

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	IV22041554	S	25841	7th ST	SB	274	STD	2	\$0		\$545,000↓	\$297.81	1830	1971/ASR	8,160/0.1873	N	4	04/25/22	16/25
2	EV22015411	S	7401	7399 Valaria DR	HLND	276	STD	2	\$3,800		\$610,000↑	\$335.16	1820	2021/SEE	7,250/0.1664	N	0	04/26/22	8/8
3	IV22032365	S		528 Lynn Haven ST	ONT	686	STD	2	\$0		\$650,000↑	\$380.12	1710	1923/ASR	6,240/0.1433	N	0	04/28/22	23/23
4	HD22048125	S		113 E White ST	BSTW	BSTW	STD	2	\$1,500		\$175,000↓	\$195.75	894	1935/SLR	2,500/0.0574	N	0	04/29/22	13/13
5	OC22025457	S	817	E Fredricks ST	BSTW	BSTW	STD	2	\$16,200		\$230,000↑	\$147.06	1564	1953/ASR	6,432/0.1477	N	1	04/28/22	4/4
6	HD22050805	S	301	303 Maxine AVE	BSTW	BSTW	STD	2	\$0		\$239,900	\$171.36	1400	1953/PUB	6,111/0.1403	N	2	04/26/22	8/8
7	HD22051717	S	12320	Kiowa RD	APPV	APPV	STD	3	\$2,645		\$550,000↑	\$212.19	2592	1988/ASR	18,212/0.4181	N	3	04/28/22	2/2
8	DW22067405	S	32390	Avenue D	YUCP	269	STD	4	\$0		\$1,200,000↑	\$367.65	3264	1972/ASR	56,628/1.3	N	4	04/29/22	4/4
9	EV22011370	S	1015	E Baseline	SB	274	STD	4	\$1		\$540,000↑	\$258.99	2085	1949/ASR	12,650/0.2904	N	0	04/27/22	36/36
10	SR22037526	S	200	E Phillips ST	ONT	686	STD	4	\$63,600	6	\$915,000↑	\$457.50	2000	1950/ASR	10,277/0.2359	N	0	04/26/22	17/17
11	RS22042265	S	15740	Sueno LN	VTVL	VIC	STD	10	\$14,000		\$1,520,000↓	\$159.26	9544	1968/ASR	35,510/0.8152	N	10	04/27/22	4/4
12	EV21198636	S	25	Parkwood DR	REDL	268	STD,TRUS	13	\$159,900		\$3,140,000↓	\$340.38	9225	1938/EST	31,250/0.7174	N	14	04/28/22	77/77

Closed • Duplex

List / Sold: **\$565,000/\$545,000** ↓

25841 7th St • San Bernardino 92410

16 days on the market

2 units • **\$282,500/unit** • **1,830 sqft** • **8,160 sqft lot** • **\$297.81/sqft** •
Built in 1971

Listing ID: IV22041554

GPS



25841 & 25843 7th Street, San Bernardino

Facts & Features

- Sold On 04/25/2022
- Original List Price of \$549,990
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,555 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Kitchen, Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Range, Microwave
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Level
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Sewer Paid

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	1	0	Unfurnished	\$0	\$0	\$2,200
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 1192171290000

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: IV22041554

Printed: 05/01/2022 10:28:54 AM

Closed •

List / Sold: **\$599,000/\$610,000** ↑

7401 7399 Valaria Dr • Highland 92346

8 days on the market

2 units • \$299,500/unit • 1,820 sqft • 7,250 sqft lot • \$335.16/sqft • Built in 2021

Listing ID: EV22015411

Baseline and South on Valaria



Incredible opportunity to own two homes in one lot and one home is a brand new construction. The original home has been totally renovated and one master bedroom added with all the necessary permits. Second brand new home has two bedroom and 2 baths. Live in one and rent the other home or rent both and enjoy the rental income now that demand for rental homes is very high. This is an investor's delight and will not last long at this price. You must check these homes for yourself before they're gone!!! Is the opportunity you've been waiting for. Send your offer today! Buy these homes or TRADE!

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$599,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central, Forced Air, Natural Gas
- \$1,550 (Estimated)
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- \$3800 Gross Scheduled Income
- \$3800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Master Bedroom
- Appliances: Gas Range
- Floor: Tile

Exterior

- Lot Features: Lot 6500-9999
- Fencing: Wire, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,790
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 02024176
- Gardener:
- Licenses:
- Insurance: \$790
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,000	\$2,000	\$2,000
2:	1	2	2	2	Unfurnished	\$1,800	\$1,800	\$1,800

Of Units With:

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

Additional Information

- Standard sale

- 276 - Highland area
- San Bernardino County
- Parcel # 1192101170000

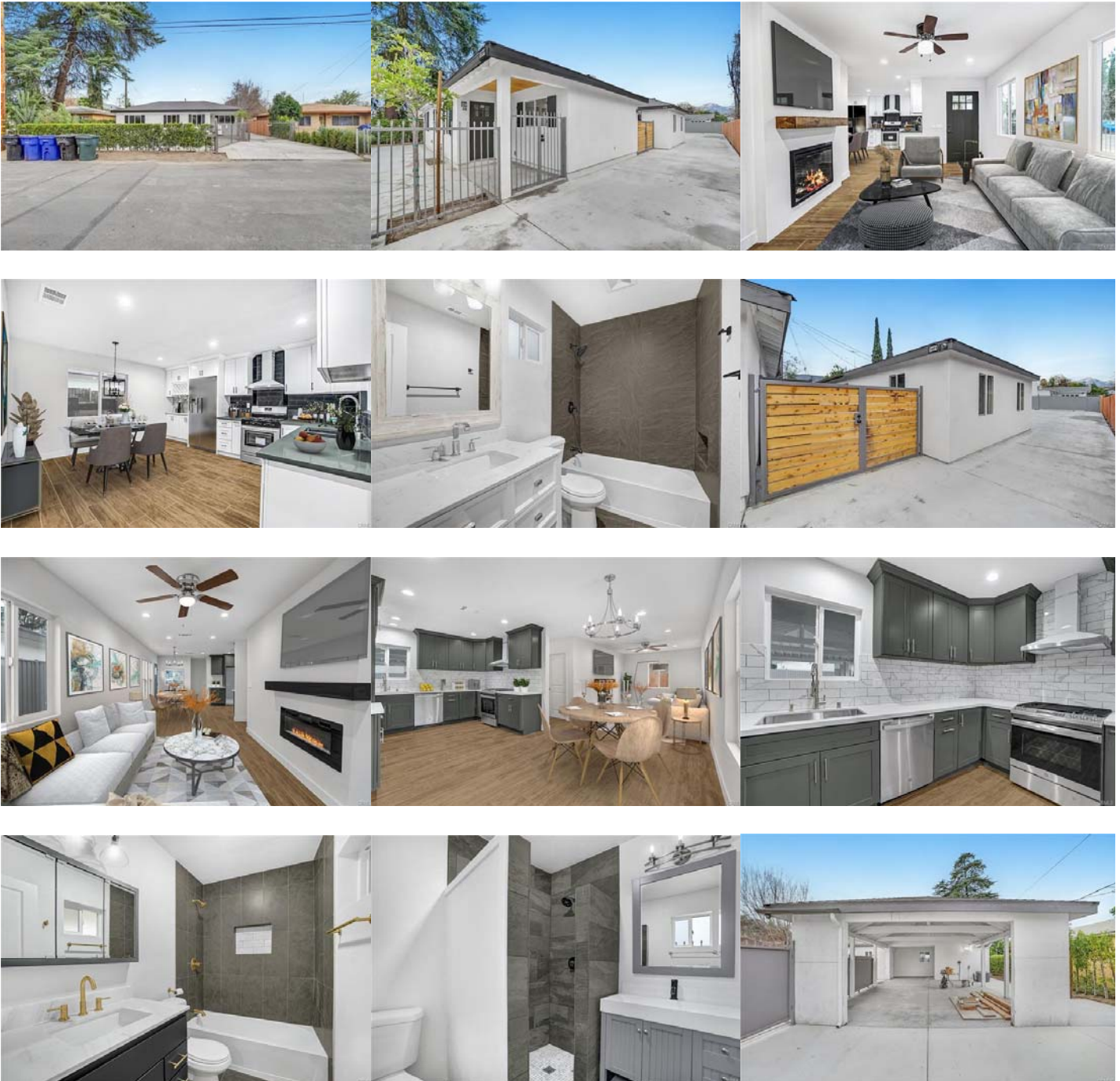
Michael Lembeck

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: EV22015411

Printed: 05/01/2022 10:28:56 AM

Closed •

List / Sold: **\$620,000/\$650,000** ↑

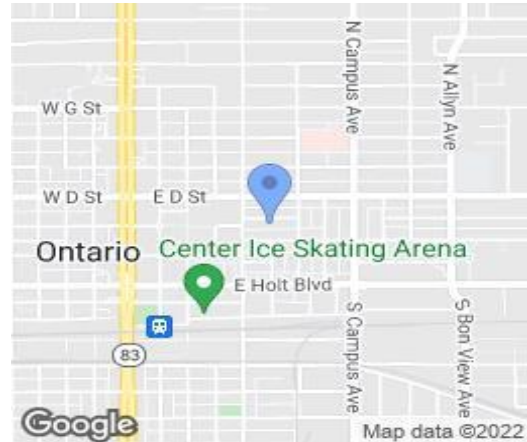
528 Lynn Haven St • Ontario 91764

23 days on the market

**2 units • \$310,000/unit • 1,710 sqft • 6,240 sqft lot • \$380.12/sqft •
Built in 1923**

Listing ID: IV22032365

campus



BACK ON THE MARKET AT NO FAULT OF SELLER OR PROPERTY , BUYER UNABLE TO PERFORM ..Charming Duplex located in the heart of Ontario, owner occupied, will be delivered vacant, this property is near all major shopping centers, restaurants and downtown Ontario, live in one and rent the other, great yard for entertaining

Facts & Features

- Sold On 04/28/2022
- Original List Price of \$620,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$5,185 (Estimated)
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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:	2	4	0	0	Unfurnished	\$0	\$0	\$0

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
- 686 - Ontario area
- San Bernardino County
- Parcel # 1048532070000

Michael Lembeck
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Mission Viejo, 92691

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Closed •

List / Sold: **\$180,000/\$175,000** ↓

113 E White St • Barstow 92311

13 days on the market

**2 units • \$90,000/unit • 894 sqft • 2,500 sqft lot • \$195.75/sqft •
Built in 1935**

Listing ID: HD22048125

Head down First or Second street from Main street and turn onto White St.



Come take a look at this investment property! A wonderful opportunity here at 113 E White Street. This property features two units. The front unit is a nice and, well maintained, two-bedroom, one-bathroom home with a decent sized kitchen. While the back unit is a cozy studio, the possibilities here are endless.

Facts & Features

- Sold On 04/29/2022
- Original List Price of \$180,000
- 0 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$1,235 (Estimated)
- Laundry: See Remarks
- \$1500 Gross Scheduled Income
- \$1350 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: Refrigerator

Exterior

- Lot Features: Back Yard, Level
- Security Features: Window Bars
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$150
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01927107
- 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:	2	3	2	0	Unfurnished	\$1,500	\$1,500	\$0

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
- BSTW - Barstow area

- San Bernardino County
- Parcel # 0181071130000

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: HD22048125

Printed: 05/01/2022 10:28:57 AM

Closed • Duplex

List / Sold: **\$214,000/\$230,000** ↑

817 E Fredricks St • Barstow 92311

4 days on the market

2 units • \$107,000/unit • 1,564 sqft • 6,432 sqft lot • \$147.06/sqft • Built in 1953

Listing ID: OC22025457

CROSS STREETS: MELISSA STREET



Great duplex located in Barstow. One of the units recently remodeled. Please do not disturb occupants. Drive by only at this time.

Facts & Features

- Sold On 04/28/2022
- Original List Price of \$214,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- \$1,148 (Estimated)
- \$16200 Gross Scheduled Income
- \$12960 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$270
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280475
- 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	1	Unfurnished	\$700	\$700	\$0
2:	1	2	1	0	Unfurnished	\$650	\$650	\$0

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
- BSTW - Barstow area
- San Bernardino County
- Parcel # 0181321190000

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

Re/Max Property Connection
State License #: 01891031
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CUSTOMER FULL: Residential Income **LISTING ID:** OC22025457

Printed: 05/01/2022 10:28:57 AM

Closed •

List / Sold: **\$239,900/\$239,900**

301 303 Maxine Ave • Barstow 92311

8 days on the market

**2 units • \$119,950/unit • 1,400 sqft • 6,111 sqft lot • \$171.36/sqft •
Built in 1953**

Listing ID: HD22050805

Main St to Muriel Dr and head South on Muriel Dr then turn right onto E Williams then left onto Lillian Dr, right onot Fredricks Dr . PIQ on corner of Fredricks and Maxine



Calling all investors!! This is a wonderful duplex in Barstow. Both units are 2 bedrooms 1 bathroom. The owner currently lives in one unit and has does many updates to her unit. The pictures shown are of the sellers unit. The laundry connection is in the detached garage. The second unit is currently rented but is in the process of moving out. More pictures of that unit will be added soon. All the windows have been updated and most of the property is fenced. Great buy!!

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$239,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$943 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01963125
- 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:	2	2	1	2	Unfurnished	\$0	\$0	\$0

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
- BSTW - Barstow 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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Closed •

List / Sold: **\$500,000/\$550,000** ↑

12320 Kiowa Rd • Apple Valley 92308

2 days on the market

**3 units • \$166,667/unit • 2,592 sqft • 18,212 sqft lot • \$212.19/sqft •
Built in 1988**

Listing ID: HD22051717

From Interstate 15 North; to Bear Valley Road East; to Kiowa Road North; to property



Great Triplex - Each unit has 2 Bedrooms 1 Bathroom, single car garage with laundry hook ups -

Facts & Features

- Sold On 04/28/2022
- Original List Price of \$500,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$2,974 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$2645 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Appliances: Water Heater

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01963125
- 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	\$750	\$750	\$0
2:	2	2	1	1	Unfurnished	\$895	\$895	
3:	3	2	1	1	Unfurnished	\$1,050	\$1,050	

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

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

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: HD22051717

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Closed • **Quadruplex**

List / Sold: **\$949,999/\$1,200,000** ↑

32390 Avenue D • Yucaipa 92399

4 days on the market

4 units • **\$237,500/unit** • **3,264 sqft** • **56,628 sqft lot** • **\$367.65/sqft** •
Built in 1972

Listing ID: DW22067405

Between 14th and 15th St.



Facts & Features

- Sold On 04/29/2022
- Original List Price of \$949,999
- 2 Buildings
- 4 Total parking spaces
- \$8,812 (Estimated)
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	\$1,100	\$1,100	\$1,800
2:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$1,800
3:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$1,800
4:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$1,800

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
- 269 - Yucaipa/Calimesa area
- San Bernardino County
- Parcel # 0301032110000

Michael Lembeck

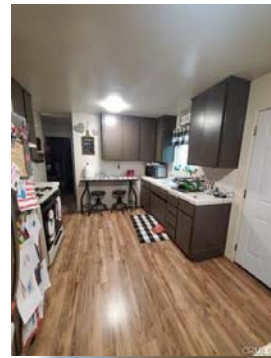
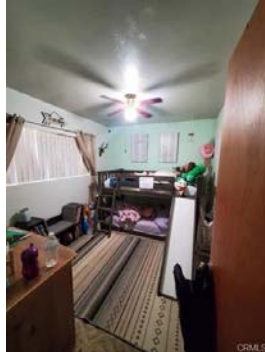
Re/Max Property Connection

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

State License #: 01891031
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Mission Viejo, 92691

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Closed • Commercial/Residential

List / Sold: **\$529,900/\$540,000** ↑

1015 E Baseline • San Bernardino 92410

36 days on the market

4 units • **\$132,475/unit** • **2,085 sqft** • **12,650 sqft lot** • **\$258.99/sqft** •
Built in 1949

Listing ID: EV22011370

Baseline & Waterman



Completely rented out with long term tenants. Located on a Main Street easy for tenants accesability.

Facts & Features

- Sold On 04/27/2022
- Original List Price of \$529,900
- 4 Buildings
- 0 Total parking spaces
- \$0 (See Remarks)
- Laundry: See Remarks
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01524271
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	1	Unfurnished	\$750	\$3,000	\$4,400

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
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0278032720000

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** EV22011370

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Closed • **Quadruplex**

List / Sold: **\$850,000/\$915,000** ↑

200 E Phillips St • Ontario 91761

17 days on the market

4 units • **\$212,500/unit** • **2,000 sqft** • **10,277 sqft lot** • **\$457.50/sqft** •
Built in 1950

Listing ID: SR22037526

Traveling North on S Euclid, Right on E Phillips



Fourplex located in the city of Ontario. Two units are 2 bed 1 bath, one is a 3 bed 1 bath, and the last unit is a 1 bed 1 bath. First time on the market since 1979. Ideal property for investors.

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Central
- \$8,951 (Estimated)
- Cap Rate: 5.5
- \$63600 Gross Scheduled Income
- \$16420 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Tile
- Appliances: Built-In Range, Gas Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,368
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,468
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,800
2:	1	3	1	0	Unfurnished	\$1,400	\$1,400	\$2,300
3:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 0
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 686 - Ontario area

- Rent Controlled

- San Bernardino County
- Parcel # 1049531100000

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: SR22037526

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Closed •

List / Sold:

\$1,529,000/\$1,520,000 ↓

4 days on the market

Listing ID: RS22042265

15740 Sueno Ln • Victorville 92394

**10 units • \$152,900/unit • 9,544 sqft • 35,510 sqft lot • \$159.26/sqft •
Built in 1968**

North of Mojave, east of Village Dr



10 Unit apartment complex close to interstate 15 shopping and restaurants.

Facts & Features

- Sold On 04/27/2022
- Original List Price of \$1,529,000
- 3 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$9,669 (Estimated)
- \$14000 Gross Scheduled Income
- \$1016 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile, Vinyl
- Appliances: None

Exterior

- Lot Features: Desert Back, Gentle Sloping, Lot 20000-39999 Sqft
- Fencing: Chain Link, New Condition, Security, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,120
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$7,200
- Cable TV: 01936597
- Gardener:
- Licenses:
- Insurance: \$3,400
- Maintenance:
- Workman's Comp:
- Professional Management: 1080
- Water/Sewer: \$14,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$1,350
2:	1	2	1	1	Unfurnished	\$1,050	\$1,050	\$1,350
3:	1	2	1	1	Unfurnished	\$1,050	\$1,050	\$1,350
4:	1	2	1	1	Unfurnished	\$0	\$0	\$1,350
5:	1	2	1	1	Unfurnished	\$1,050	\$0	\$1,350
6:	1	2	1	1	Unfurnished	\$855	\$855	\$1,350
7:	1	2	1	1	Unfurnished	\$0	\$0	\$1,350
8:	1	2	1	1	Unfurnished	\$0	\$0	\$1,350
9:	1	2	1	2	Unfurnished	\$1,200	\$1,200	\$1,500
10:	1	3	2	2	Unfurnished	\$0	\$0	\$1,700

Of Units With:

- Separate Electric: 10
- Drapes:

- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- VIC - Victorville area
- San Bernardino County
- Parcel # 0395113040000

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 • **Apartment**

List / Sold:

\$3,500,000/\$3,140,000 ↓

77 days on the market

Listing ID: EV21198636

25 Parkwood Dr • Redlands 92373

13 units • \$269,231/unit • 9,225 sqft • 31,250 sqft lot • \$340.38/sqft • Built in 1938

On Parkwood between Brookside and Olive



Redlands 13 unit complex with exceptional location near downtown. Largest unit (pictured) is a house with 2 bedrooms, 2 bathrooms plus office, eat-in kitchen, formal dining, indoor laundry, spacious living room and basement for storage. 4 Duplexes (see sample pictures) provide eight 1-bedroom, 1-bathroom units with kitchen (stove and refrigerator), dining area, original features including alcoves, wood floors, charming bathroom tilework and both a small front porch and back courtyard. There are 4 studio units, 2 downstairs and 2 upstairs. 9 units are single story with no units above. Currently only 2 units have access to a garage/storage, but all units can have access. So the rent for 11 units does not reflect access to garages. There's an additional 250 sq. ft. storage area + workshop for owner. Coin operated laundry on site. Updated electrical service to units, 1 meter/unit. Gas is 1 meter/unit. Excellent rental history, below market rents. Just moments to Smiley Park and the Redlands Bowl. A couple blocks to Smiley Library, Historic Downtown and about 1/2 mile from the new Packing House District with restaurants, brewery, distillery, shopping and future rail line. Also close to esri, Olive Street Market and elementary school. Large lawn areas. Lovely neighborhood, great walkability factor. Don't miss out on this charming and highly desirable complex. Welcome to 25 Parkwood Manor.

Facts & Features

- Sold On 04/28/2022
- Original List Price of \$3,900,000
- 6 Buildings
- Levels: One, Two
- 15 Total parking spaces
- 1 Total carport spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Electric, Natural Gas
- \$0 (Estimated)
- Laundry: Community, Dryer Included, Washer Included
- \$159900 Gross Scheduled Income
- \$118345 Net Operating Income
- 13 electric meters available
- 13 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Main Floor Bedroom
- Floor: Tile, Vinyl, Wood
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Refrigerator
- Other Interior Features: Built-in Features

Exterior

- Lot Features: Landscaped, Lawn, Level with Street, Lot 20000-39999 Sqft, Rectangular Lot, Park Nearby, Sprinkler System, Treed Lot, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,555
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4,200
- Cable TV: 01272441
- Gardener:
- Insurance: \$7,313
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$8,048
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$650	\$650	\$975
2:	1	0	1	0	Unfurnished	\$800	\$800	\$975
3:	1	0	1	0	Unfurnished	\$800	\$800	\$975
4:	1	0	1	0	Unfurnished	\$900	\$900	\$975
5:	1	1	1	0	Unfurnished	\$975	\$975	\$1,375
6:	1	1	1	0	Unfurnished	\$975	\$975	\$1,375
7:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,375
8:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,375
9:	1	1	1	0	Unfurnished	\$900	\$900	\$1,375
10:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,375
11:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,375
12:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$1,375
13:	1	2	2	1	Unfurnished	\$1,575	\$1,575	\$1,995

Of Units With:

- Separate Electric: 13
- Gas Meters: 13
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 13
- Refrigerator: 12
- Wall AC: 13

Additional Information

- Standard, Trust sale
- 268 - Redlands area
- San Bernardino County
- Parcel # 0171241210000

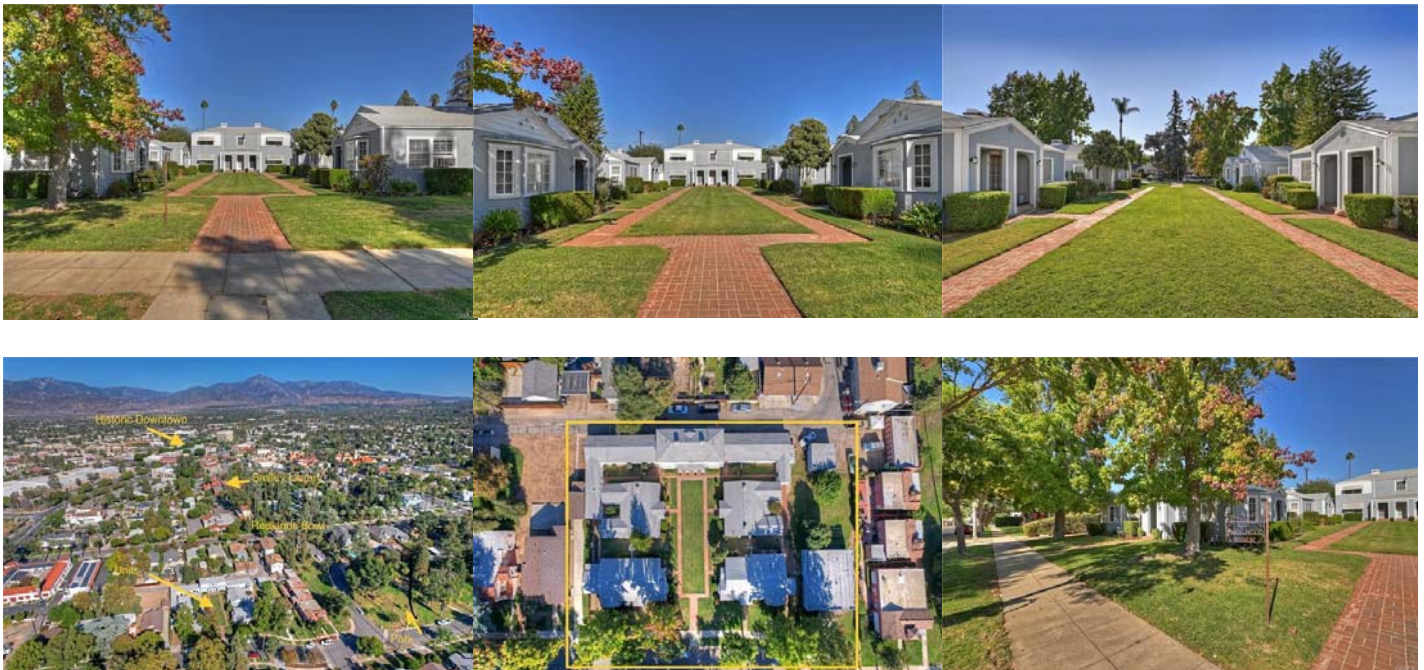
Michael Lembeck

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