

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	SB22228813	S	12455 Norton AVE	CH	681	TRUS	2	\$3,450		\$840,500 	\$424.92	1978	1954/ASR	36,626/0.8408	N	4	05/26/23	169/169
2	TR23032296	S	13191 Mckinley AVE	CH	681	TRUS	2	\$56,900		\$1,422,500 	\$764.78	1860	1953/ASR	66,465/1.5258	N	2	05/24/23	41/41
3	HD23027674	S	515 Clark ST #2	BSTW	BSTW	STD	2	\$0		\$125,000 	\$125.00	1000	1925/PUB	3,500/0.0803	N	0	05/22/23	70/70
4	EV23054379	S	1446 N Lugo AVE	SB	274	STD	3	\$40,800		\$582,000 	\$341.55	1704	1950/ASR	7,750/0.1779	N	3	05/22/23	10/10
5	CV23032775	S	120 W Fredricks ST	BSTW	BSTW	STD	3	\$0		\$296,500 	\$167.14	1774	1927/ASR	7,500/0.1722	N	0	05/23/23	55/160

Closed • Duplex

List / Sold: **\$987,000/\$840,500** ↓

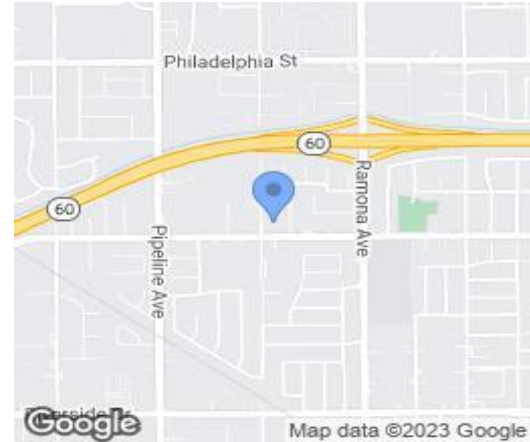
12455 Norton Ave • Chino 91710

169 days on the market

2 units • **\$493,500/unit** • **1,978 sqft** • **36,626 sqft lot** • **\$424.92/sqft** •
Built in 1954

Listing ID: SB22228813

Norton Ave. and Walnut Ave.



Excellent opportunity to own two detached homes situated on a large flat 36,626 Sq. Ft. lot, with plenty of possibilities. Each single-level residence has its own address and entrance: 12455 Norton Ave., Chino and 4330 Walnut Ave., Chino. Use now as an income-producing property, and develop later, both include two bedrooms and one full bath, plus a living room and kitchen. This property is in a newer conforming neighborhood and conveniently located to freeways, schools, parks, shopping and more.

Facts & Features

- Sold On 05/26/2023
- Original List Price of \$987,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Natural Gas, Wall Furnace
- \$553 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$3450 Gross Scheduled Income
- \$3450 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 Range

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$2,479
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,900	\$1,900	\$0
2:	1	2	1	2	Unfurnished	\$1,550	\$1,550	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Trust sale

- 681 - Chino area
- San Bernardino County
- Parcel # 1016201420000

Michael Lembeck

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

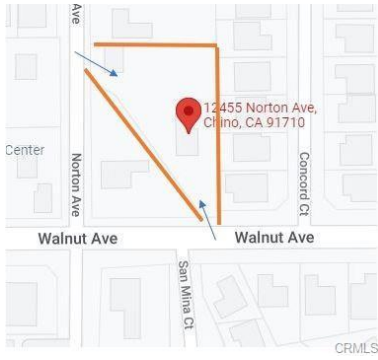
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: SB22228813

Printed: 05/28/2023 7:15:09 AM

Closed • Duplex

List / Sold:

\$1,500,000/\$1,422,500 ↓

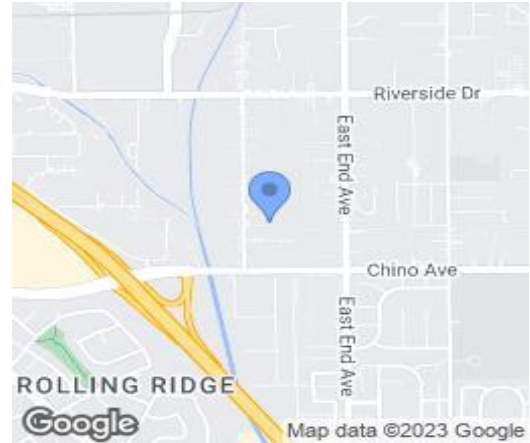
41 days on the market

Listing ID: TR23032296

13191 Mckinley Ave • Chino 91710

**2 units • \$750,000/unit • 1,860 sqft • 66,465 sqft lot • \$764.78/sqft •
Built in 1953**

71 frwy exit Chino Ave go East, left on McKinley



This charming Chino property has two homes on a 1.53 acre lot. Each home offers 2 bedrooms and 1 bathroom with a kitchen and living room. Front unit has a brick fireplace and nice wood wainscoting around the living room. Tiled flooring in kitchen and bathroom. Hardwood flooring in other living areas with carpet in the master bedroom. Second unit provides carpet throughout and is tenant occupied providing rental income. Also includes an oversized garage and a large covered patio. A garden to grow your own crops, 5 animal pens. So much potential here, the sky's the limit. And if this isn't enough it has newer roofs, central A/C, composite patio, Barn, chicken coups, large landscaped front and backyards, curved driveway for front unit and long driveway to back unit or for guests. Too much to list so make this one a must see and start the process in creating additional income. Conveniently located near freeway access and the Chino Spectrum with restaurants, shopping and entertainment. PLEASE DO NOT DISTURB OCCUPANTS!

Facts & Features

- Sold On 05/24/2023
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$795 (Estimated)
- Laundry: In Kitchen
- \$56900 Gross Scheduled Income
- \$47740 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Garden, Landscaped, Lawn, Lot Over 40000 Sqft, Rectangular Lot, Ranch, Yard
- Fencing: Chain Link
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$9,160
- Electric: \$3,960.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01729574
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1					
# Of Units With:								
	• Separate Electric: 1				• Drapes:			
	• Gas Meters: 1				• Patio:			

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- 681 - Chino area
- San Bernardino County
- Parcel # 1019291010000

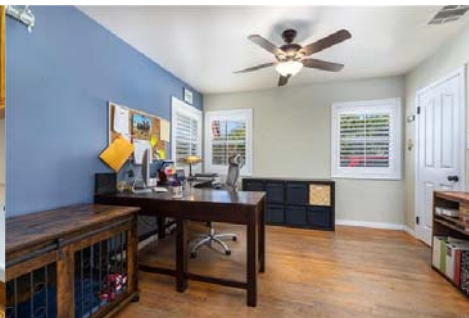
Michael Lembeck

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: TR23032296

Printed: 05/28/2023 7:15:12 AM

Closed • Duplex

List / Sold: **\$150,000/\$125,000** ↓

515 Clark St # 2 • Barstow 92311

70 days on the market

2 units • \$75,000/unit • 1,000 sqft • 3,500 sqft lot • \$125.00/sqft • Built in 1925

Listing ID: HD23027674

I15 to Barstow north to E. Main St east to N 5th St north to Clark St. Property accessed from the alley.



Substantial price adjustment to this manageable Barstow duplex with great upside potential. Comprised of a large studio unit and a 2 bedroom/1bathroom unit, this property is in need of renovation and would be a wonderful candidate for a full rehab. Property is currently unoccupied and boarded up, allowing the new owner unfettered access to both units in order to facilitate any needed repairs. Drive by or contact Listing Agent for access. This is a terrific opportunity to get into the multi family investment space at an extremely low price and it may not present itself again.

Facts & Features

- Sold On 05/22/2023
- Original List Price of \$170,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Heat Pump
- \$148 (Estimated)
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Level, No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00851704
- 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	3	0	0	Unfurnished	\$0	\$0	\$1,200
# Of Units With:								
• Separate Electric: 1					• Drapes:			
• Gas Meters: 2					• Patio:			
• Water Meters: 1					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

Additional Information

- Standard sale
- BSTW - Barstow area

- San Bernardino County
- Parcel # 0181082110000

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 • **Triplex**

List / Sold: **\$559,900/\$582,000** ↑

1446 N Lugo Ave • San Bernardino 92404

10 days on the market

3 units • **\$186,633/unit** • **1,704 sqft** • **7,750 sqft lot** • **\$341.55/sqft** •
Built in 1950

Listing ID: EV23054379

South of E 15th st and East of N Sierra way



WELCOME TO DON LUGO AVE! YOU DON'T WANT TO MISS THIS TRIPLEX IN THE HEART OF SAN BERNARDINO. WELL- KEPT WITH A GREAT LAY-OUT THIS MULTIFAMILY PROPERTY OFFERS A FRONT UNIT WITH 2 BEDROOMS & 1 BATHROOM, A SECOND UNIT OFFERING 1 BEDROOM & 1 BATHROOM AND A FINAL IDENTICAL UNIT OFFERING 1 BEDROOM & 1 BATHROOM. ADDITIONALLY THIS TRIPLEX OFFERS A DETACHED 3 CAR GARAGE, PERFECT FOR GARAGE PURPOSES, STORAGE OR A POTENTIAL ADU TO MAKE A 4TH UNIT! WITH PLENTY OF DRIVEWAY PARKING INSIDE UNIT CURRENT TENANTS ARE USING THE GARAGE AS STORAGE. EACH UNIT OFFERS ITS OWN PRIVACY FOR ANY FAMILY TO ENJOY. RECENTLY PAINTED ON THE OUTSIDE, GOOD CONDITION INSIDE HAVE KEPT TENANTS CONTENT. PERFECT FOR INVESTORS WHO DONT WANT TO PUT IN WORK AND SIMPLY COLLECT RENT, ALSO PERFECT FOR BUYER WHO WANT TO LIVE IN ONE UNIT AND RENT OUT THE OTHER 2!! BUYERS KEEP IN MIND THE TWO BACK UNITS (1 BED, 1BATH EACH) WILL BE DELIVERED WITH NO TENANTS! SO YOU CAN EITHER FIND NEW TENANTS AT YOUR DESIRED MONTHLY RENT, OR MOVE IN YOURSELF AND RENT THE OTHER 2 UNITS. THIS AREA IS ONLY GETTING BETTER AND AS THE CITY OF SAN BERNARDINO CONTINUES DEVELOP MORE BUSINESS OPPORTUNITIES RENTS ARE ONLY CONTINUING TO GET BETTER! CENTRALLY LOCATED NEAR MAJOR FREEWAYS, GROCERIES & EVERYTHING NEEDED FOR ANY FAMILY THIS INCOME PRODUCING PROPERTY IS ONE OF A KIND! COME AND SEE THIS PROPERTY IN PERSON TO TRULY APPRECIATE WHAT IT HAS TO OFFER!

Facts & Features

- Sold On 05/22/2023
- Original List Price of \$559,900
- 1 Buildings
- 3 Total parking spaces
- \$764 (Estimated)
- Laundry: Washer Hookup
- \$40800 Gross Scheduled Income
- \$37920 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,880
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$816
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,064
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,480	\$1,480	\$1,600
2:	1	1	1	1	Unfurnished	\$960	\$960	\$1,150
3:	1	1	1	1	Unfurnished	\$960	\$960	\$1,150

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 3

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0146171220000

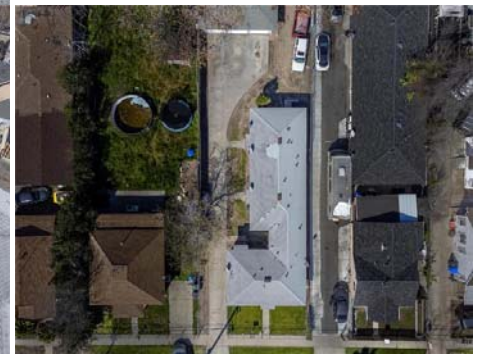
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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: EV23054379

Printed: 05/28/2023 7:15:13 AM

Closed • **Triplex**

List / Sold: **\$299,900/\$296,500** ↓

120 W Fredricks St • Barstow 92311

55 days on the market

3 units • **\$99,967/unit** • **1,774 sqft** • **7,500 sqft lot** • **\$167.14/sqft** •
Built in 1927

Listing ID: CV23032775

Fwy15 to Barstow Rd, go North to fredricks West to PIQ on the left side



Great multi-family apartment. 3-plex apartment plus a large office shed which can be converted to an extra living space. You can live in one and rent the other 2 units. Close to Hospital, shopping center and schools. Minutes away from Lenwood Outlet. This property is great for buyer who wanted to start their own investment property or investors looking for another property to add to their investment portfolio.

Facts & Features

- Sold On 05/23/2023
- Original List Price of \$329,888
- 4 Buildings
- Levels: Two
- 0 Total parking spaces
- \$270 (Estimated)
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01902736
- 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	0	Unfurnished	\$1,300	\$1,300	\$1,350
2:	1	1	1	0	Unfurnished	\$900	\$950	\$950
3:	1	1	1	0	Unfurnished	\$800	\$950	\$950

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
- BSTW - Barstow area
- San Bernardino County

• Parcel # 0181141070000

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: CV23032775

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