

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	Spes	Date	DOM/CDOM
1	CV22223394	S	528	528 1/ Nocta	ONT	686	STD	2	\$34,800		\$730,000↓		1	1965/ASR	10,000/0.2296	N		2	04/10/23	149/149
2	EV23041069	S		13487 Fremont ST	YUCP	269	STD	3	\$3,065		\$739,000↓	\$321.30	2300	1930/ASR	117,612/2.7	N		2	04/13/23	3/3
3	OC22228462	S	1211	N EL DORADO AVE	ONT	686	BNKR	12	\$10,620		\$1,930,000↑	\$378.21	5103	1971/ASR	14,208/0.3262	N		10	04/12/23	149/149

Closed • Duplex

List / Sold: **\$740,000/\$730,000** ↓

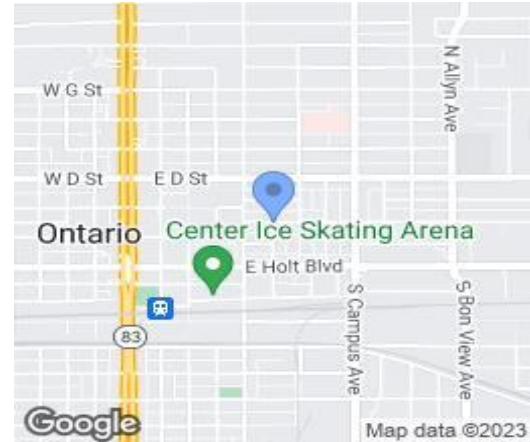
528 528 1/2 E Nocta • Ontario 91764

149 days on the market

2 units • **\$370,000/unit** • **1 sqft** • **10,000 sqft lot** • **No \$/Sqft data** •
Built in 1965

Listing ID: CV22223394

10 freeway to exit on Euclid to D street left right on Santana Left on Nocta.



PRICE REDUCED MUST SEE. Duplex on a 10,000-foot lot. Live in one and rent the other. 2 addresses 528 and 528 1/2 Nocta St. Gorgeous historical Craftsman home, in a great area of Ontario. The main house has 3 bedrooms, two bath and wood floors. Crown moldings and newly painted exterior. The second unit upstairs has a separate entry with 2 bedrooms one bath with a bonus room. Has new kitchen cabinets and updated electrical and plumbing. Nice size living room. The roof was just replaced 3 years ago with new water heaters and new outside windows, weatherproof as well. There is a unit that could be a guest house. As of now it's being used as storage. There is a basement that's being used for storage which could be converted into an entertainment room. Nice size patio with trellis has fruit trees and plants all around the property. It's beautiful with so many potentials Great investment property. Must see.

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$778,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Fireplace(s), Forced Air, Natural Gas
- \$183 (Assessor)
- Laundry: Common Area, Individual Room, Inside, Washer Hookup
- \$34800 Gross Scheduled Income
- \$31200 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Basement
- Floor: Wood
- Appliances: Dishwasher
- Other Interior Features: Crown Molding

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard
- Fencing: Chain Link, Fair Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$140
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$65
- Cable TV: 01333814
- Gardener:
- Licenses:
- Insurance: \$0
- 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	3	1	2	Unfurnished	\$1,600	\$1,600	\$1,600
2:	1	2	0	1	Unfurnished	\$1,300	\$1,300	\$1,300

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 686 - Ontario area
- San Bernardino County
- Parcel # 1048521050000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

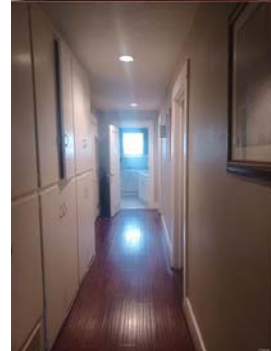
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos



Closed • **Triplex**

List / Sold: **\$749,000/\$739,000** ↓

13487 Fremont St • Yucaipa 92399

3 days on the market

3 units • \$249,667/unit • 2,300 sqft • 117,612 sqft lot • \$321.30/sqft • Built in 1930

Listing ID: EV23041069

W COUNTY LINE ROAD TO THIRD STREE TO AVENUE H TO FREMONT ST



Come check out this INCREDIBLE opportunity to own an income producing Triplex in Upper Yucaipa. Unit count includes a 2 bedroom (possible 3rd) with 1 3/4 baths, and (2) one bedroom 1 bathroom units with shared laundry. Triplex sits on a HUGE 2.7 acre lot that has endless opportunity to Subdivide, zoning is RS10M, and is bordered by streets on the front and back of the property. *Buyer to check with city and do all their due diligence* Property is tenant occupied, please do not go directly to the property.

Facts & Features

- Sold On 04/13/2023
- Original List Price of \$749,000
- 4 Buildings
- Levels: One
- 8 Total parking spaces
- 6 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Forced Air, Wall Furnace
- \$397 (Estimated)
- Laundry: Common Area
- \$3065 Gross Scheduled Income
- \$3065 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl

Exterior

- Lot Features: Agricultural, Lot Over 40000 Sqft, Rectangular Lot, Pasture
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$290
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01525571
- Gardener:
- Licenses:
- Insurance: \$850
- Maintenance:
- Workman's Comp: \$0
- Professional Management:
- Water/Sewer: \$120
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,320	\$1,320	\$2,000
2:	2	1	1	0	Unfurnished	\$1,745	\$1,745	\$2,600

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 269 - Yucaipa/Calimesa area
- San Bernardino County
- Parcel # 1242221130000

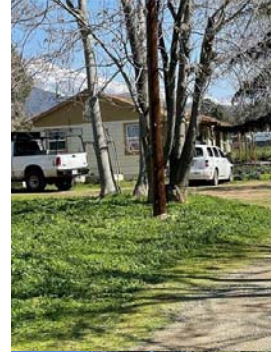
Michael Lembeck

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: EV23041069

Printed: 04/16/2023 6:16:50 AM

Closed • **Apartment**

List / Sold:

\$1,815,000/\$1,930,000 ↑

149 days on the market

Listing ID: OC22228462

1211 N EL DORADO Ave • Ontario 91764

12 units • **\$151,250/unit** • **5,103 sqft** • **14,208 sqft lot** • **\$378.21/sqft** •
Built in 1971

PLEASE USE YOUR OWN DIRECTIONS.



*** BANKRUPTCY COURT SALE - EQUITY SALE (NOT REO, BANK OWNED OR SHORT SALE) *** 1211, 1215, & 1219 ARE ALL ASSOCIATED WITH THE SAME APN. 12 STUDIO APARTMENTS. APARTMENTS ARE LOCATED ON RESIDENTIAL CUL-DE-SAC STREET.

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$1,199,900
- 3 Buildings
- Levels: One
- 10 Total parking spaces
- \$1,864 (Estimated)
- Laundry: Common Area, Community, Individual Room
- \$10619.5 Gross Scheduled Income
- 12 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$875	\$875	\$1,100
2:	1	0	1	0	Unfurnished	\$874	\$874	\$1,100
3:	1	0	1	1	Unfurnished	\$825	\$825	\$1,100
4:	6	0	1	1	Unfurnished	\$875	\$875	\$1,100
5:	1	0	1	1	Unfurnished	\$896	\$896	\$1,100
6:	2	0	1	1	Unfurnished	\$950	\$950	\$1,100

Of Units With:

- Separate Electric: 12
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Bankruptcy Property sale

- 686 - Ontario area
- San Bernardino County
- Parcel # 0108501290000

Michael Lembeck

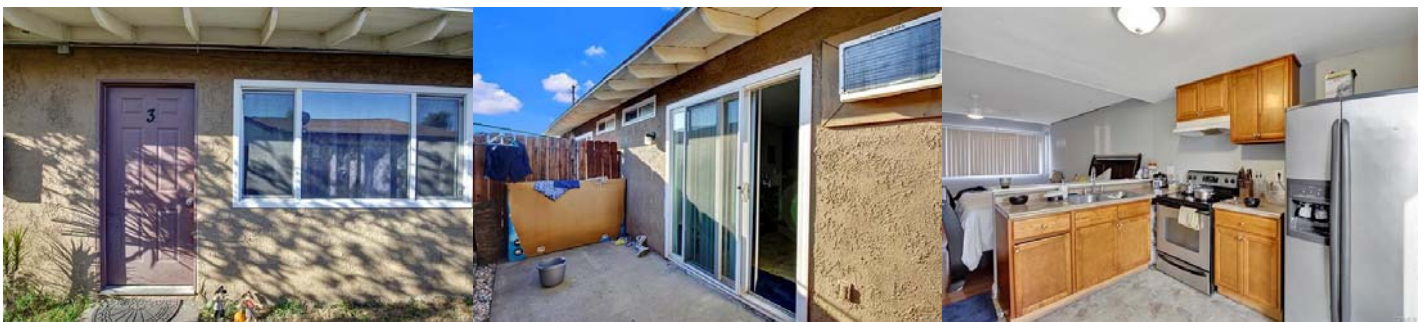
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CUSTOMER FULL: Residential Income LISTING ID: OC22228462

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