

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	CV22257686	S	6745	Shaw AVE	MTBL	693	STD	2	\$0		\$538,000 ↓	\$462.20	1164	1922/PUB	6,677/0.1533	N	1	05/03/23	100/214
2	MB23022602	S	469	18 Th ST	SB	274	STD	3	\$36,420		\$560,500 ↑		1	1955/ASR	9,892/0.2271	N	3	05/04/23	23/23
3	EV22245699	S	24868 E	5th St #3	HLND	276	STD	3	\$0		\$520,000 ↓	\$281.08	1850	1938/PUB	5,000/0.1148	N	0	05/05/23	73/73
4	IV23035716	S	11986	White AVE	AD	ADL	STD	4	\$31,800		\$315,000 ↓	\$190.56	1653	1954/ASR	38,735/0.8892	N	0	04/30/23	12/12
5	PW23018878	S	15360	Sequoia ST	HSP	HSP	STD	10	\$145,080	5	\$1,800,000 ↓	\$183.21	9825	1984/ASR	43,560/1	N	10	05/02/23	25/25

Closed • Duplex

List / Sold: **\$550,000/\$538,000** ↓

6745 Shaw Ave • Mt Baldy 91759

100 days on the market

2 units • **\$275,000/unit** • **1,164 sqft** • **6,677 sqft lot** • **\$462.20/sqft** •
Built in 1922

Listing ID: CV22257686

North on Baldy road past the Baldy Lodge, Left onto Shaw Ave, continue straight past the stop sign to the end of street



"BELLE VUE" - BEAUTIFUL MT. BALDY 'DUPLEX' CABIN NEAR VILLAGE. Enjoy the seclusion, serenity and peace - which best describes the location of this hillside home at the end of the cul-de-sac street, at an elevation of approx. 4,200 feet. "Owned" Fee land/NOT "Leased" land. Nestled against the mountains just a short distance from Baldy Village, close proximity to the legendary Mt. Baldy Lodge and the Mt. Baldy visitor center. Multiple level areas to rest and enjoy endless views and listen to nature. The Greenhouse will provide a perfect opportunity to grow vegetables and your favorite plants. There are picturesque views from just about every window in the home. This single-family residence has been transformed into an income producing haven with two separate units. Top light filled tree house style unit has approx. 698 sq.ft. with two potential bedrooms, one bathroom, living room with fireplace, kitchen, and a deck overlooking the valley. The second downstairs unit is a studio design with approx. 466 sq.ft. with a kitchen, bathroom, cherry wood built-in cabinets that include a wall-pull out bed, fireplace, and French doors that lead to the side deck with built-in seating. Owner has rented the downstairs unit for \$1,950/month and estimates a rent of approx. \$2,250/month for the 2nd floor unit. Great potential for short term rental or Airbnb. 1-car garage + parking on premises. Septic tank was recently inspected and certified. Mt Baldy is known for its great hiking, skiing and cycling. Mt Baldy K-8th grade school just blocks away. Claremont Schools just minutes away. Just a little over an hour from downtown LA and Orange County making this a prime real estate locale for commuters. HOA fees approx. \$144/month (includes water & trash fees). Buyer to verify all information herein prior to purchase. This property may also be identified as 6745 Hill Avenue, Mt Baldy.

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$575,000
- 2 Buildings
- Levels: Three Or More , Multi/Split
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Fireplace(s), Forced Air, Wood Stove
- \$268 (Estimated)
- Laundry: Dryer Included, Individual Room, Inside, See Remarks, Washer Included
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Formal Entry, Galley Kitchen, Kitchen, Laundry, Living Room
- Floor: Vinyl, Wood
- Appliances: Gas Range, Refrigerator
- Other Interior Features: 2 Staircases, Built-in Features, Ceiling Fan(s), Living Room Deck Attached, Open Floorplan, Recessed Lighting, Storage, Wired for Data, Wood Product Walls

Exterior

- Lot Features: 0-1 Unit/Acre, Cul-De-Sac, Landscaped, Irregular Lot, Rocks, Steep Slope, Treed Lot, Up Slope from Street, Value In Land
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Conventional Septic
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash: \$0
- Cable TV: 01841921
- Gardener:
- Licenses:

- 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	\$1,950
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,250

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
- \$144 HOA dues Monthly
- 693 - Mt Baldy area
- San Bernardino County
- Parcel # 0353321040000

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 • Triplex

List / Sold: **\$550,000/\$560,500** ↑

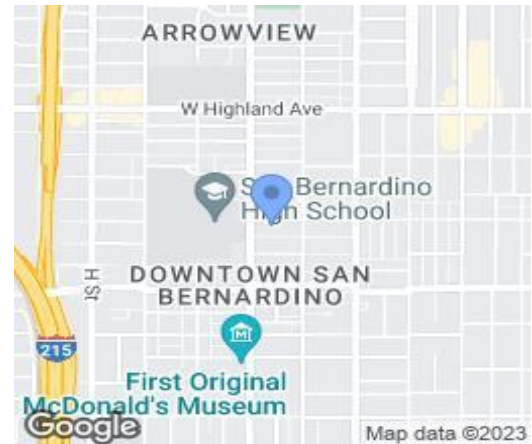
469 18 Th ST • San Bernardino 92405

23 days on the market

3 units • **\$183,333/unit** • **1 sqft** • **9,892 sqft lot** • **No \$/Sqft data** •
Built in 1955

Listing ID: MB23022602

Fwy 210 Exit N. CArlont St. W. Highland Ave Right N. E. St right W. 18 TH ST.



Facts & Features

- Sold On 05/04/2023
- Original List Price of \$550,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$3 (Assessor)
- Laundry: In Kitchen
- \$36420 Gross Scheduled Income
- \$3970 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,970
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$70
- Cable TV: 02146124
- Gardener:
- Licenses:
- Insurance: \$200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,150	\$3,035	\$2,750
2:	2	1	1	1	Unfurnished	\$960		
3:	3	1	1	1	Unfurnished	\$925		

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
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0145091160000

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 • Triplex

List / Sold: **\$499,000/\$520,000** ↓

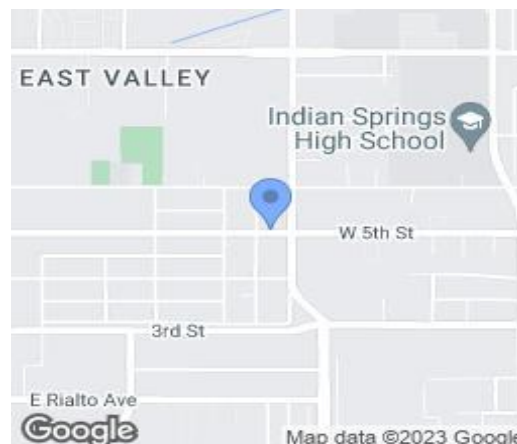
24868 E 5th St # 3 • Highland 92410

73 days on the market

3 units • **\$166,333/unit** • **1,850 sqft** • **5,000 sqft lot** • **\$281.08/sqft** • **Built in 1938**

Listing ID: EV22245699

West of 210 exit 5th street, north on church



Ready to for you to move in and rent other units or start your investment portfolio with rental upside in the heart of San Bernardino, located near local freeways. Comprised of two 1-bedroom, 1-bathroom units, these units have an enclosed courtyard for Resident safety and privacy. This charming and low maintenance apartment was meticulously maintained. 1 of the 3 units feature 3 bedrooms and 2 bath. Centrally located by San Bernardino Airport and S of the 210 Freeway in the heart of San Bernardino and only minutes away from entertainment, shopping, and work districts. The nearby transportation provided for a large Resident base with easy access to the 210,10 and 215 freeways and nearby commuter rail and buses.

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$524,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$408 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Built-In Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02163452
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,200	\$1,200	\$0
2:	1	1	1	0	Unfurnished	\$650	\$650	\$0
3:	1	1	1	0	Unfurnished	\$450	\$450	\$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
- Rent Controlled

- 276 - Highland area
 - San Bernardino County
 - Parcel # 0279102140000
-

Michael Lembeck

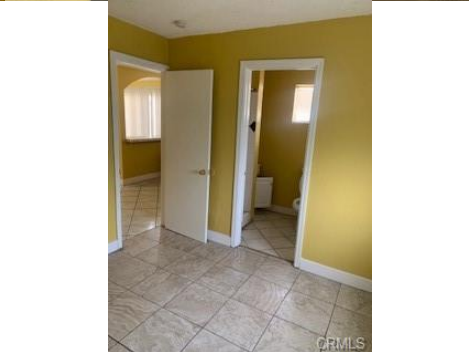
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • Triplex

List / Sold: **\$330,000/\$315,000** ↓

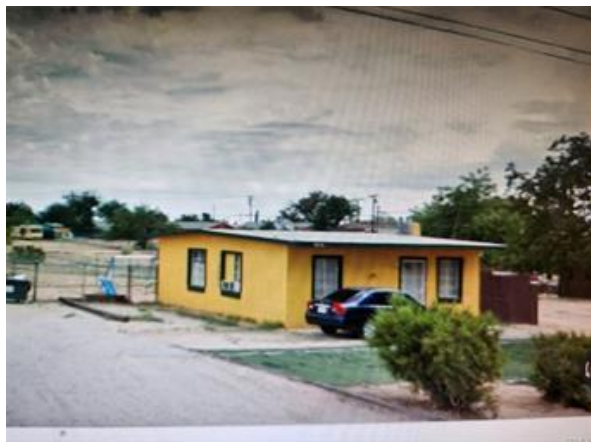
11986 White Ave • Adelanto 92301

12 days on the market

4 units • **\$82,500/unit** • **1,653 sqft** • **38,735 sqft lot** • **\$190.56/sqft** •
Built in 1954

Listing ID: IV23035716

from 15 frwy exit on BEAR VALLEY GO WEST TILL INDUSTRIAL BLVD TURN RIGHT; DRIVE TILL HESPERIA RD MAKE A RIGHT; THEN LEFT ON D ST; ANOTHER LEFT ON AIR BASE RD/AIR EXPY; THEN TURN RIGHT ON ADELANTO RD; THEN TURN LEFT ON WHITE AVE.



GREAT PROPERTY FOR INVESTMENT OR CASH FLOW; TRIPLEX PLUS A COMMERCIAL LAND; 1 UNIT 2 BED 1 BATHS; 2 UNITS OF 1 BED 1 BATH; PLUS A COMMERCIAL LAND TO RENT TO A BUSINESS; ALL IN A MIXED ZONE AREA RESIDENTIAL COMMERCIAL

Facts & Features

- Sold On 04/30/2023
- Original List Price of \$330,000
- 3 Buildings
- Levels: One
- 9 Total parking spaces
- \$450 (Estimated)
- \$31800 Gross Scheduled Income
- \$27080 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,720
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$924
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,796
- 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	1	1	0	Unfurnished	\$700	\$700	\$700
3:	1	1	1	0	Unfurnished	\$600	\$600	\$600
4:	1	0	0	0	Unfurnished	\$500	\$500	\$500

Of Units With:

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

Additional Information

- Standard sale

- ADL - Adelanto area
- San Bernardino County
- Parcel # 0459161230000

Michael Lembeck

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

Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV23035716

Printed: 05/07/2023 11:21:57 AM

Closed • Commercial/Residential

List / Sold:

\$1,825,000/\$1,800,000 ↓

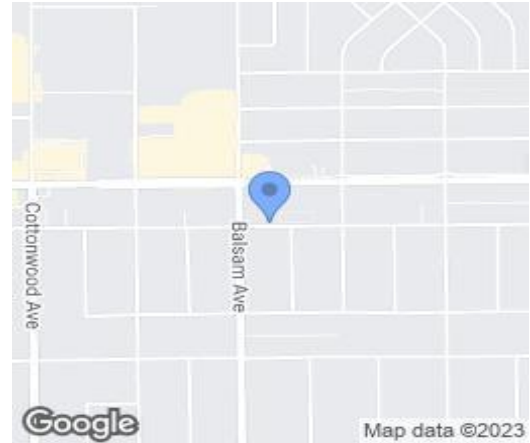
25 days on the market

15360 Sequoia St • Hesperia 92345

10 units • **\$182,500/unit** • **9,825 sqft** • **43,560 sqft lot** • **\$183.21/sqft** •
Built in 1984

Listing ID: PW23018878

South of Bear Valley Rd & East of Balsam Ave.



A great opportunity to own a quality Income Property. All 10 units are Single Story with 2 Bedrooms, Patios, Central Heating and A/C, Indoor Washer and Dryer hookups, Single car garages with automatic door openers and newer aluminum doors, plus an additional parking space. Immediate increase in rents for the 3 tenants that are eligible results in a 5% cap rate. Large lot that gives the property a park like setting. High tenant demand because of the amenities and ideal location just off of Bear Valley Rd. with easy access to the freeway. Property is on septic tanks so no City sewer expense and tanks were recently certified to be in good working order.

Facts & Features

- Sold On 05/02/2023
- Original List Price of \$1,825,000
- 5 Buildings
- Levels: One
- 20 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,304 (Estimated)
- Laundry: In Kitchen
- Cap Rate: 4.8
- \$145080 Gross Scheduled Income
- \$87048 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate
- Appliances: Water Heater

Exterior

- Lot Features: 6-10 Units/Acre, Front Yard, Level with Street, Lot Over 40000 Sqft
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$53,680
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 01923766
- Gardener:
- Licenses: 250
- Insurance: \$4,500
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management: 6000
- Water/Sewer: \$4,205
- Other Expense: \$3,050
- Other Expense Description: Replace.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	2	1	Unfurnished	\$1,019	\$8,152	\$1,595
2:	2	2	1	1	Unfurnished	\$1,348	\$2,696	\$1,575

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- HSP - Hesperia area
- San Bernardino County
- Parcel # 0406051170000

Michael Lembeck

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

Re/Max Property Connection

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