

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	Grg Spcs	Date	DOM/CDOM
1	531902	S	16603 Zenda ST	VTVL		STD	2	\$0		\$300,000	\$142.05	2112	1980	9,540/0.22	2	04/08/21	31/31
2	EV21013451	S	32841 Kentucky ST	YUCP	269	STD	2	\$2,000		\$430,000	\$217.39	1978	1957/ASR	65,993/1.515	0	04/07/21	22/22
3	SB21027380	S	487 W 18th ST	SB	274	PRO	2	\$0		\$280,000	\$141.13	1984	1923/ASR	10,000/0.2296	0	04/08/21	8/8
4	EV20200392	S	2030 Anzio AVE	MENT	284	STD	2	\$25,800		\$330,000	\$306.41	1077	1955/ASR	6,900/0.1584	0	04/09/21	14/14
5	EV21017636	S	530 S Euclid AVE	ONT	686	STD	2	\$29,580		\$605,000	\$346.11	1748	1912/ASR	6,345/0.1457	2	04/05/21	8/8
6	CV21024492	S	16603 Zenda ST	VTVL	VIC	STD	2	\$0		\$300,000	\$142.05	2112	1980/ASR	9,540/0.219	2	04/08/21	21/21
7	IV21052059	S	16604 Ramada DR	VTVL	VIC	STD	2	\$21,600		\$310,000	\$146.78	2112	1979/ASR	9,282/0.2131	2	04/06/21	4/4
8	EV20254248	S	250 E 9th ST	SB	274	STD	3	\$0		\$419,000	\$200.67	2088	1957/ASR	4,100/0.0941	3	04/06/21	51/51
9	CV20145755	S	2480 Electric AVE	UPL	690	STD	3	\$63,000		\$910,000	\$278.80	3264	1962/ASR	15,000/0.3444	4	04/06/21	231/231
10	CV20210308	S	8294 Banana AVE	FONT	264	STD	4	\$28,800		\$500,000	\$239.35	2089	1945/PUB	27,338/0.6276	0	04/08/21	125/125
11	CV21012781	S	16676 Ramada DR	VTVL	VIC	STD	4	\$37,800		\$480,000	\$154.84	3100	1986/ASR	9,360/0.2149	4	04/09/21	16/16

Closed •

List / Sold: **\$314,950/\$300,000** ↓

16603 Zenda St • Victorville 92395

31 days on the market

2 units • \$157,475/unit • 2,112 sqft • 9,540 sqft lot • \$142.05/sqft •

Listing ID: 531902

Built in 1980

North/East on 7th St., Right on Victor St., Left on Ramada Dr., Left on Culley St., Right on Zenda St. PIQ on the Right. Cross Street: Culley St..



Great Duplex in the heart of Victorville, Perfect investment opportunity. Both units are recently upgraded each unit featuring 2 bedrooms, 2 bathrooms, and 2 car garage. Both units currently rented out. Association Amenities: None Lot Location Type: Standard LocationPAVE Model 14 # of Full Baths: 0 Model 15 # of Full Baths: 0 Model 1 # 1/2 Baths: 0 Model 2 # 1/2 Baths: 0 Model 3 # 1/2 Baths: 0 Model 4 # 1/2 Baths: 0 Model 5 # 1/2 Baths: 0 Model 6 # 1/2 Baths: 0 Model 7 # 1/2 Baths: 0 Model 8 # 1/2 Baths: 0 Model 9 # 1/2 Baths: 0 Model 10 # 1/2 Baths: 0 Model 11 # 1/2 Baths: 0 Model 12 # 1/2 Baths: 0 Model 13 # 1/2 Baths: 0 Model 14 # 1/2 Baths: 0 Model 15 # 1/2 Baths: 0 Model 14 Bedrooms: 0 Model 15 Bedrooms: 0 Model 14 # Of Units: 0 Model 14 # Of Units: 0 Model 1 # 1/4 Baths: 0 Model 2 # 1/4 Baths: 0 Model 3 # 1/4 Baths: 0 Model 4 # 1/4 Baths: 0 Model 5 # 1/4 Baths: 0 Model 6 # 1/4 Baths: 0 Model 7 # 1/4 Baths: 0 Model 8 # 1/4 Baths: 0 Model 9 # 1/4 Baths: 0 Model 10 # 1/4 Baths: 0 Model 11 # 1/4 Baths: 0 Model 12 # 1/4 Baths: 0 Model 13 # 1/4 Baths: 0 Model 14 # 1/4 Baths: 0 Model 15 # 1/4 Baths: 0 Model 14 Rent: 0.00 Model 15 Rent: 0.00 Model 1 SQFT: 0 Model 2 SQFT: 0 Model 3 SQFT: 0 Model 4 SQFT: 0 Model 5 SQFT: 0 Model 6 SQFT: 0 Model 7 SQFT: 0 Model 8 SQFT: 0 Model 9 SQFT: 0 Model 10 SQFT: 0 Model 11 SQFT: 0 Model 12 SQFT: 0 Model 13 SQFT: 0 Model 14 SQFT: 0 Model 15 SQFT: 0 Model 1 # 3/4 Baths: 0 Model 2 # 3/4 Baths: 0 Model 3 # 3/4 Baths: 0 Model 4 # 3/4 Baths: 0 Model 5 # 3/4 Baths: 0 Model 6 # 3/4 Baths: 0 Model 7 # 3/4 Baths: 0 Model 8 # 3/4 Baths: 0 Model 9 # 3/4 Baths: 0 Model 10 # 3/4 Baths: 0 Model 11 # 3/4 Baths: 0 Model 12 # 3/4 Baths: 0 Model 13 # 3/4 Baths: 0 Model 14 # 3/4 Baths: 0 Model 15 # 3/4 Baths: 0 Furnishings: None Patio: NOPublic Sewer Special Features: None

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$314,950
- 1 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas
- Laundry: In Garage

Interior

- Floor: See Remarks
- Appliances: Range, Oven

Exterior

- Lot Features: Paved
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01907375
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	0	0	0	\$0
2:	0	0	0	\$0
3:	0	0	0	\$0
4:	0	0	0	\$0
5:	0	0	0	\$0
6:	0	0	0	\$0
7:	0	0	0	\$0
8:	0	0	0	\$0
9:	0	0	0	\$0
10:	0	0	0	\$0
11:	0	0	0	\$0
12:	0	0	0	\$0
13:	0	0	0	\$0

Of Units With:

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

Additional Information

- Standard sale
- San Bernardino County
- Parcel # 0477393170000

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 • DuplexList / Sold: **\$440,000/\$430,000** ↓**32841 Kentucky St** • Yucaipa 92399**22 days on the market****2 units** • **\$220,000/unit** • **1,978 sqft** • **1.52 acre(s) lot** • **\$217.39/sqft** •
Built in 1957**Listing ID: EV21013451****13th Street to Kentucky**

2 separate Homes on a large 1.5 acre lot with horse facilities, sheds and barns. 2 electric and 2 gas meters for these 2 homes. Multiple income sources from each unit plus horse boarding. Front unit was pretty much Re-Built in 2000 with new stucco, plumbing and drains, kitchen, roof & rafters, 200 amp panel, new floors, dual pane vinyl windows, wall heater, evap cooler, 200 amp panel, and more. Front unit offers indicates 896 sq ft on county records, but measures about 1128 sqft. It offers 2 bedrooms, 1 bath, living room, full kitchen, dinette, laundry room, carport and fenced back yard. Rear unit measures about 550 sq.ft. 2 bedrooms 1 bathroom with a living room, full kitchen, dinette, laundry room, separate driveway for parking, and a fenced yard with raised garden planters. Tenants have been given notice. Living space size is estimate. Interior pictures are rear unit. Front unit interior is nicer, but not photographed.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$440,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- Laundry: Individual Room
- \$2000 Gross Scheduled Income
- \$1333 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Horse Property, Rectangular Lot, Level
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$667
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$75
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,400
2:	1	2	1	0	Unfurnished	\$600	\$600	\$1,200

Of Units With:

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

Additional Information

- Standard sale

- 269 - Yucaipa/Calimesa area
- San Bernardino County
- Parcel # 0301174430000

Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: EV21013451

Printed: 04/11/2021 7:58:29 PM

Closed •

List / Sold: **\$299,000/\$280,000** ↓

487 W 18th St • San Bernardino 92405

8 days on the market

**2 units • \$149,500/unit • 1,984 sqft • 10,000 sqft lot • \$141.13/sqft •
Built in 1923**

Listing ID: SB21027380

Highland Ave to N D Street to 18th



Investment Opportunity! Needs some TLC. Great duplex located on a huge lot. Perhaps you might be able to add an ADU, check with the city. Upstairs unit is a 1 bedroom and 1 bathroom. The downstairs is a 2 bedroom and 1 bathroom. Great location close to San Bernardino High School, shopping, and restaurants. Also located on a wide, beautiful tree lined street. Buyer to verify all information. Drive by only. Showings with an accepted offer.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$299,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s), Evaporative Cooling
- Heating: Wall Furnace, Natural Gas
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Family Room, Kitchen, Main Floor Bedroom
- Floor: Tile
- Appliances: Water Heater
- Other Interior Features: Ceiling Fan(s), Laminate Counters

Exterior

- Lot Features: Back Yard, Front Yard, Lot 10000-19999 Sqft
- Fencing: Needs Repair
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,738
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- 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	1	1	0	Unfurnished	\$850	\$850	\$950
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,100

Of Units With:

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

Additional Information

- Probate Listing sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0145091130000

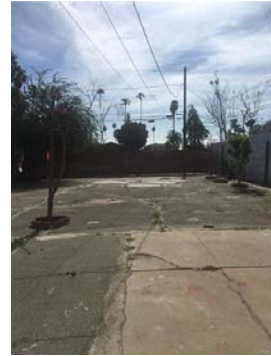
Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SB21027380

Printed: 04/11/2021 7:58:29 PM

Closed • **Single Family Residence**

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

2030 Anzio Ave • Mentone 92359

14 days on the market

**2 units • \$165,000/unit • 1,077 sqft • 6,900 sqft lot • \$306.41/sqft •
Built in 1955**

Listing ID: EV20200392

From Mentone Blvd. turn North onto Crafton Ave. Left on Anzio Ave. Home is on the corner



Attention Investors AND Homeowners! TWO HOMES on a CORNER lot with plenty of room to park your RV or other toys! Assessor shows one home but garage has been converted to a second home. Homes are a great opportunity to Fix & Flip or Fix & Live! Main house has 3 bedrooms and 2 bathrooms, there is a 4th room that can be used as a bedroom but does not have a closet. Second house has 2 bedrooms and 1 bathroom. Rent out both units or live in one and rent out the other. Bonus, both homes are currently tenant occupied and they can stay or are willing to go! There are so many ways to make these homes "work" for you! (Drive-by Only, Offer subject to interior inspection)

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$330,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$25800 Gross Scheduled Income
- \$20900 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room

Exterior

- Lot Features: Corner Lot
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$4,890
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- 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	3	2	0	Unfurnished	\$2,150	\$2,150	\$2,150
2:	1	2	1	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
- 284 - Mentone area
- San Bernardino County
- Parcel # 0298152140000

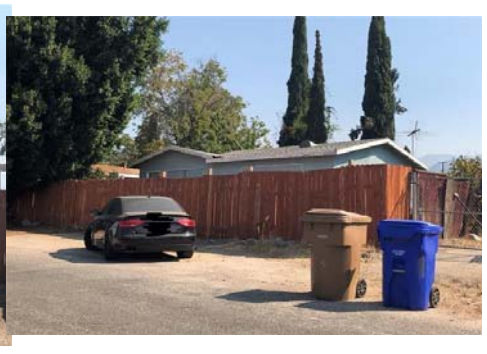
Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: EV20200392

Printed: 04/11/2021 7:58:30 PM

Closed • **Single Family Residence**

List / Sold: **\$595,000/\$605,000** ↑

530 S Euclid Ave • Ontario 91762

8 days on the market

**2 units • \$297,500/unit • 1,748 sqft • 6,345 sqft lot • \$346.11/sqft •
Built in 1912**

Listing ID: EV21017636

10 Freeway W to Euclid



There are 2 homes on one lot located in Ontario, CA that is close to the freeways, airport, and shopping. The first home is a 3 bedroom 1 bathroom and is 1220 square feet, that includes a 2 car garage. There is also a workshop or storage shed on the property. The second home is a 1 bedroom, 1 bathroom and is 528 square feet, and has a separate address 110 W Sunkist St. Both homes are currently rented. Both homes has updated electrical panels and new insulation, newer water heaters, and each home has quadruple window.

Facts & Features

- Sold On 04/05/2021
- Original List Price of \$595,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside, See Remarks
- \$29580 Gross Scheduled Income
- \$23540 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl
- Appliances: Gas Oven, Gas Cooktop

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,470
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 01845447
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,640	\$1,640	\$1,840
2:	1	1	1	0	Unfurnished	\$825	\$825	\$1,025

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
- 686 - Ontario area
- San Bernardino County
- Parcel # 1049278130000

Michael Lembeck

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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: EV21017636

Printed: 04/11/2021 7:58:30 PM

Closed • Duplex

List / Sold: **\$314,950/\$300,000** ↓

16603 Zenda St • Victorville 92395

21 days on the market

2 units • \$157,475/unit • 2,112 sqft • 9,540 sqft lot • \$142.05/sqft •
Built in 1980

Listing ID: CV21024492

North/East on 7th St., Right on Victor St., Left on Ramada Dr., Left on Culley St., Right on Zenda St. PIQ on the Right.



Great Duplex in the heart of Victorville, Perfect investment opportunity. Both units are recently upgraded each unit featuring 2 bedrooms, 2 bathrooms, and 2 car garage. Both units currently rented out.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$314,950
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- 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: 02109201
- 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	2	2	Unfurnished	\$1,000	\$1,000	\$1,000
2:	1	2	2	2	Unfurnished	\$924	\$924	\$924

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
- VIC - Victorville area
- San Bernardino County
- Parcel # 0477393170000

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: CV21024492

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Closed •

List / Sold: **\$340,000/\$310,000** ↓

16604 Ramada Dr • Victorville 92395

4 days on the market

**2 units • \$170,000/unit • 2,112 sqft • 9,282 sqft lot • \$146.78/sqft •
Built in 1979**

Listing ID: IV21052059

Exit 15 fwy on Mojave head east, On 7th head south, on Victor head east, on Ramada head north to PIQ



Amazing opportunity! You can live in one and rent the other This property features 2 units available each include 2 bedrooms, 2 bath, 2 attached car garage, Laundry area, and ample parking for guess. The property is conveniently located near schools and parks.

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$340,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$21600 Gross Scheduled Income
- \$21600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,928
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526580
- Gardener:
- Licenses:
- Insurance: \$750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,280
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	2	Unfurnished	\$900	\$900	\$990

Of Units With:

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

Additional Information

- Standard sale
- VIC - Victorville area
- San Bernardino County
- Parcel # 0477393080000

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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: IV21052059

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Closed •

List / Sold: **\$419,000/\$419,000** ↓

250 E 9th St • San Bernardino 92410

51 days on the market

**3 units • \$139,667/unit • 2,088 sqft • 4,100 sqft lot • \$200.67/sqft •
Built in 1957**

Listing ID: EV20254248

9th and Waterman



GREAT OPPORTUNITY FOR INVESTORS! 3 UNITS WITHIN WALKING DISTANCE TO SHOPS, WORK, TRANSPORTATION AND MORE! EACH UNITS HAS 2 BEDROOMS AND 1 BATH WITH INDIVIDUAL GARAGE SPACE. EACH UNIT HAS THIER OWN WASHER SPACE HOOKUP. EACH THER OWN METER FOR GAS AND ELECTRIC. ALL UNITS CURRENTLY OCCUPIED! CONTACT FOR MORE INFORMATION AND FOR VITUAL VIDEO TOUR NOW!!!

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$429,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- Laundry: In Kitchen, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$67
- Cable TV: 01232368
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$165
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	3	Unfurnished	\$2,700	\$2,700	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0140182240000

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: EV20254248

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Closed •

List / Sold: **\$949,000/\$910,000** ↓

2480 Electric Ave • Upland 91784

231 days on the market

**3 units • \$316,333/unit • 3,264 sqft • 15,000 sqft lot • \$278.80/sqft •
Built in 1962**

Listing ID: CV20145755

North 24th St. West Forman



3 SINGLE FAMILY HOMES on 1 LOT. Great North Upland/ San Antonio Heights location! Two units with 2 bedrooms/ 1 bath and one unit with 4 bedrooms/2 baths. Newer duel pane windows in all 3 units.

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$949,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: In Garage
- \$63000 Gross Scheduled Income
- \$57700 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: \$4,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,000
- Other Expense: \$1,500
- Other Expense Description: Ins.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,800
2:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$1,800
3:	1	4	2	2	Unfurnished	\$1,950	\$1,950	\$2,200

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
- 690 - Upland area
- San Bernardino County
- Parcel # 0200133160000

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

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV20145755

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Closed • Triplex

List / Sold: **\$499,999/\$500,000** ↓

8294 Banana Ave • Fontana 92335

125 days on the market

4 units • **\$125,000/unit** • **2,089 sqft** • **27,338 sqft lot** • **\$239.35/sqft** •
Built in 1945

Listing ID: CV20210308

S of Foothill / N of Arrow Route



This investment opportunity features 4 units on over half an acre of land. The value in this land is HUGE and according to the City's zoning map appears to be zoned for up to 15 buildable units! Property currently has 2 paying tenants and 2 being evicted. There is tons of parking. Close to the 15 FWY with easy access to the 210 FWY & 10 FWY. 2 units have 2 bedrooms and 1 bathroom; 1 is 1 bedroom 1 bath and the 4th is a studio. Don't miss out on this opportunity to add this great property to your portfolio! We are looking at cash offers only or owner may carry with substantial down payment.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$598,800
- 2 Buildings
- 0 Total parking spaces
- \$28800 Gross Scheduled Income
- \$14305 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,495
- Electric:
- Gas: \$840
- Furniture Replacement:
- Trash: \$2,568
- Cable TV: 02109201
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$600	\$600	\$1,500
2:	1	1	1	0	Unfurnished	\$600	\$600	\$1,200
3:	1	0	1	0	Unfurnished	\$600	\$600	\$1,000

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
- 264 - Fontana 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 • **Quadruplex**

List / Sold: **\$480,000/\$480,000**

16676 Ramada Dr • Victorville 92395

16 days on the market

**4 units • \$120,000/unit • 3,100 sqft • 9,360 sqft lot • \$154.84/sqft •
Built in 1986**

Listing ID: CV21012781

seventh St. To Victor St to Ramada Dr



Four unit complex. Each unit features 2 spacious bedrooms with 1 full bath. The kitchens are roomy and dinning area adjacent to the livingroom. Each unit has 1 car garage plus parking inside complex.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$480,000
- 3 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: See Remarks
- \$37800 Gross Scheduled Income
- \$33000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Utility Room
- Floor: Laminate
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,575
- Electric: \$600.00
- Gas: \$75
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 00946078
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$788	\$788	\$925
2:	1	2	1	1	Unfurnished	\$788	\$788	\$925
3:	1	2	1	1	Unfurnished	\$788	\$788	\$925
4:	1	2	1	1	Unfurnished	\$788	\$788	\$925

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale

- VIC - Victorville area
- San Bernardino County
- Parcel # 0477393020000

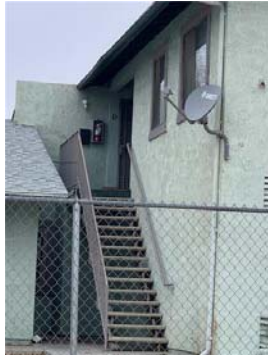
Michael Lembeck

State License #: 01019397
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