

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	DW24055992	S	408 W Francis ST	ONT	686	STD	2	\$3,950		\$775,000 	\$553.57	1400	1947/ASR	9,190/0.211	N	0	05/21/24	27/27
2	OC24063805	S	9924 Mockingbird AVE	APPV	APPV	STD	2	\$103,200		\$950,000 	\$235.67	4031	1987/PUB	409,028/9.39	Y	7	05/22/24	5/5
3	IG24043072	S	9891 3rd AVE	HSP	HSP	STD	2	\$0		\$499,999 	\$282.80	1768	1984/ASR	9,000/0.2066	N	2	05/23/24	15/15

Closed • Duplex

List / Sold: **\$769,000/\$775,000** ↑

408 W Francis St • Ontario 91762

27 days on the market

2 units • **\$384,500/unit** • **1,400 sqft** • **9,190 sqft lot** • **\$553.57/sqft** •
Built in 1947

Listing ID: DW24055992

Francis St between San Antonio Ave and S Fern Ave



****Excellent Opportunity ****Welcome to this charming duplex nestled in Ontario, California, boasting a spacious lot adorned with mature fruit trees, offering a serene and inviting atmosphere. Recently remodeled, with new roof , new windows, new floors, new paint, new kitchens and so much more to mention this property presents an ideal opportunity for both comfortable living and investment potential. Upon arrival, you'll be greeted by an oversized gated front with a sense of tranquility. The exterior features a well-maintained complemented by the natural beauty of the mature fruit trees and the expansive lot. Each unit within this duplex has been thoughtfully renovated to provide modern comforts and functionality. The interiors showcase an open-concept layout, allowing for seamless flow and abundant natural light throughout. The kitchens have been updated with new countertops, stylish cabinets, offering the perfect space for Family gatherings . Adjoining dining areas provide an inviting area for gatherings and everyday meals. The living areas exude warmth and comfort, creating an inviting space to relax and unwind. Newer floors enhance the ambiance, while large windows frame views of the picturesque surroundings. Both units feature good sized bedrooms, providing peaceful space rest and relaxation. The bathrooms have been tastefully remodeled, boasting modern fixtures. Outside, the generous lot offers endless possibilities for outdoor enjoyment and entertainment. Whether it's hosting gatherings, gardening, or simply enjoying the California sunshine, the expansive yard provides ample space for it all. Mature fruit trees dotting the landscape add to the charm and provide a bountiful harvest season after season. Conveniently located in Ontario, residents will enjoy easy access to a variety of local amenities, including shops, restaurants, parks, and schools. With its combination of modern updates, spacious lot, and prime location, this duplex presents an exceptional opportunity for homeowners and investors alike. Don't miss your chance to make this delightful property your own and experience the best of California living. Schedule your showing today!

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$769,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$264 (Estimated)
- Laundry: Inside
- \$3950 Gross Scheduled Income
- \$450 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$975
- Electric: \$200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01970316
- Gardener:
- Licenses:
- Insurance: \$350
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$275
- Other Expense:
- Other Expense Description:

Unit Details

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

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%
- 686 - Ontario area
- San Bernardino County
- Parcel # 1050291170000

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

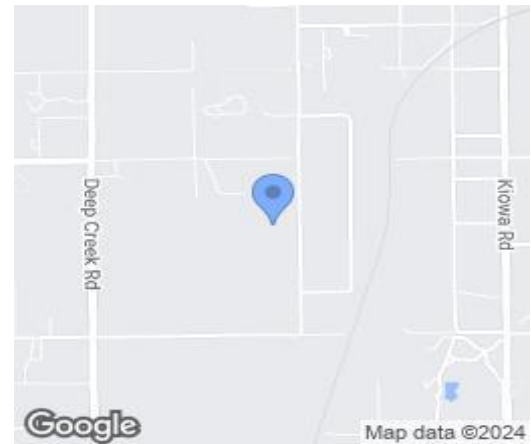
 Click arrow to display photos







Closed • **Single Family Residence**List / Sold: **\$995,000/\$950,000** ↓**9924 Mockingbird Ave** • **Apple Valley 92308****5 days on the market****2 units** • **\$497,500/unit** • **4,031 sqft** • **9.39 acre(s) lot** • **\$235.67/sqft** •
Built in 1987**Listing ID: OC24063805****North on Deep Creek Rd, Right on Ocotillo Way, Left on Mockingbird Ave**



Indulge in this equestrian haven and enjoy the serenity of living on your own 10-acre ranch! Offering TWO separate residences, this property is ideal for multi-generational living or supplemental income, and the expansive grounds boast a private pool and spa, a turnkey boarding facility with significant income potential, and an abundance of amenities and storage. Situated less than 3 miles from major shopping centers, restaurants, a movie theater, golf course, and the incoming Sprouts Farmers Market, this unique oasis is still proximate to daily needs and entertainment. The 3,000+ sq. ft. main house features 5 bedrooms, 2.5 baths, an updated kitchen with granite countertops, tile plank flooring, open family and dining areas, a bar, plantation shutters, an entertainer's outdoor kitchen, and a finished 3-car attached garage. The second home features 3 bedrooms, 1 bathroom, brand-new vinyl plank flooring, a dining room, laundry room, and utility room. The picturesque separation between the homes includes a park-like setting with grass and mature trees, offering stunning views of city lights and nearby mountains. With an additional 4-car detached garage w/ 220V and AC/heat, there's ample space for secure storage or a workshop. The property further includes two barns (one with a full bath), a round pen, a mare motel w/ two additional tack rooms, and an arena/turnout area. Enjoy an array of income streams with this ranch, whether you rent out one home, board or raise livestock and/or horses, offer training/lessons, rent out storage/shop space, or take on more unique ventures like therapy animals or a petting zoo. And since the property is serviced by a well you won't have any water bills. Your vision awaits – seize this opportunity and witness the limitless potential of this extraordinary property firsthand!

Facts & Features

- Sold On 05/22/2024
 - Original List Price of \$995,000
 - 2 Buildings
 - Levels: One
 - 7 Total parking spaces
 - Cooling: Central Air, Evaporative Cooling
 - Heating: Forced Air, Propane
 - \$1,300 (Estimated)
 - Laundry: Individual Room, Inside
 - \$103200 Gross Scheduled Income
 - \$74400 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available
-

Interior

- Rooms: Guest/Maid's Quarters, Laundry, Office, Workshop
 - Floor: Tile, Vinyl
 - Appliances: Dishwasher, Double Oven, Disposal, Gas Cooktop, Hot Water Circulator, Range Hood, Trash Compactor, Water Heater
 - Other Interior Features: Bar, Granite Counters, In-Law Floorplan, Open Floorplan, Recessed Lighting, Storage
-

Exterior

- Lot Features: Horse Property, Lot Over 40000 Sqft, Rectangular Lot, Ranch
 - Fencing: Wood, Wrought Iron
 - Sewer: Conventional Septic
 - Other Exterior Features: Barbecue Private, Corral, Stable
-

Annual Expenses

- Total Operating Expense: \$28,800
- Electric: \$5,600.00
- Gas: \$1,800
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01904376
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,000	\$2,000	\$2,250
2:	1	5	3	3	Unfurnished	\$0	\$0	\$3,500

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%
- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0438012290000

Michael Lembeck

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

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4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC24063805

Printed: 05/26/2024 9:53:05 AM

Closed • Duplex

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

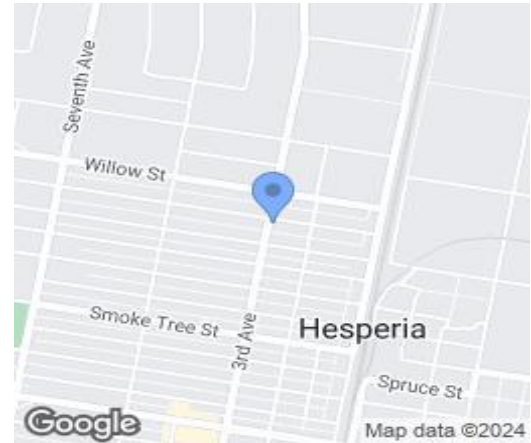
9891 3rd Ave • Hesperia 92345

15 days on the market

2 units • **\$250,000/unit** • **1,768 sqft** • **9,000 sqft lot** • **\$282.80/sqft** •
Built in 1984

Listing ID: IG24043072

From 15 freeway take Main St. Exit then go east to 3rd ave then turn left. Subject property is located on the corner of 3rd. Ave and Vine St.



2 Homes in corner lot. Perfect for first time home buyers, live in one and rent the other. Investors opportunity this is the property you are looking for. These 2 homes are in good condition. Conveniently located near Hesperia City Hall, Movie Theater. Restaurants, THIS IS AN EXCELLENT OPPORTUNITY.

Facts & Features

- Sold On 05/23/2024
- Original List Price of \$529,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- \$394 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 2 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: 01906058
- 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	\$1,800	\$1,800	\$1,900
2:	1	2	2	2	Unfurnished	\$1,500	\$1,800	\$1,900

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
- Buyer Agency Compensation: 2%
- HSP - Hesperia area
- San Bernardino County

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