1050291100000

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

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Closed

•

Duplex

List / Sold:

\$365,000/\$365,000

6364 Smoketree Ave

•

29 Palms 92277

17 days on the market

2 units

•

\$182,500/unit

•

2,212 sqft

•

8,610 sqft lot

•

\$165.01/sqft

•

Built in 1961

Listing ID: JT24025650

29 Palms Hwy east. Before Adobe, Left on Smoketree, 2 blocks on left.



Exceptional income property two, three bedroom units.. Many recent upgrades including newer evaporative coolers, bathroom renovations etc. Rare 3 bedroom units in a desirable residential neighborhood, close to shopping, Joshua Tree National Park and the Marine base. Fenced yards, laundry hookups and most appliances included. Units have natural gas and plenty of parking on a quiet street.

Facts & Features

- Sold On 04/05/2024
 - Original List Price of \$365,000
 - 1 Buildings
 - 4 Total parking spaces
 - Cooling: Evaporative Cooling
 - Heating: Natural Gas, Wall Furnace
 - \$872 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Park Nearby, Yard
- Fencing: Chain Link
 - Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$3,200
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01812614
 - Gardener:
 - Licenses:
- Insurance: \$2,300
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$900
 - Other Expense:
 - Other Expense Description: Prop Tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$2,145
2:	1	3	1	0	Unfurnished	\$0	\$0	\$2,145

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- DC726 - Four Corners area
- San Bernardino County
- Parcel # 0618254110000

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CUSTOMER FULL: Residential Income LISTING ID: JT24025650

Printed: 04/07/2024 9:22:32 AM

Closed

• Single Family Residence

10011 Desert View Rd • Pinon Hills 92372

2 units • \$200,000/unit • 1,900 sqft • 86,684 sqft lot • \$210.53/sqft •

Built in 1987

Exit CA-138 onto Desert View Rd, turn left.

List / Sold: \$400,000/\$400,000

120 days on the market

Listing ID: IV23131520



Welcome to this fantastic income opportunity in Pinon Hills! This delightful property features two units that are turnkey, highly upgraded, and move-in ready. Situated on a spacious lot spanning over 86,000 square feet, this property offers ample space for your creative aspirations. Both units have been thoughtfully maintained and upgraded to ensure your utmost comfort. Each unit boasts electric fireplaces, modern finishes, updated kitchens, and renovated bathrooms. The attention to detail is evident throughout, creating a charming living space you'll be proud to call home. Outside, you'll discover the vast potential of the expansive lot. Currently un-landscaped, it presents a blank canvas for you to create your dream outdoor space. With over 86,000 square feet at your disposal, the possibilities are limitless. Located in the heart of Pinon Hills, this property offers a peaceful setting while remaining conveniently close to local amenities, schools, and transportation. Whether you're seeking a multi-generational home or an investment opportunity, this property is truly special. Don't miss out on the chance to own this turnkey, highly upgraded property with a large lot that provides endless possibilities. Schedule a showing today and seize the opportunity to make this property your own!

Facts & Features

- Sold On 04/04/2024
 - Original List Price of \$425,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Fireplace(s), Wall Furnace
 - \$0 (Unknown)
- Laundry: Individual Room
 - \$40800 Gross Scheduled Income
 - \$27275 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry
 - Floor: Laminate, Tile
- Appliances: Electric Range, Gas Range
 - Other Interior Features: Ceiling Fan(s), Quartz Counters

Exterior

- Lot Features: Lot Over 40000 Sqft, No Landscaping
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$13,525
 - Electric: \$2,100.00
 - Gas: \$1,400
 - Furniture Replacement:
 - Trash: \$1,800
 - Cable TV: 01149270
 - Gardener:
 - Licenses:
- Insurance: \$1,750
 - 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	0	Unfurnished	\$0	\$0	\$2,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,400

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
- Buyer Agency Compensation: 2%

- PINH - Pinon Hills area
- San Bernardino County
- Parcel # 3067121100000

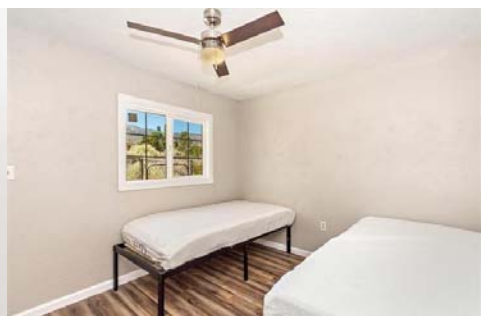
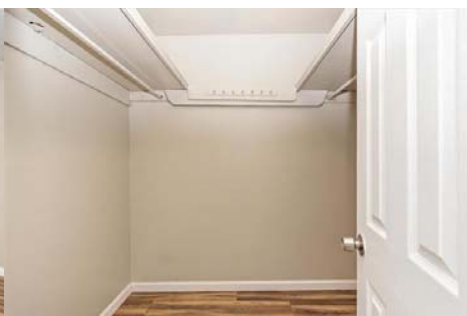
Michael Lembeck

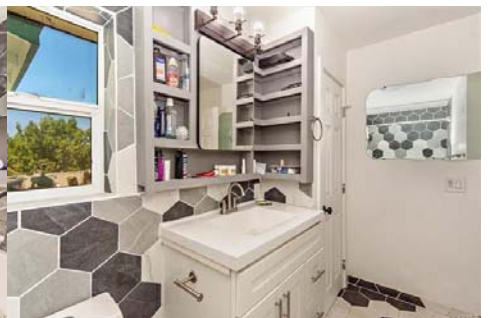
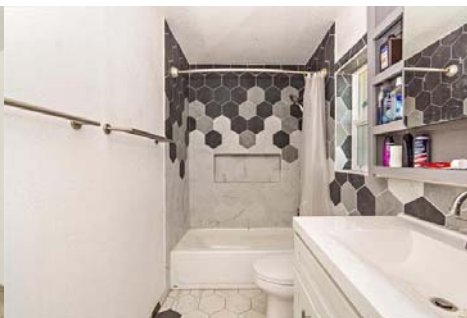
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Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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Closed • **Triplex**

List / Sold: **\$799,999/\$800,000** ↑

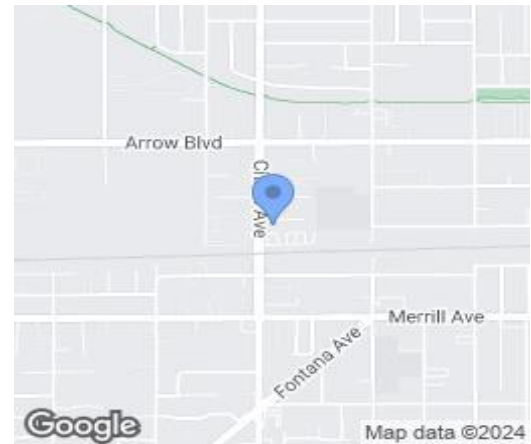
16117 Orange Ct • Fontana 92335

128 days on the market

3 units • **\$266,666/unit** • **2,730 sqft** • **9,045 sqft lot** • **\$293.04/sqft** •
Built in 1964

Listing ID: CV23169619

none



Triplex for sale in the heart of Fontana. Centrally located neighborhood, close to schools, freeway access to the 210, 15, and 10. Fully rented with long term tenants. Each unit has its individual 1 car garage in front of unit. Buying as an investment or as your new home while collecting income. Unit A is a 2 BR 1 1/2 BA, Unit B is a 2 BR 1 BA, and Unit C is a 2 BR 1 BA. Unit A renovated 2017. Currently landlord is paying for water and trash. Electricity and gas are separately metered. PEX plumbing was completed in 2017 as well. Drive by only. Do not disturb tenants. Sellers are participating in a 1031 exchange.

Facts & Features

- Sold On 04/05/2024
- Original List Price of \$799,999
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$1,242 (Estimated)
- Laundry: Washer Hookup
- \$46806 Gross Scheduled Income
- \$35751 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,055
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,205
- Cable TV: 01333814
- Gardener:
- Licenses:
- Insurance: \$1,415
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,950
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,700
2:	1	2	2	1	Unfurnished	\$1,575	\$1,575	\$1,700
3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- 264 - Fontana area

• Buyer Agency Compensation: 2%

• San Bernardino County
• Parcel # 0191311020000

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CUSTOMER FULL: Residential Income LISTING ID: CV23169619

Printed: 04/07/2024 9:22:36 AM



Welcome to this fantastic investment opportunity in the city of Muscoy! This property features three units, providing an excellent chance for investors or those looking for a multi-family living arrangement. With three separate units, this property presents an income-generating opportunity. Ideal for savvy investors seeking to capitalize on the demand for rental properties in the area.

Facts & Features

- Sold On 04/04/2024
 - Original List Price of \$499,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$622 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - \$35400 Gross Scheduled Income
 - \$35400 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 2 water meters available

Interior

- Appliances: Gas Oven, Gas Range, Water Heater

Exterior

- Lot Features: Level
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$2,787
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,313
 - Cable TV: 01333814
 - Gardener:
 - Licenses: 400
- Insurance: \$1,053
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$421
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 274 - San Bernardino area
 - San Bernardino County
 - Parcel # 0262101200000

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Closed • **Quadruplex**

List / Sold:

\$1,198,000/\$1,100,000 ↓

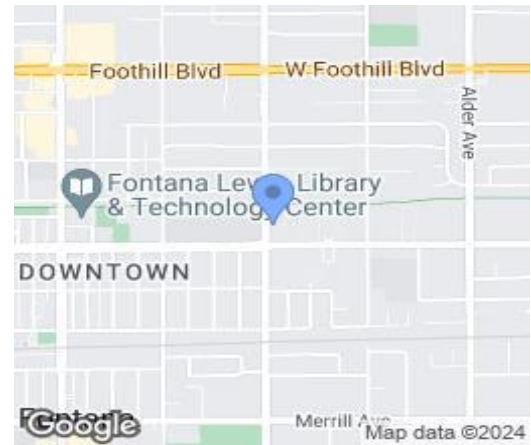
8449 Palmetto Ave • Fontana 92335

59 days on the market

4 units • **\$299,500/unit** • **5,297 sqft** • **42,094 sqft lot** • **\$207.66/sqft** •
Built in 1926

Listing ID: AR24002019

Between arrow and foothill on palmetto



Prime Investment Opportunity With 4 Individual Houses On A HUGE (42,094 sq.ft.) Lot Ideal For Multifamily Development. Very attractive unit mx comprised of a Front House which is 4 Bedroom + 2 Baths, Two (2) 2 Bedroom + 1 Bath Houses, and One 1 Bed + 1 Bath House. Situated on Palmetto Ave in between Arrow and Foothill Blvd the asset is perfectly located next to Fontana Middle School and Pacific Electric Trail, it is walking distance to Fontana Library and Technology Center, Miller Park, Fontana City Hall, and everything the city of Fontana has to offer. This Asset is a wonderful opportunity for the right investor who wants a value add property with the opportunity for future multifamily development.

Facts & Features

- Sold On 04/02/2024
- Original List Price of \$1,198,000
- 3 Buildings
- Levels: One, Two
- 1 Total parking spaces
- Heating: See Remarks
- \$1 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- \$81600 Gross Scheduled Income
- \$46954 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$32,198
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01333814
- 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	5	3	2	Unfurnished	\$2,950	\$2,950	\$3,500
2:	1	3	1	0	Unfurnished	\$1,050	\$1,050	\$1,800
3:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,650
4:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,500

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 264 - Fontana area
- San Bernardino County
- Parcel # 0192121200000

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Closed • **Quadruplex**

List / Sold:

\$1,270,000/\$1,025,000 ↓

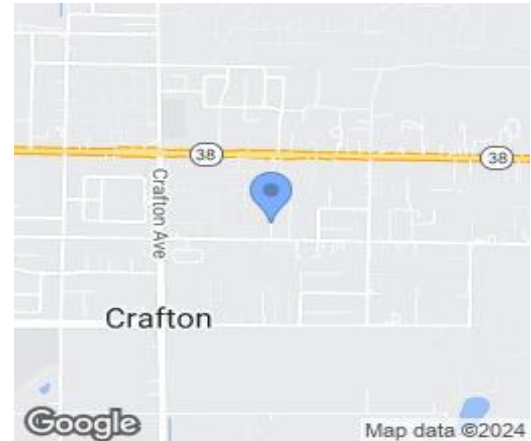
2139 Nice Ave • **Mentone 92359**

77 days on the market

4 units • **\$317,500/unit** • **2,705 sqft** • **89,323 sqft lot** • **\$378.93/sqft** •
Built in 1940

Listing ID: EV23186091

From Mentone Blvd: S on Crafton, E on Nice, property is on the N side of the street.



Four individual units and a +-5000 square foot barn on over 2 acres of flat, accessible land! All units are currently being rented well below market value. All three APNs are included in the sale. This location is only minutes form the Redlands Village Shopping Center, with Stater Bros, CVS and Starbucks. Nice Ave is a a quiet street that is conveniently located one block off of Mentone Blvd. This property is in unincorporated San Bernardino County, but falls within the excellent Redlands School District.

Facts & Features

- Sold On 04/03/2024
- Original List Price of \$1,295,000
- 5 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Evaporative Cooling, See Remarks, Wall/Window Unit(s)
- Heating: Central
- \$379 (Estimated)
- Laundry: See Remarks
- \$48900 Gross Scheduled Income
- \$44900 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Gas Range, Gas Water Heater, Water Heater
- Floor: See Remarks

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street, Lot Over 40000 Sqft, Rectangular Lot, Level, Value In Land
- Fencing: Average Condition
- Sewer: Cesspool, Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01141462
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$1,920	\$1,920	\$1,920
2:	2	2	1	0	Unfurnished	\$2,155	\$2,155	\$2,155

Of Units With:

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

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%

- 284 - Mentone area
- San Bernardino County
- Parcel # 0298221150000

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