

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	IV23164244	S	10055 Magnolia ST	BLM	265	STD	2	\$0		\$489,000 	\$264.32	1850	1924/OTH	8,000/0.1837	N	0	04/12/24	157/157
2	OC24043204	S	32426 Avenue D	YUCP	269	PRO	2	\$0		\$400,000 	\$229.10	1746	1946/APP	75,359/1.73	N	2	04/08/24	13/13
3	SW24049335	S	34985 Cedar AVE	YUCP	269	STD	2	\$0		\$660,000 	\$395.45	1669	1951/ASR	7,500/0.1722	N	0	04/11/24	2/2
4	MB24014328	S	2066 Nolan ST	SB	274	STD	2	\$4,500		\$604,000 	\$359.52	1680	1959/ASR	8,700/0.1997	N	0	04/08/24	51/51
5	IG24022371	S	41132 Pennsylvania AVE	BBLK	289	STD	2	\$0		\$365,000 	\$187.18	1950	1960/ASR	19,280/0.4426	N	1	04/11/24	30/30
6	TR24034078	S	16025 Valencia CT	FONT	264	STD	3	\$45,000		\$750,000 	\$301.93	2484	1981/ASR	8,100/0.186	N	3	04/08/24	20/20

Closed • Duplex

List / Sold: **\$499,000/\$489,000** ↓

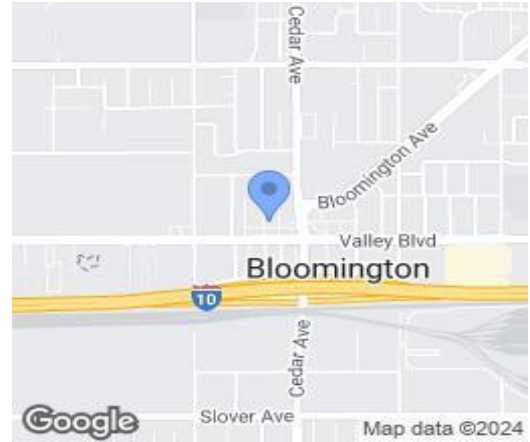
10055 Magnolia St • Bloomington 92316

157 days on the market

2 units • \$249,500/unit • 1,850 sqft • 8,000 sqft lot • \$264.32/sqft •

Listing ID: IV23164244

off of the 10 freeway and valley



Legal 2-unit property. Back unit is completely updated with new flooring, new carpet, freshly painted inside and out. Two separate water meters, two separate electrical meters, and two separate gas meters. Close to 10 freeway. Walking distance to schools and services.

Facts & Features

- Sold On 04/12/2024
- Original List Price of \$489,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- \$31900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet

Exterior

- Lot Features: Front Yard
- Sewer: None, Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01374697
- 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	\$1,150	\$1,150	\$2,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,550

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
- 265 - Bloomington area

• Buyer Agency Compensation: 2.5%

• San Bernardino County
• Parcel # 0253052070000

Michael Lembeck

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

Citivest Realty Services, Inc

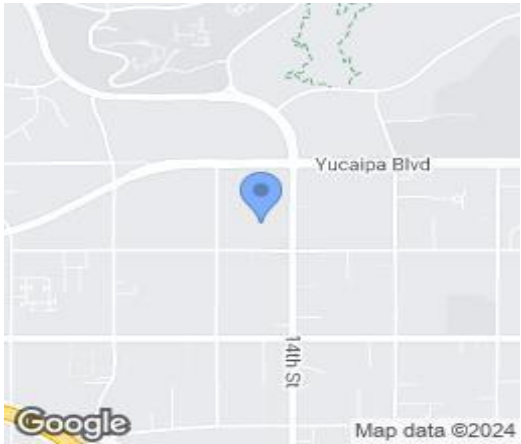
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: IV23164244

Printed: 04/14/2024 10:16:47 AM



1.73 ACRE FLAG LOT INCLUDES 2 SEPARATE HOUSES. BOTH PROPERTIES NEED TLC AND UPDATING. MOLD EVIDENT. NO FHA FINANCING, AND VERY POSSIBLE NO CONVENTIONAL FINANCING EITHER. MAIN HOUSE; 1 BEDROOM/1 BATH & ATTACHED GARAGE. ALL SUB FLOORING MAY NEED TO BE REPLACED. NO HEATING DEVICE. 2ND HOUSE; MOLD ISSUE, WALL HEATER IS PRESENT. BOTH HOUSES NEED NEW ROOFS. UTILITIES ARE NOT CONFIRMED HOWEVER PROPANE IS PRESENT. SEPTIC UNKNOWN. PROBATE SALE; SOLD IN "AS IS CONDITION". NO WARRANTIES IMPLIED OR EXPRESSED BY SELLER. BUYER TO BE SATISFIED WITH CONDITION. ALL INSPECTIONS FOR BUYERS ARE FOR OWN KNOWLEDGE. NO CREDIT OR DISCOUNT APPLIED. BUYER TO DUE THIER OWN DUE DILIGENCE FOR ANY AND ALL MATTERS. FAMILY MEMBERS HAVE NO KNOWLEDGE. DO NOT DISTURB OCCUPANT; DO NOT DRIVE THROUGH DRIVEWAY AS THIS IS A FLAG LOT, UNLESS YOU HAVE CONFIRMED APPOINTMENT!

Facts & Features

- Sold On 04/08/2024
- Original List Price of \$450,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks, Wall Furnace
- \$1,765 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate
- Appliances: Gas Range

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Lot Over 40000 Sqft, Flag Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01180910
- 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	0	2	Unfurnished	\$0	\$0	\$1,850
2:	1	2	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2%

- 269 - Yucaipa/Calimesa/Oak Glen area
- San Bernardino County
- Parcel # 0301032230000

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

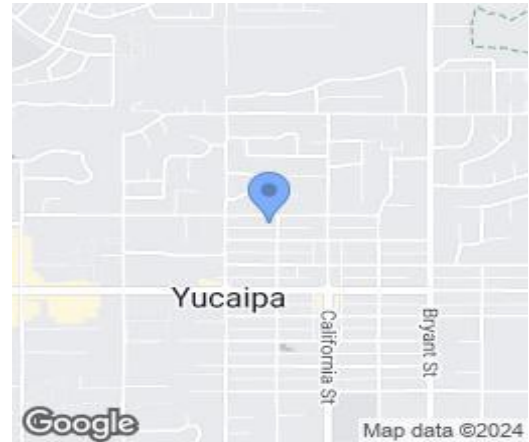
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CUSTOMER FULL: Residential Income LISTING ID: OC24043204

Printed: 04/14/2024 10:16:47 AM

Closed • **Single Family Residence**List / Sold: **\$629,999/\$660,000** ↑**34985 Cedar Ave • Yucaipa 92399****2 days on the market****2 units • \$315,000/unit • 1,669 sqft • 7,500 sqft lot • \$395.45/sqft •
Built in 1951****Listing ID: SW24049335****East on Yucaipa Blvd, North on 2nd, East on Cedar. Property on the right side. Cross Streets: Cedar and 1st**



NEWLY remodeled duplex. Top dollar rentals, nicest ones in Yucaipa. Zoned as a single-family home, 5 bedrooms & 4 Baths total over 2 separate units. Great investment or live-in-one rent-the-other opportunity. Front house is a 3-bedroom 2 bath home, while the back house is a 2 bedroom, 2 bath residence. Both homes have completely remolded interiors prior to current tenants in 2023. ALL NEW EVERYTHING throughout the interiors of the homes, kitchens, bathrooms, electrical, plumbing, floors, walls all were touched and updated. Both units have new AC units (2023); central in the front, wall unit in back house. Private interior laundry in each unit, washer and dryers included. Brand new kitchens with refrigerators included in both units. RV/Boat sized parking on the newly graveled side yard and back. Separate electric and gas meters for each unit. Water and sewer are 1 meter and paid by landlord. Front and back house have separate addresses for mail. Both roofs were updated with a new layer in 2023 as well. Fantastic location only 3 blocks from 'Historic Downtown Yucaipa'. Yucaipa Regional Park is only 2 miles away offering a swim complex with a dual flume waterslide, fishing, pedal boats, tent and RV campsites, disc golf, biking, hiking and so much more... Take advantage of this great opportunity to own a property with so many options.

Facts & Features

- Sold On 04/11/2024
 - Original List Price of \$629,999
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central, Forced Air
 - \$1,370 (Estimated)
 - Laundry: Dryer Included, Inside, Washer Included
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available
-

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Primary Bathroom, Primary Bedroom
 - Floor: Laminate
 - Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater
 - Other Interior Features: Ceiling Fan(s), Open Floorplan, Recessed Lighting
-

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Level, Rocks
 - Fencing: Chain Link
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$4,930
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01264338
 - Gardener:
 - Licenses:
 - Insurance: \$2,185
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,746
 - Other Expense:
 - Other Expense Description:
-

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,695	\$2,695	\$0
2:	1	2	2	0	Unfurnished	\$2,000	\$2,000	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 269 - Yucaipa/Calimesa/Oak Glen area
- San Bernardino County
- Parcel # 0303241220000

Michael Lembeck

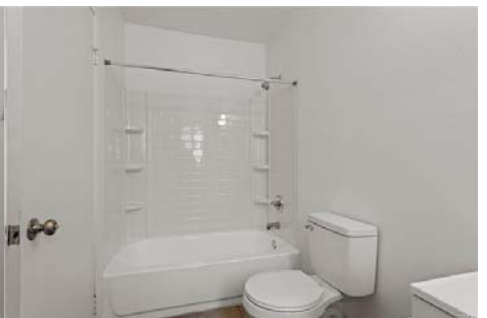
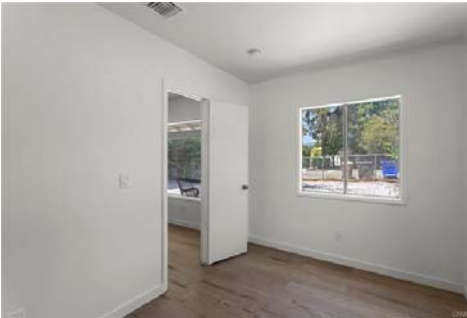
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

List / Sold: **\$604,000/\$604,000** ↑

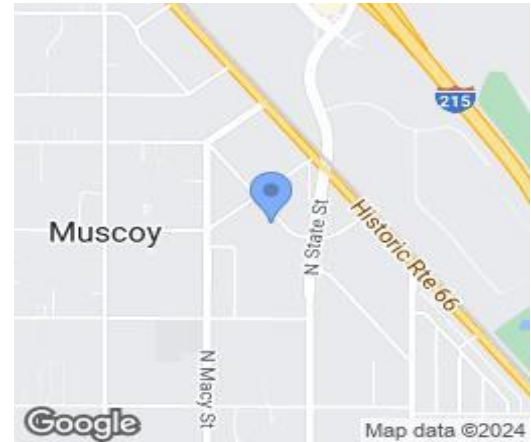
2066 Nolan St • San Bernardino 92407

51 days on the market

2 units • **\$302,000/unit** • **1,680 sqft** • **8,700 sqft lot** • **\$359.52/sqft** •
Built in 1959

Listing ID: MB24014328

Nolan St & State St



DUPLEX - 2 Units located in the great area of Muscoy. This is an excellent opportunity for a large family or Investor! Each Unit Features 3 Bedrooms & 1 1/2 Baths, Perfect for someone to live in one Unit and Rent the Other for Income. Both Units feature a Bonus Room that can be used as a 3rd Bedroom with a 1/2 Bath each, New Interior Paint, Tile flooring throughout both units and Laundry room inside each unit. Both units have their own yard space for added privacy. 2 Gas Meters, 2 Electrical Meters, all located on a Huge 8,700 Lot Size. FANTASTIC CASH FLOW & RETURN ON INVESTMENT of 9%++! Don't Miss Out on this Great Opportunity!

Facts & Features

- Sold On 04/08/2024
- Original List Price of \$599,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$599 (Estimated)
- Laundry: Individual Room
- \$4500 Gross Scheduled Income
- \$54000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile

Exterior

- Lot Features: Near Public Transit
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02053931
- 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	\$0	\$0	\$2,250
2:	1	3	2	0	Unfurnished	\$0	\$0	\$2,250

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
- Buyer Agency Compensation: 2%

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0267221210000

Michael Lembeck

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Closed

• Duplex

41132 Pennsylvania Ave • Big Bear Lake 92315

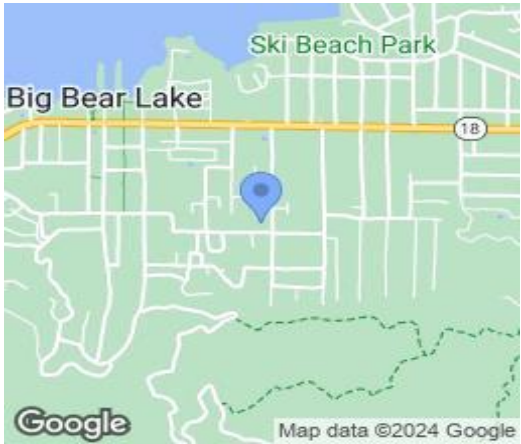
2 units • \$178,500/unit • 1,950 sqft • 19,280 sqft lot • \$187.18/sqft • Built in 1960

Big Bear Blvd to Knight Turn right.

List / Sold: \$357,000/\$365,000 ↓

30 days on the market

Listing ID: IG24022371



This is a great opportunity for an investor. The property is located within walking distance to the village. The homes and property offer lots of potential. Call all your investors so not to miss out on this great property.

Facts & Features

- Sold On 04/11/2024
 - Original List Price of \$429,000
 - 2 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Heating: Natural Gas, Wall Furnace
 - \$2,375 (Estimated)
- Laundry: Inside
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Appliances: Gas Oven

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Gentle Sloping, Lot 10000-19999 Sqft, Near Public Transit
- Fencing: Chain Link, Wood
 - Sewer: Public Sewer

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:	2	5	0	1	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
 - Buyer Agency Compensation: 2.5%
- 289 - Big Bear Area area
 - San Bernardino County

• Parcel # 0309211060000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: IG24022371

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Closed • **Triplex**

List / Sold: **\$799,888/\$750,000** ↓

16025 Valencia Ct • Fontana 92335

20 days on the market

**3 units • \$266,629/unit • 2,484 sqft • 8,100 sqft lot • \$301.93/sqft •
Built in 1981**

Listing ID: TR24034078

S/ Arrow Blvd



A very well maintained triplex centrally located in Fontana. All units are 2BR 1BA with its own laundry hoop up, single car garage and central AC. Extra parking spaces are available in back yard. Seller had replaced roof, AC, windows, and appliances in the last few years. Brand new epoxy coating on balcony floor. Long term tenants on monthly leases with major upside on rent. Separate meter for gas and electric. Potential to convert garage into ADU. Please verify with city. Close to freeways, supermarkets, schools and hospital. Drive by only. Do not disturb tenants.

Facts & Features

- Sold On 04/08/2024
- Original List Price of \$799,888
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 3 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$1,166 (Estimated)
- Laundry: Inside
- \$45000 Gross Scheduled Income
- \$27919 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Appliances: Disposal, Gas Oven, Gas Range, Water Heater Central

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,631
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,789
- Cable TV: 01955106
- Gardener:
- Licenses:
- Insurance: \$901
- Maintenance: \$2,673
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$1,049
- Other Expense: \$1,200
- Other Expense Description: Reserve

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,900
2:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,900
3:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,900

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 264 - Fontana area
- San Bernardino County
- Parcel # 0232201080000

Michael Lembeck

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

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