

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	DW24060805	S	1874 E 5th ST	ONT	686	STD	2	\$2,800		\$702,000 	\$324.70	2162	1977/ASR	7,586/0.1742	N	1	04/30/24	15/15
2	EV23189487	S	11274 San Juan ST	LOML	267	STD	3	\$58,416		\$740,000 	\$477.42	1550	1930/ASR	7,625/0.175	N	2	05/02/24	174/174
3	WS24050473	S	1250 Tribune ST	REDL	268	STD	4	\$6,370		\$1,150,000	\$287.07	4006	1981/ASR	12,390/0.2844	N	4	05/03/24	6/6
4	CV24037320	S	243 Vernon DR	UPL	690	STD,TRUS	4	\$73,044	4	\$1,215,000 	\$413.55	2938	1957/ASR	8,140/0.1869	N	4	04/29/24	33/33
5	CV24039459	S	394 W 17th ST	SB	274	STD	8	\$151,596	6	\$1,800,000 	\$247.18	7282	1942/ASR	15,000/0.3444	N	2	05/03/24	32/32

Closed • Duplex

List / Sold: **\$690,000/\$702,000** ↑

1874 E 5th St • Ontario 91764

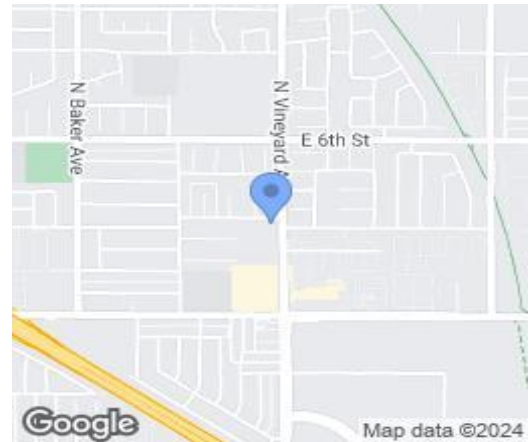
15 days on the market

2 units • **\$345,000/unit** • **2,162 sqft** • **7,586 sqft lot** • **\$324.70/sqft** •

Listing ID: DW24060805

Built in 1977

n Vineyard ave , E 6th St



Duplex on a 7586-foot lot. Ideal for two families. Unit A has 3 Bedrooms and 2 Bath with lots of natural planting all around, Unit B has 3 Bedroom 2 bath with beautiful planting all round! Both with great size yards. Corona Elementary school less than 5 mins from property! Both Units need a bit of TLC. It's beautiful with so much potential Great investment property Must See!

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$690,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- \$297 (Estimated)
- \$2800 Gross Scheduled Income
- \$2466 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: \$4,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00605109
- Gardener:
- Licenses:
- Insurance: \$2,400
- 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	3	2	2	Unfurnished	\$1,400	\$1,400	\$2,500
2:	1	3	2	2	Unfurnished	\$1,400	\$1,400	\$2,500

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: 1.5%
- 686 - Ontario area
- San Bernardino County
- Parcel # 0110482180000

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



Closed • **Triplex**

List / Sold: **\$775,000/\$740,000** ↓

11274 San Juan St • Loma Linda 92354

174 days on the market

**3 units • \$258,333/unit • 1,550 sqft • 7,625 sqft lot • \$477.42/sqft •
Built in 1930**

Listing ID: EV23189487

from 10 frwy take Waterman south, Go left on Baron Rd, Left onto Univeristy Ave., right onto San Juan at top of hill on your right



REDUCED! Triplex is in Loma Linda Medical Center Walk Zone. Low Maintenance. Unit 11278 San Juan is a 2 Bedroom & 1 Bath with a large Living Room and separate Dining Room. Unit was completely renovated in 2018-2019. New Appliances, Dishwasher, New Windows, New Plumbing, New HVAC -forced air heat and central air conditioning, Electric, Drywall, Paint, Vinyl Plank Flooring, Honey Comb Insulating Blinds. Oversized Soaking Tub with shower. Oversized 2 Car Garage, New concrete Floor & Garage Door Opener in 2019. Unit 11276 San Juan is a Upper Studio with a View of trees. Large Soaking Tub with Shower. Appliances*. Tile Floor. Unit 11274 San Juan is a Lower Studio with a outdoor patio. Large Soaking Tub with Shower. Appliances*. Tile Floor. Studios have garbage disposals, washing machines, small ranges, range hoods, wall furnaces and wall air-conditioning units. (

Facts & Features

- Sold On 05/02/2024
- Original List Price of \$995,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Forced Air, Wall Furnace
- \$144 (Estimated)
- Laundry: Dryer Included, Individual Room, Washer Included
- \$58416 Gross Scheduled Income
- \$52738 Net Operating Income
- 3 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Laminate, Tile
- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, Disposal, Gas Range, Microwave, Refrigerator, Self Cleaning Oven

Exterior

- Lot Features: Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,678
- Electric:
- Gas: \$600
- Furniture Replacement:
- Trash: \$861
- Cable TV: 01263575
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,117
- Other Expense:
- Other Expense Description: estimate

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1		1	0	Partially	\$995	\$995	\$1,300
2:	1		1	0	Partially	\$1,300	\$1,300	\$1,300
3:	1	2	1	2	Partially	\$2,100	\$2,268	\$2,400

Of Units With:

- Separate Electric: 3
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher: 1
- Disposal: 3
- Drapes: 3
- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC: 2

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 267 - Loma Linda area
- San Bernardino County
- Parcel # 0284071320000

Michael Lembeck

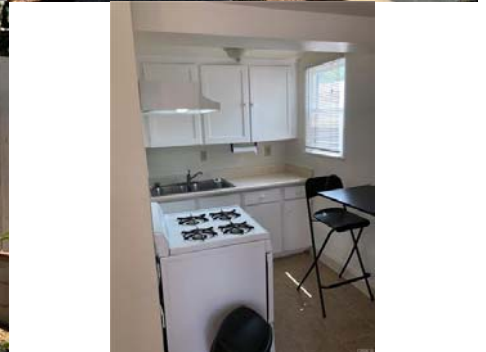
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Newport Beach, 92660

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Closed • **Apartment**

List / Sold:

\$1,150,000/\$1,150,000

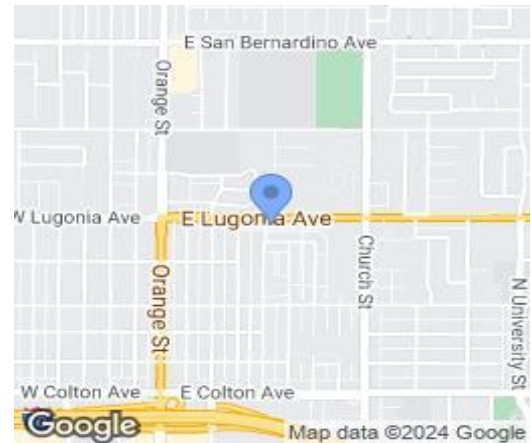
6 days on the market

Listing ID: WS24050473

1250 Tribune St • Redlands 92374

4 units • \$287,500/unit • 4,006 sqft • 12,390 sqft lot • \$287.07/sqft • Built in 1981

E/ORANGE S/LUGONIA



Welcome to the heart of Redlands! Income-generating 4-unit property in a desirable neighborhood with a stable source of rental income. Good floor plant in each unit that has a lot more rent income potential for future growth. Property is conveniently located near public transportation, freeways, restaurants, schools, shopping centers, parks, and major transportation routes. Residents will appreciate easy access to all the amenities. The landscaping, trash are managed by the HOA. Separate electric and gas meters for each unit and a great bed/bath mix which consists of a 3 bed, 2 bath unit and three 2-bedroom units. All 4 units have its own garage with an additional 3 covered carports spaces and 2 uncovered parking spaces designated for this property. There is HOA fee \$683 per month garden & trash are included.

Facts & Features

- Sold On 05/03/2024
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- \$1,759 (Estimated)
- Laundry: Community
- \$6370 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Landscaped, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00531231
- 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	\$1,850	\$1,850	\$2,400
2:	1	2	2	1	Unfurnished	\$1,550	\$1,550	\$1,850
3:	1	2	2	1	Unfurnished	\$1,485	\$1,485	\$1,850
4:	1	2	1	1	Unfurnished	\$1,485	\$1,485	\$1,800

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 268 - Redlands area
- San Bernardino County
- Parcel # 0167264010000

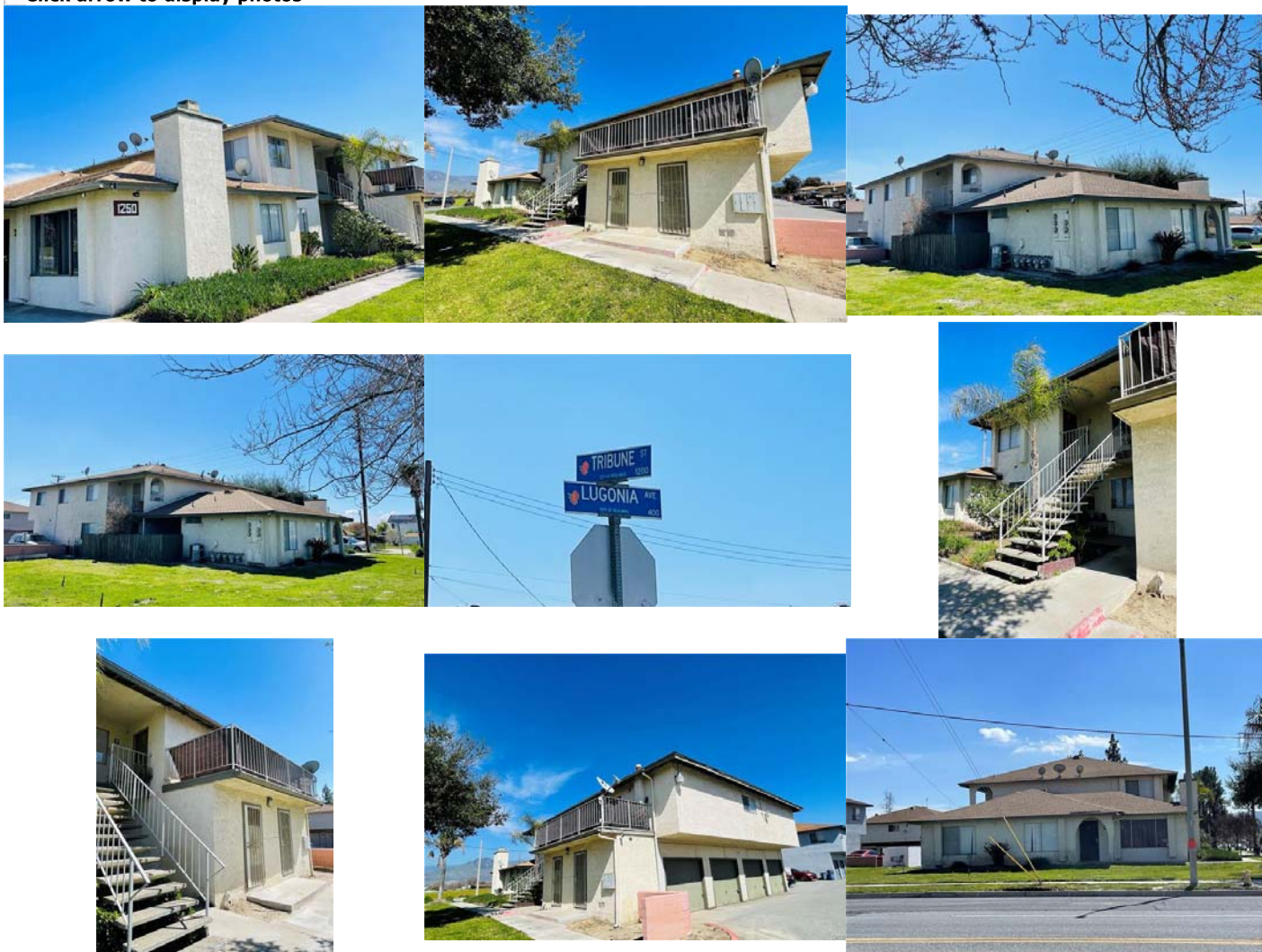
Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: WS24050473

Printed: 05/05/2024 9:31:38 AM

Closed • **Quadruplex**

List / Sold:

\$1,255,000/\$1,215,000 ↓

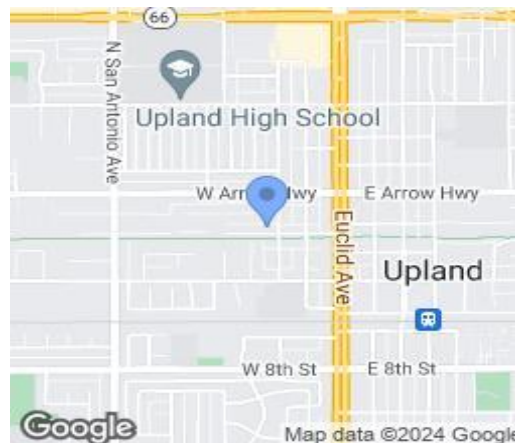
243 Vernon Dr • Upland 91786

33 days on the market

4 units • **\$313,750/unit** • **2,938 sqft** • **8,140 sqft lot** • **\$413.55/sqft** •
Built in 1957

Listing ID: CV24037320

From Euclid Ave, Turn West onto Vernon Dr



Welcome to this exceptional investment opportunity in Upland, CA! This meticulously maintained 4-unit property boasts a prime location walking distance from Downtown Upland, offering convenience and accessibility to various amenities. Situated in one of San Bernardino County's safest cities, this property provides peace of mind for both investors and tenants. With public transportation options mere blocks away, commuting is a breeze, making this property ideal for tenants seeking accessibility. Additionally, Upland Unified Schools are within a 1.5-mile radius, ensuring convenience for families with school-aged children. The surrounding area is rich in recreational opportunities, with a walking and bike trail just across the street, perfect for outdoor enthusiasts. Nearby city facilities, shopping centers and restaurants further enhance the appeal of this location. This well-established property features two duplexes, each offering a combination of one and two-bedroom units. Current tenants, with lengthy tenures, provide stability and income potential for prospective buyers. With current upgrades being done to the street including waterline replacements, water meters, sidewalks, and street enhancements, this property presents an attractive investment opportunity with immediate income potential and long-term value. Don't miss your chance to own this gem in Upland!

Facts & Features

- Sold On 04/29/2024
- Original List Price of \$1,255,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$244 (Estimated)
- Laundry: Inside
- Cap Rate: 4
- \$73044 Gross Scheduled Income
- \$49083 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,961
- Electric: \$95.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,316
- Maintenance: \$4,113
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,805
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,750
2:	1	2	1	1	Unfurnished	\$1,644	\$1,644	\$2,100
3:	1	2	1	1	Unfurnished	\$1,748	\$1,748	\$2,100

4:111Unfurnished\$1,245\$1,245\$1,750

Of Units With:

- Separate Electric: 5
 - Gas Meters: 4
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard, Trust sale
 - Buyer Agency Compensation: 2%
- 690 - Upland area
 - San Bernardino County
 - Parcel # 1046372100000

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Closed • **Apartment**

List / Sold:

\$1,680,000/\$1,800,000 ↑

32 days on the market

Listing ID: CV24039459

394 W 17th St • San Bernardino 92405

8 units • \$210,000/unit • 7,282 sqft • 15,000 sqft lot • \$247.18/sqft • Built in 1942

Merge onto CA-210 E, Take exit 75 for H St, Turn right onto H St, Turn left onto W Highland Ave, Turn right onto N D St, Turn left onto W 17th St



Portfolio Sale Opportunity: This property is available for Individual Purchase or as part of a Portfolio Sale with 3717 Roosevelt Street, Riverside and 27205 Main Street, Highland. We are pleased to present the opportunity to acquire an eight-unit property located at 394 W 17th Street in the city of San Bernardino. The property building size totals ±7,282 SF and is situated on a well-maintained ±15,000 square foot lot. 394 W 17th Street is conveniently located minutes away from the 215 and 210 Freeway and its cross streets are N Arrowhead Avenue and North D Street. The property offers convenient access to the San Bernardino Downtown Metrolink rail station, shopping centers, restaurants, and other popular retailers all within a short distance. 394 W 17th Street boasts recent termite section one repairs and a vibrant exterior paint job. All of the units have been meticulously renovated with high-quality vinyl plank flooring, new kitchen cabinets, custom vanities, new windows, glass shower doors and modern fixtures. The units also feature ceiling fans, mirrored closets, wall air conditioning and heating and private patios or yards. The property features a courtyard, well-maintained mature landscaping, on-site parking and a laundry facility. The property offers convenient access to the 210, 215, 91, 60 and 10 freeways connecting to Riverside, Orange, and Los Angeles Counties. Neighboring cities include Riverside, Highland, Colton, Redlands, Yucaipa, and Loma Linda. Significant local landmarks within a 20-mile radius include: San Bernardino International Airport, Inland Center Mall, Waterman Discount Mall, Cal State University San Bernardino, Loma Linda University Medical Center and Yaamava' Resort & Casino, to name a few. 394 W 17th Street is a prime Inland Empire income-producing property and a great long-term investment. The property offers stability for any type of investor whether it may be a first-time purchaser, seasoned investor, or those seeking a 1031 exchange opportunity.

Facts & Features

- Sold On 05/03/2024
- Original List Price of \$1,680,000
- 3 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,971 (Estimated)
- Laundry: Common Area
- Cap Rate: 5.66
- \$151596 Gross Scheduled Income
- \$95018 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$48,999
- Electric:
- Gas: \$840
- Furniture Replacement:
- Trash: \$2,520
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$5,200
- Maintenance: \$6,600
- Workman's Comp:
- Professional Management: 5761
- Water/Sewer: \$2,160
- Other Expense: \$2,000
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$1,111	\$13,332	\$1,200
2:	3	1	1	0	Unfurnished	\$1,350	\$48,600	\$1,500
3:	2	2	1	0	Unfurnished	\$1,600	\$38,400	\$1,750
4:	2	3	2	0	Unfurnished	\$2,036	\$48,864	\$2,300

Of Units With:

- Separate Electric: 8
 - Gas Meters: 8
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 274 - San Bernardino area
 - San Bernardino County
 - Parcel # 0145092110000

Michael Lembeck

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