

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	MB23038703	S	1064	Acacia AVE	SB	274	STD	2	\$0		\$409,000 	\$373.86	1094	1939/ASR	6,200/0.1423	N		2	05/19/23	14/14
2	IV22234065	S	1413	Sultana AVE #1415	ONT	686	STD	2	\$0		\$660,000 	\$423.08	1560	1953/ASR	6,270/0.1439	N		0	05/16/23	101/101

Closed • Duplex

List / Sold: **\$399,000/\$409,000** ↑

1064 Acacia Ave • San Bernardino 92410

14 days on the market

2 units • **\$199,500/unit** • **1,094 sqft** • **6,200 sqft lot** • **\$373.86/sqft** •

Built in 1939

Listing ID: MB23038703

Acacia and Baseline



Great investment property situated on large lot. Live in one unit and rent out the other. Each unit is approximately 550 Square Feet, on a 6,200 Lot Size. Each unit has 1 Bedroom / 1 Bath & Kitchen with separate dining area. Vacant Unit has Tile Floors throughout and newer paint. Both Units include Updated Windows and Newer Exterior Paint. Each Unit has an individual back yard for added convenience and 1-Car Garage Parking for each Unit. 2 Gas meters, 2 Electrical meters & 1 water meter. Property is suitable for Accessory Dwelling Unit.

Facts & Features

- Sold On 05/19/2023
- Original List Price of \$399,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$427 (Assessor)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524628
- 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	1	Unfurnished	\$1,500	\$1,500	\$1,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500

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
- 274 - San Bernardino area
- San Bernardino County

• Parcel # 0140041180000

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 • Duplex

List / Sold: **\$649,000/\$660,000** ↑

1413 S Sultana Ave # 1415 • Ontario 91761

101 days on the market

**2 units • \$324,500/unit • 1,560 sqft • 6,270 sqft lot • \$423.08/sqft •
Built in 1953**

Listing ID: IV22234065

S/



Great Investment. ...2 bedrooms with one bath each. Rents way under market. across from Middle school. Some deferred maintenance..... Please do not disturb tenants. Showing with appointment only with qualified buyers.

Facts & Features

- Sold On 05/16/2023
- Original List Price of \$649,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$258 (Estimated)
- Laundry: In Kitchen, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Water Heater, Range Hood
- Other Interior Features: Tile Counters

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: Block
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01997520
- Gardener:
- Licenses:
- Insurance: \$1,300
- 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	2	1	0	Unfurnished	\$0	\$0	\$0

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

- 686 - Ontario area
- San Bernardino County
- Parcel # 1049494010000

Michael Lembeck

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

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV22234065

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