

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	OC24049930	S	810 E 9th ST	UPL	690	STD	2	\$40,440	4	\$820,000 	\$430.67	1904	1991/OTH	7,200/0.1653	N	3	04/24/24	6/6
2	EV24040236	S	24461 University AVE	LOML	267	STD,TRUS	3	\$0		\$790,000 	\$370.89	2130	1951/ASR	10,500/0.241	N	0	04/25/24	8/8
3	IV24042561	S	3122 Triumph LN	ONT	686	STD,TRUS	4	\$9,800		\$1,050,000 	\$263.22	3989	1987/ASR	13,240/0.3039	N	2	04/25/24	4/4

Closed • Duplex

List / Sold: **\$699,000/\$820,000** ↑

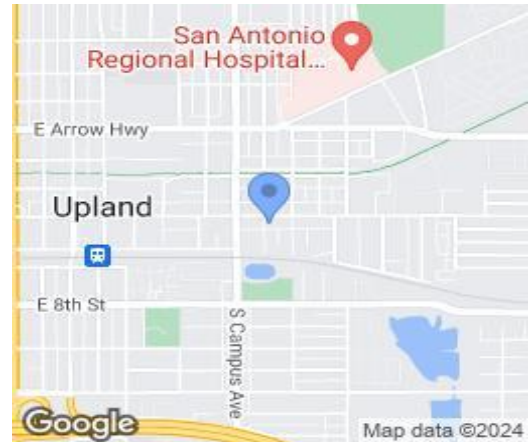
810 E 9th St • Upland 91786

6 days on the market

2 units • **\$349,500/unit** • **1,904 sqft** • **7,200 sqft lot** • **\$430.67/sqft** •
Built in 1991

Listing ID: OC24049930

10 FWY, exit on Euclid, head north, right turn on 9th.



PLEASE DO NOT DISTURB THE TENANTS. 810 E. 9th is a duplex consisting of two 2 bed 2 bath units on a large corner lot. Each unit has approximately 950 sq. ft. of living space and both have interior laundry. The property has one 3 car and a covered carport. The oversized 7200 sq. ft. lot along with the detached garages gives the new owner the opportunity to add at least 1 ADU, please check with the City of Upland. Close to schools, the 10 freeway, Ontario international airport, and less than 5 miles to the Claremont Colleges. Currently leased under market rental value. Able to add value by raising rents, Current market rents are approximately \$2800 per month per unit. Can be purchased with neighboring SFD at 822 E. 9th. See MLS number OC24049907

Facts & Features

- Sold On 04/24/2024
- Original List Price of \$699,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$371 (Estimated)
- Laundry: Inside
- Cap Rate: 4.3
- \$40440 Gross Scheduled Income
- \$28825 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot
- Fencing: Stucco Wall, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,615
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00873752
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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:	2	2	2	4	Unfurnished	\$3,370	\$3,370	\$5,600
# Of Units With:								
	• Separate Electric: 0				• Drapes:			
	• Gas Meters: 0				• Patio:			
	• Water Meters: 0				• Ranges:			
	• Carpet:				• Refrigerator:			
	• Dishwasher:				• Wall AC:			

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 690 - Upland area
- San Bernardino County
- Parcel # 1046564090000

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



CUSTOMER FULL: Residential Income LISTING ID: OC24049930

Printed: 04/28/2024 8:55:30 AM



*** Drive By Only *** DO NOT DISTURB TENANTS *** Three units within three blocks of the Loma Linda University campus. Easy walking distance to LLU campus, no car required! Front unit is a cute three bedroom one bath with hardwood floors. Second unit is a studio, back unit is a one bedroom one bath with washer and dryer hookups. Front unit and studio share a washer and dryer located in the basement with extra space for storage. Two-car carport, large storage shed in backyard.

Facts & Features

- Sold On 04/25/2024
 - Original List Price of \$778,500
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central
 - \$716 (Estimated)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 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: 00794147
 - 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	1	0	Unfurnished	\$2,080	\$2,080	\$2,400
2:	1	0	1	0	Unfurnished	\$668	\$668	\$1,000
3:	1	1	1	0	Unfurnished	\$1,226	\$1,226	\$1,400

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%

- 267 - Loma Linda area
- San Bernardino County
- Parcel # 0284033090000

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CUSTOMER FULL: Residential Income LISTING ID: EV24040236

Printed: 04/28/2024 8:55:30 AM

Closed • **Quadruplex**

List / Sold:

\$1,200,000/\$1,050,000 ↓

4 days on the market

Listing ID: IV24042561

3122 Triumph Ln • Ontario 91764

**4 units • \$300,000/unit • 3,989 sqft • 13,240 sqft lot • \$263.22/sqft •
Built in 1987**

Archibald, Inland Empire Blvd, Shelby



Just listed for sale. 4 units. All occupied and to be delivered with current tenants as is condition. 2 units are 2 beds 1 bath with living area above 2 car garage. 2 units are 3 beds 1.5 bath 2 story with attached 2 car garage.

Facts & Features

- Sold On 04/25/2024
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$328 (Estimated)
- Laundry: In Garage
- \$9800 Gross Scheduled Income
- \$9300 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$12,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02113020
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard, Trust sale
- 686 - Ontario area

- \$42 HOA dues Monthly
- Buyer Agency Compensation: 2%

- San Bernardino County
- Parcel # 0210411300000

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