

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	IV23046470	S	13644 3rd ST	CH	681	PRO	2	\$0		\$605,000 	\$344.53	1756	1910/ASR	19,500/0.4477	N	0	04/15/24	12/12
2	SW23175703	S	1254 E D ST	ONT	686	PRO	2	\$48,000	6	\$899,000	\$378.37	2376	1951/ASR	9,980/0.2291	N	2	04/15/24	156/156
3	CV24033974	S	908 Carson ST	BSTW	BSTW	STD	2	\$1,800		\$265,000 	\$167.30	1584	1953/ASR	7,762/0.1782	N	0	04/16/24	6/6
4	RS24027387	S	12320 Kiowa RD	APPV	APPV	STD	3	\$56,400		\$650,000	\$250.77	2592	1988/ASR	18,212/0.4181	N	3	04/19/24	23/150
5	JT24052537	S	5527 Baileya AVE	29P	DC724	STD	3	\$1,725		\$304,000 	\$152.00	2000	1959/ASR	8,895/0.2042	N	0	04/19/24	0/70

Closed • Duplex

List / Sold: **\$599,900/\$605,000** ↑

13644 3rd St • Chino 91710

12 days on the market

2 units • **\$299,950/unit** • **1,756 sqft** • **19,500 sqft lot** • **\$344.53/sqft** •
Built in 1910

Listing ID: IV23046470

W-CENTRAL AVE. & N-SCHAEFER AVE & S-RIVERSIDE DR.



2 HOMES ON A HUGE LOT SIZE APPROX. 19,500 SF, GREAT FOR INVESTER BOTH HOMES IN NEED OF A LOT OF WORK BUT HAS LOT OF POTENTIAL, LOCATED IN A VERY NICE AREA OF CHINO.

Facts & Features

- Sold On 04/15/2024
- Original List Price of \$599,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00889422
- 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	0	Unfurnished	\$0	\$0	\$1,900
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,900

Of Units With:

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

Additional Information

- Probate Listing sale
 - Buyer Agency Compensation: 2.5%
- 681 - Chino area
 - San Bernardino County
 - Parcel # 1020631130000

Michael Lembeck

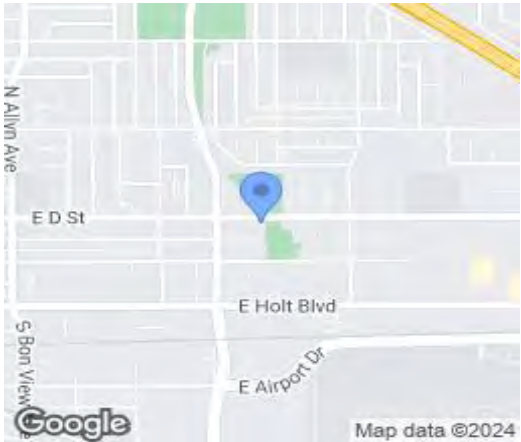
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





Welcome to this gorgeous income-producing duplex! A unique property that offers an unbeatable combination of convenience, privacy, and versatility. This multi-family home is perfect for those seeking a great investment property or a comfortable living arrangement with the added benefit of rental income potential. The front unit (Unit A) offers 2 bedrooms, 1 bath, and many upgrades throughout including upgraded kitchen cabinets and countertops, upgraded laminate floors, and newer interior paint. The back unit (Unit B) offers 4 spacious bedrooms, 2 baths, carpet and tile flooring throughout, ceiling fans in every room, a cozy fireplace, and its own private courtyard. Both units offer a unique open floor concept, separate yard space for family entertainment, separate laundry areas, and they share a huge 9,980 sq. ft. lot, which provides plenty of parking space, for both units. This property is conveniently located near parks, schools, shopping centers, several dining options, 10 and 60 freeways, and just minutes from Ontario Mills and Ontario International Airport. This is a must see! Call us today for more details.

Facts & Features

- Sold On 04/15/2024
 - Original List Price of \$899,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central, Wall Furnace
 - \$284 (Assessor)
- Laundry: Outside
 - Cap Rate: 6.37
 - \$48000 Gross Scheduled Income
 - \$36879 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
 - Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Range Hood
 - Other Interior Features: Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: Back Yard, Front Yard, Park Nearby
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,121
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$72
 - Cable TV: 01914184
 - Gardener:
 - Licenses:
- Insurance: \$981
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$120
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$2,200
2:	1	4	2	0	Unfurnished	\$2,000	\$2,000	\$3,500

Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 1.75%
- 686 - Ontario area
- San Bernardino County
- Parcel # 0110051160000

Michael Lembeck

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

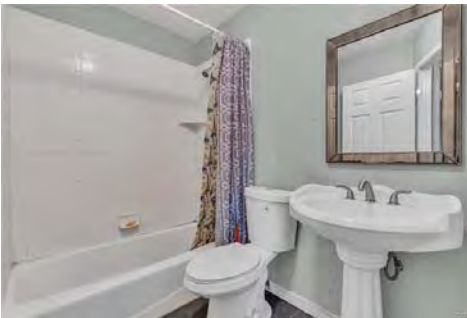
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State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SW23175703

Printed: 04/21/2024 9:54:07 AM

Closed • Duplex

List / Sold: **\$275,000/\$265,000** ↓

908 Carson St • Barstow 92311

6 days on the market

2 units • **\$137,500/unit** • **1,584 sqft** • **7,762 sqft lot** • **\$167.30/sqft** •
Built in 1953

Listing ID: CV24033974

Carson st



BEST PRICED Income Property in Barstow. One unit has 2 Bedrooms and 1 Bathroom and the other is 4 Bedrooms and 2 bathrooms!!! GREAT INVESTMENT; PERFECT HOME for 1st Home Buyers; Live in one unit and rent the other, ready to move in. EXCELLENT PROJECTED CASH FLOW AND CAP RATE FOR THIS VERY NICE DUPLEX. This property will be delivered with one unit vacant and the other rented. Units are well maintained. Minutes away from Parks, Schools, Barstow Hospital, Shopping Centers, Major Freeways (15 & 40) and more... Priced to Sell QUICKLY! Don't Miss Out.. Make your Offer Today!

Facts & Features

- Sold On 04/16/2024
- Original List Price of \$275,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$244 (Estimated)
- Laundry: In Kitchen
- \$1800 Gross Scheduled Income
- \$1680 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,880
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 02117629
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- 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	\$1,200
2:	1	4	2	0	Unfurnished	\$950	\$950	\$1,450

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
- Rent Controlled
- Buyer Agency Compensation: 2%

- BSTW - Barstow area
- San Bernardino County
- Parcel # 0183291610000

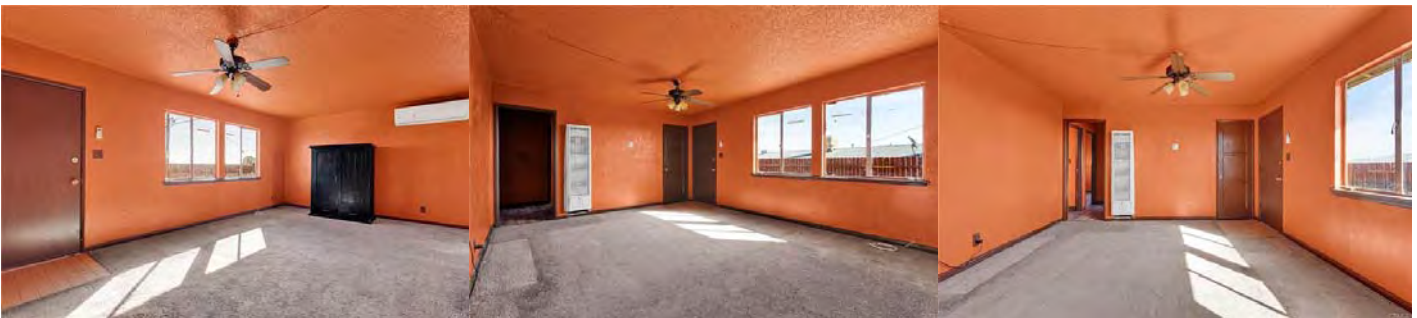
Michael Lembeck

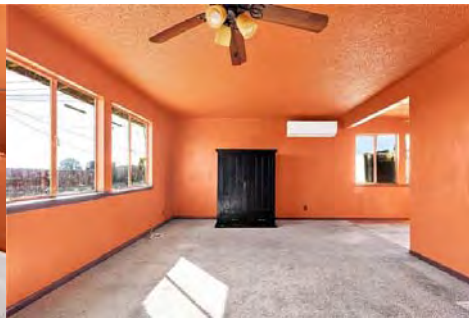
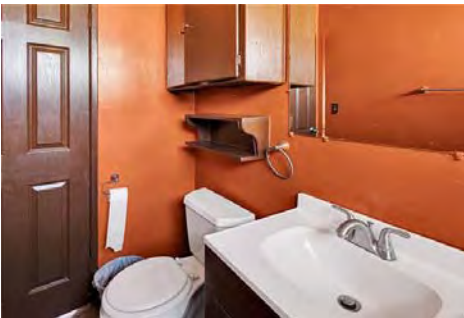
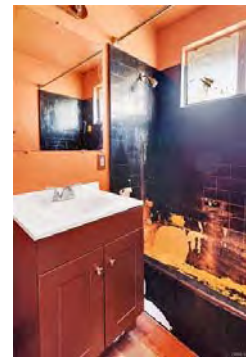
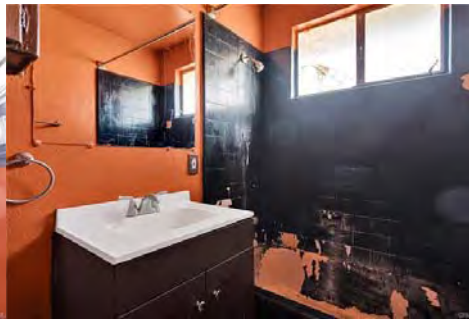
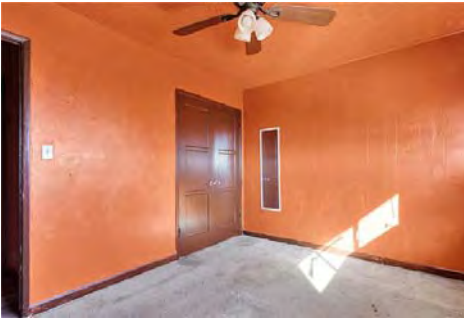
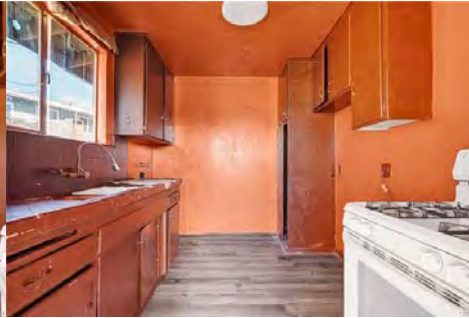
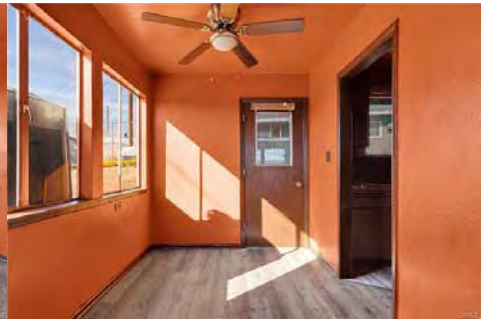
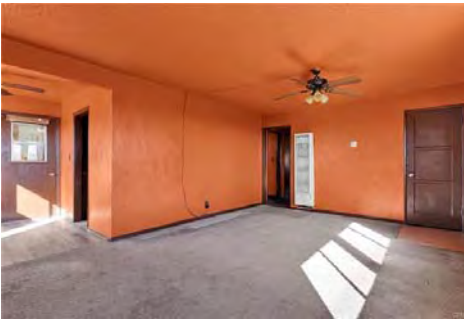
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Cell Phone: 714-742-3700

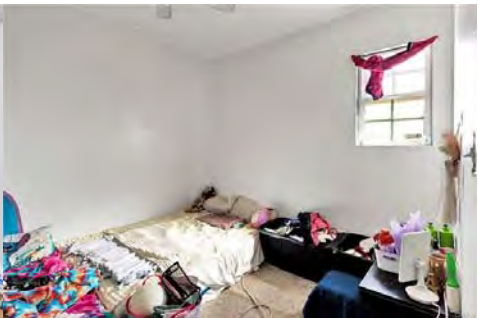
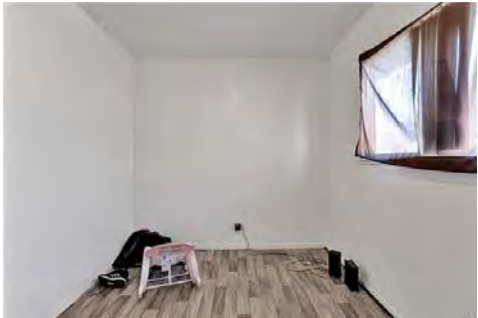
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Triplex**

List / Sold: **\$650,000/\$650,000**

12320 Kiowa Rd • Apple Valley 92308

23 days on the market

**3 units • \$216,667/unit • 2,592 sqft • 18,212 sqft lot • \$250.77/sqft •
Built in 1988**

Listing ID: RS24027387

Take 18 E, from 15 FWY. Turn Right on Kiowa Rd., After 2.5 Miles property is located on the right hand side.



POSITIVE CASH FLOWING PROPERTY. This property is a must see. It is situated in a well defined community. The property has two separate buildings, 1 building consisting of 2 units, which has 2 Bedrooms and 1 Bath with an attached car garage. The second building, has 1 unit with 2 Bedrooms and 1 Bath with a attached car garage. There is the potential of adding a second unit on the building that only has 1 unit on it. Each unit is leased, with a potential to increase rent upon lease renewal. 2 of the tenants have resided here for several years. THIS PROPERTY WILL NOT LAST!

Facts & Features

- Sold On 04/19/2024
- Original List Price of \$650,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$701 (Estimated)
- Laundry: In Garage
- \$56400 Gross Scheduled Income
- \$42775 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$13,625
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 02180708
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management: 1750
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,750	\$1,800	\$1,950
2:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$1,800
3:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$1,800

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
- Buyer Agency Compensation: 2%

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 3087244030000

Michael Lembeck

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

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4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: RS24027387

Printed: 04/21/2024 9:54:08 AM



Welcome to this charming triplex located in the serene and picturesque town of 29 Palms. This excellent investment property offers a unique combination of comfortable living and great income potential with convenient access to essential amenities, schools, shopping centers, and recreational facilities. The two 2-bedroom units and the studio cater to a diverse range of tenants, increasing the rental appeal with the growing demand for rental properties in this desirable location, the triplex promises a steady and reliable rental income stream. This triplex in 29 Palms is a remarkable investment with its two well-designed 2-bedroom units and a cozy studio, all nestled in a serene and convenient location. Whether you're looking to generate rental income or find a place to call home, this property offers the best of both worlds. Don't miss out on the chance to own this gem in the heart of 29 Palms!

Facts & Features

- Sold On 04/19/2024
 - Original List Price of \$350,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$863 (Estimated)
- \$1725 Gross Scheduled Income
 - \$1725 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01947727
 - 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	0	Unfurnished	\$850	\$850	\$850
2:	1	2	1	0	Unfurnished	\$875	\$875	\$875
3:	1	0	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- DC724 - Chocolate Drop area
- San Bernardino County
- Parcel # 0612254070000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

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