

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	EV22063999	S	9088 Date ST	FONT	264	STD,TRUS	2	\$0		\$621,000 	\$336.77	1844	1927/ASR	14,625/0.3357	N	2	05/23/22	20/20
2	CV22061103	S	12785 Ross Ave AVE	CH	681	STD	2	\$31,200		\$850,000 	\$442.71	1920	1957/ASR	19,200/0.4408	N	2	05/25/22	24/24
3	CV22048378	S	301 Mary Anne AVE	BSTW	BSTW	PRO	2	\$1,320		\$150,000 	\$107.14	1400	1953/ASR	6,327/0.1452	N	2	05/23/22	12/12
4	IV22070802	S	7259 Murray LN	YCCV	DC531	REO,AUC	2	\$0		\$324,000 	\$189.47	1710	2004/ASR	6,466/0.1484	N	2	05/26/22	12/23
5	JT22092203	S	6643 Desert Queen AVE	29P	DC726	STD	2	\$0		\$345,000 	\$215.62	1600	2008/ASR	7,200/0.1653	N	0	05/25/22	8/8
6	EV22080649	S	35049 Cedar AVE #3	YUCP	269	TRUS	3	\$3,000		\$661,000 	\$302.66	2184	1973/ASR	7,500/0.1722	N	2	05/28/22	4/4
7	IV22070710	S	8925 Juniper AVE	FONT	264	STD	4	\$54,300		\$895,000 	\$339.66	2635	1946/PUB	21,300/0.489	N	0	05/24/22	19/19
8	QC22046598	S	35835 Santa Maria ST	YUCP	269	TRUS	4	\$77,280		\$1,280,000 	\$240.92	5313	1987/ASR	35,090/0.8056	N	11	05/26/22	25/25
9	TR22066176	S	6956 Dwight WAY	SB	274	STD	4	\$42,400		\$700,000 	\$217.66	3216	1964/ASR	9,500/0.2181	N	0	05/23/22	21/21
10	CV22084887	S	501 W 4th ST	ONT	686	STD	4	\$5,350		\$1,200,000	\$349.04	3438	1953/ASR	16,852/0.3869	N	4	05/27/22	0/0
11	TR22067919	S	1209 W 4th ST	ONT	686	STD	4	\$69,550		\$1,290,000	\$363.18	3552	1962/ASR	7,200/0.1653	N	4	05/23/22	13/13
12	PW22004019	S	2387 Sepulveda AVE	SB	274	STD	5	\$60,360	5	\$837,000 	\$181.40	4614	1958/ASR	12,927/0.2968	N	0	05/27/22	92/92

Closed • Single Family Residence

List / Sold: **\$619,900/\$621,000** ↑

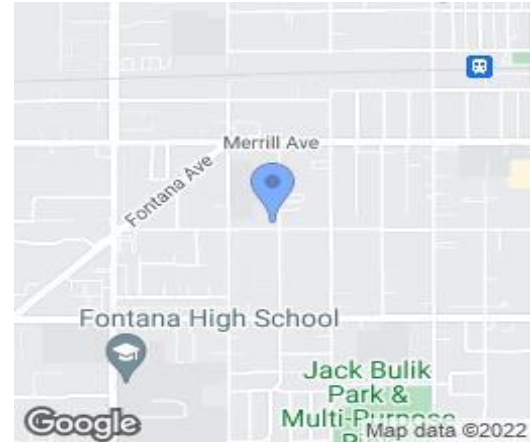
9088 Date St • Fontana 92335

20 days on the market

2 units • \$309,950/unit • 1,844 sqft • 14,625 sqft lot • \$336.77/sqft • Built in 1927

Listing ID: EV22063999

From Citrus -east on Merrill to Date and south to property. On corner of Athol



2 homes on a spacious fenced corner lot - 3 bedroom main house says built @ 1954 has a family room, living room with fireplace service-porch/laundry room. kitchen and bathroom as well as dining area. Original 1 bedroom house has a spacious living room, bedroom and kitchen area as well as indoor laundry. There is a detached garage that has a shower and sink used for storage currently. A possible ADU or lot is very large and may accommodate another ADU or unit -check with City. Fully fenced and concrete circular driveway. Shopping and Freeway access nearby. The houses have separate gas and electric meters. One water and sewer connection for both and is on one bill. Lots of possibilities for Family compound, rental income, live in one and rent the other.

Facts & Features

- Sold On 05/23/2022
- Original List Price of \$619,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$481 (Estimated)
- Laundry: Individual Room, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Living Room, Main Floor Bedroom
- Floor: Carpet

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft, Level
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01841615
- 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	1	2	Unfurnished	\$0	\$0	\$2,400
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,200

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard, Trust sale

- 264 - Fontana area
- San Bernardino County
- Parcel # 0193051130000

Michael Lembeck

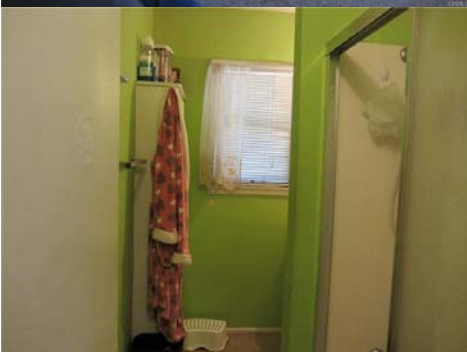
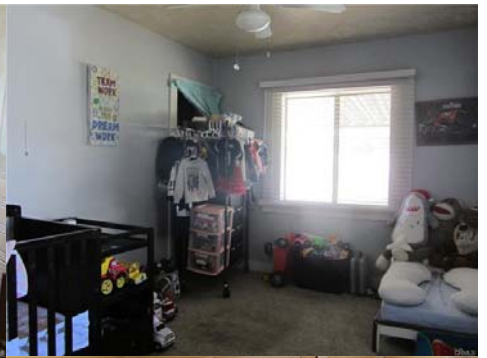
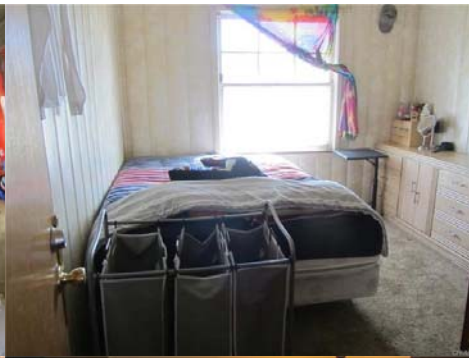
State License #: 01019397
Cell Phone: 714-742-3700

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: EV22063999

Printed: 05/29/2022 1:22:02 PM

Closed •

List / Sold: **\$729,000/\$850,000** ↑

12785 Ross Ave Ave • Chino 91710

24 days on the market

**2 units • \$364,500/unit • 1,920 sqft • 19,200 sqft lot • \$442.71/sqft •
Built in 1957**

Listing ID: CV22061103

Major Cross Streets Walnut Ave & Riverside Dr



2 Units on Large Lot!!!HORSE PROPERTY! Front unit has been beautifully renovated, It features 2 Bedrooms, 1 Bath, 1 Car garage attached. Wood Laminate Flooring throughout the entire unit. Kitchen Features, Gas Stove, Laundry Hook Up, Private Gated Yard. The 2nd Unit needs TLC, it features the same floor plan as the first unit. Lot has enough space to build an ADU! Make it three units.. Close to 60 Fwy, Public Transportation, Schools, Shopping & much more. Don't sleep on this one, it won't be here for long.

Facts & Features

- Sold On 05/25/2022
- Original List Price of \$729,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Inside
- \$31200 Gross Scheduled Income
- \$31200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,040
- Electric: \$250.00
- Gas: \$110
- Furniture Replacement:
- Trash: \$110
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$110
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,100
2:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$2,100

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
- 681 - Chino area

Michael Lembeck

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV22061103

Printed: 05/29/2022 1:22:03 PM

Closed • Duplex

List / Sold: **\$174,900/\$150,000** ↓

301 Mary Anne Ave • Barstow 92311

12 days on the market

2 units • **\$87,450/unit** • **1,400 sqft** • **6,327 sqft lot** • **\$107.14/sqft** •
Built in 1953

Listing ID: CV22048378

(E) 7th (S) Main



Great Investment opportunity! This is a 2-unit property on a single building, which sits on a corner lot and very spacious. Each unit features 2 bedrooms, 1 bath, living room and kitchen. Units have tile flooring in Kitchen, Living room, bathroom, bedrooms and hallways. Units need some TLC and some cosmetic work. Now for the exterior, the property features separate main street entrances for each unit, they have front yard, side yard, back yard and also share a 2 car garage. Come and see this great investment opportunity. Live in one and rent the other.

Facts & Features

- Sold On 05/23/2022
- Original List Price of \$174,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$100 (Assessor)
- \$1320 Gross Scheduled Income
- \$150 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Tile
- Appliances: Free-Standing Range
- Other Interior Features: Formica Counters

Exterior

- Lot Features: Back Yard, Corner Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$1,630
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$320
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$590
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$600	\$600	\$0
2:	1	2	1	1	Unfurnished	\$850	\$850	\$0

Of Units With:

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

- Disposal:

Additional Information

- Probate Listing sale
- BSTW - Barstow area
- San Bernardino County
- Parcel # 0181323090000

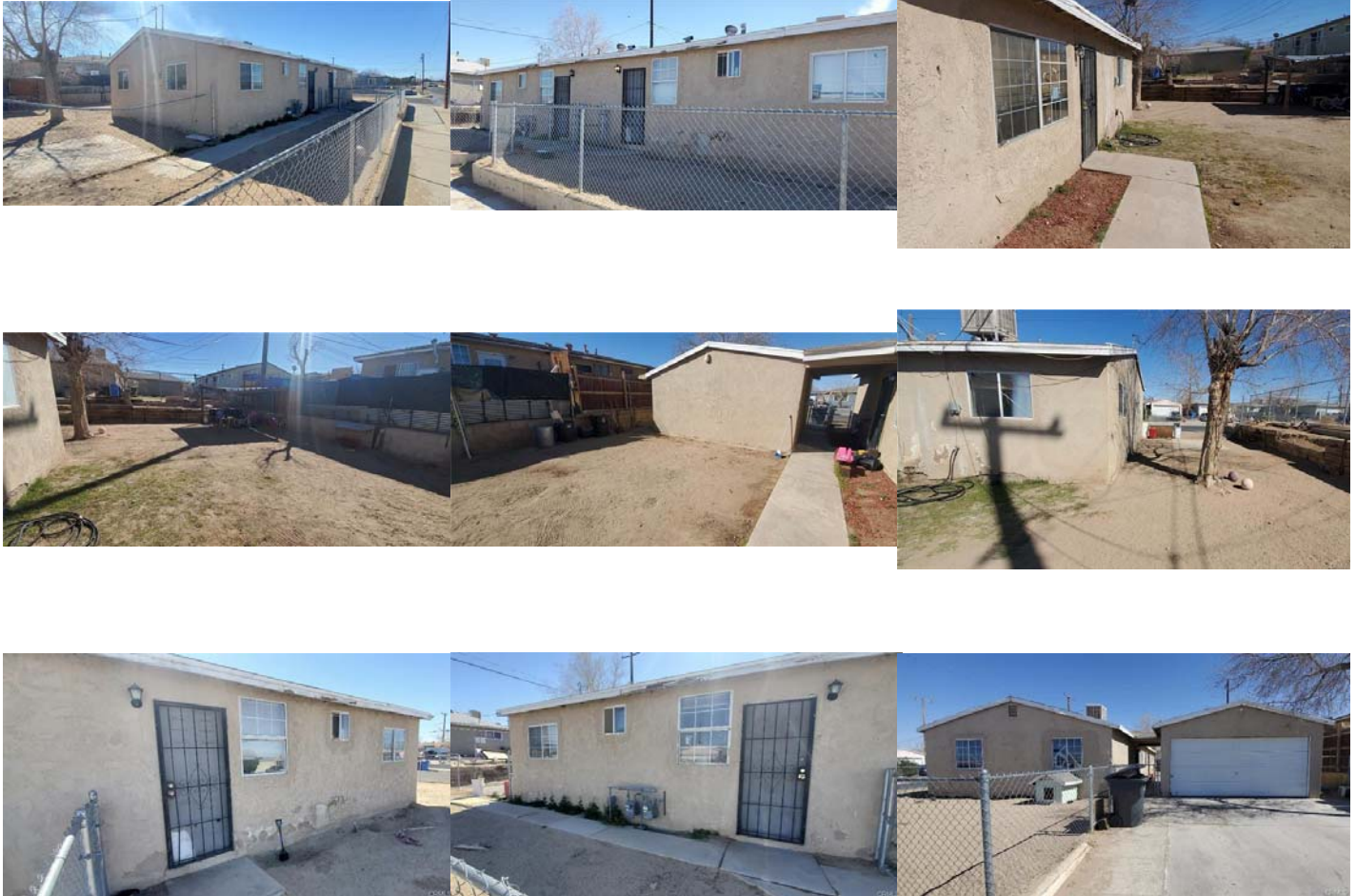
Michael Lembeck

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: CV22048378

Printed: 05/29/2022 1:22:04 PM

Closed • Duplex

List / Sold: **\$299,800/\$324,000** ↑

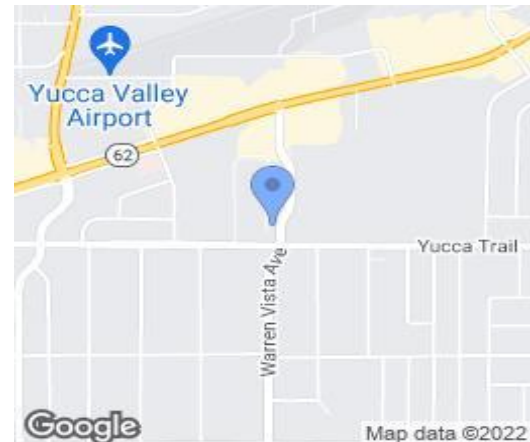
7259 Murray Ln • Yucca Valley 92284

12 days on the market

2 units • \$149,900/unit • 1,710 sqft • 6,466 sqft lot • \$189.47/sqft • Built in 2004

Listing ID: IV22070802

from left onto Pueblo Trail, Turn right onto Lucerne Vista Ave



Investment opportunity in Yucca Valley, CA. Subject property shows as a duplex built in 2004. Opportunity awaits those that move fast on this one. This is a great opportunity to put your finishing touches on this gem. Don't miss this unique chance to say "hello" to your new dream getaway! All potential buyers are asked to check with City, County, Zoning, Tax, and other records to determine all details on this property listed above to their satisfaction. This is an AS-IS REO property.

Facts & Features

- Sold On 05/26/2022
- Original List Price of \$299,800
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$3,650 (Estimated)
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Irregular Lot
- Sewer: Unknown

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:	1	2	2	1	Unfurnished	\$0	\$0	\$0
2:	1	2	2	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Real Estate Owned, Auction sale
- DC531 - Central East area
- San Bernardino County
- Parcel # 0595282280000

Michael Lembeck

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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:** IV22070802

Printed: 05/29/2022 1:22:04 PM

Closed • Duplex

List / Sold: **\$295,000/\$345,000** ↑

6643 Desert Queen Ave • 29 Palms 92277

8 days on the market

**2 units • \$147,500/unit • 1,600 sqft • 7,200 sqft lot • \$215.62/sqft •
Built in 2008**

Listing ID: JT22092203

Take Hwy 62 East to Desert Queen. Make a right and head South. Duplex is just past Cactus Dr on the left. Do not enter upon property. Drive by only!



Delightful Duplex! This is the investment property that you have been searching for! Live in one side and the other is rented! Both units are two bedroom and one full bath. Attractive easy care flooring is installed throughout. Additional storage closet in each Living Room. Stackable washers and dryers in each unit. Dishwasher, gas range, microwave over stove, plus refrigerator can be found in each. Both are furnished, and receive premium rents. Forced heating and air conditioning will keep your tenants comfortable all year long! Tenants pay all utilities except for water. Private courtyards and separate carports for each. Each unit also has a fenced enclosed side and backyard. Tankless water heaters are a plus! Located just .25 miles, only a couple of blocks, from the new Freedom Plaza and what is to be the new location of the National Park Visitor's Center in Downtown 29 Palms! Local area restaurants and shops are all within walking distance! Call an Agent for more details! This will not last long! Do Not Enter Upon Property. Call an Agent for Details!

Facts & Features

- Sold On 05/25/2022
- Original List Price of \$295,000
- 1 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$2,343 (Estimated)
- Laundry: Inside, Stackable
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Gas Range, Microwave

Exterior

- Lot Features: Level
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01294640
- 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	Furnished	\$1,400	\$1,400	\$0
2:	1	2	1	0	Furnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- DC726 - Four Corners area
- San Bernardino County
- Parcel # 0617095060000

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 • **Single Family Residence**

List / Sold: **\$675,000/\$661,000** ↓

35049 Cedar Ave # 3 • Yucaipa 92399

4 days on the market

3 units • \$225,000/unit • 2,184 sqft • 7,500 sqft lot • \$302.66/sqft • Built in 1973

Listing ID: EV22080649

Bryant St to Cedar Ave.



Great opportunity to own a investment property. This two story has two units on lower level and one on upper. Each unit has 2 bedroom 1 bath. Community Laundry room, covered parking and a garage! Just a few streets over from Yucaipa Blvd!

Facts & Features

- Sold On 05/28/2022
- Original List Price of \$675,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$2,617 (Estimated)
- Laundry: Community
- \$3000 Gross Scheduled Income
- \$3000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$740
- Electric: \$200.00
- Gas: \$20
- Furniture Replacement:
- Trash: \$136
- Cable TV: 01996796
- Gardener:
- Licenses:
- Insurance: \$1,853
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1					

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- 269 - Yucaipa/Calimesa area
- San Bernardino County
- Parcel # 0303251170000

Michael Lembeck

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: EV22080649

Printed: 05/29/2022 1:22:12 PM

Closed •

List / Sold: **\$869,900/\$895,000** ↑

8925 Juniper Ave • Fontana 92335

19 days on the market

**4 units • \$217,475/unit • 2,635 sqft • 21,300 sqft lot • \$339.66/sqft •
Built in 1946**

Listing ID: IV22070710

North of 10Fwy, East of Sierra



Super location in the heart of Fontana downtown. This is a great investment opportunity with commercial zone (C-2). Great for commercial development with various possibilities and uses. 4 units total. Two 2 bedrooms 1 bath and Two 1 bedroom 1 bath. Property is gated with 8 parking spaces, green area and well maintained. a big portion of the lot is not being used (limit with Chaffey College bring your imagination and make it produce income (mobile homes? Maybe) Close to Schools, transportation, shopping, parks and easy access to 10 freeway. This is a great opportunity!

Facts & Features

- Sold On 05/24/2022
- Original List Price of \$869,900
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- \$8,523 (Assessor)
- Laundry: Common Area
- \$54300 Gross Scheduled Income
- \$41370 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$4,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,900
- 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:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$1,700
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,150
3:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$1,250
4:	1	1	0	0	Unfurnished	\$880	\$880	\$1,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 264 - Fontana area
- San Bernardino County
- Parcel # 0193131420000

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: IV22070710

Printed: 05/29/2022 1:22:12 PM

Closed • **Quadruplex**

List / Sold:

\$1,310,000/\$1,280,000 ↓

25 days on the market

Listing ID: OC22046598

35835 Santa Maria St • Yucaipa 92399

4 units • **\$327,500/unit** • **5,313 sqft** • **35,090 sqft lot** • **\$240.92/sqft** •
Built in 1987

Country Line/ Fremont /Country Creek/Suncreek/Santa Maria



Great location in residential neighborhood. The main house is a 3 Bedroom, 2 Bath single level home w/a family room and bonus room off the garage. Spacious rooms with lots of character. There is an enclosed porch and private yard w/ an attached garage. Towards the rear of the property are 3 attached units. One is a single level (2/1) and the other two are 3 bedroom townhouse style. They all have 2 car attached garages with laundry hook ups, private patios plus a large grassy area behind them and to the side. There is also RV parking, guest parking and a 3 car detached garage on the property. There is SO MUCH potential here!

Facts & Features

- Sold On 05/26/2022
- Original List Price of \$1,285,000
- 3 Buildings
- 11 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,852 (Estimated)
- Laundry: Individual Room, Inside
- \$77280 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom, Main Floor Master Bedroom, See Remarks
- Floor: Carpet
- Appliances: Gas Cooktop

Exterior

- Lot Features: Lot 20000-39999 Sqft, Yard
- Sewer: Private Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- 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	2	Unfurnished	\$2,295	\$2,295	\$3,000
2:	1	3	2	2	Unfurnished	\$1,495	\$1,495	\$1,650
3:	1	3	2	2	Unfurnished	\$1,200	\$1,200	\$2,100
4:	1	2	1	2	Unfurnished	\$1,450	\$1,450	\$1,850

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio: 4
- Ranges: 4

- Carpet: 4
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- 269 - Yucaipa/Calimesa area
- San Bernardino County
- Parcel # 1242232230000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

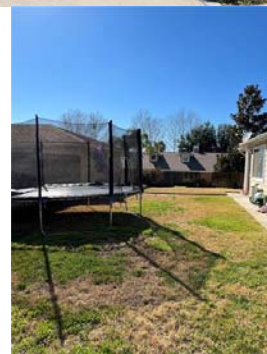
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold: **\$715,000/\$700,000** ↓

6956 Dwight Way • San Bernardino 92404

21 days on the market

4 units • **\$178,750/unit** • **3,216 sqft** • **9,500 sqft lot** • **\$217.66/sqft** •
Built in 1964

Listing ID: TR22066176

Pacific and Dwight



Facts & Features

- Sold On 05/23/2022
- Original List Price of \$715,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$5,205 (Estimated)
- Laundry: Common Area
- \$42400 Gross Scheduled Income
- \$34700 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense: \$2,000
- Other Expense Description: gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	0	Unfurnished	\$863	\$3,450	\$3,450

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0273131480000

Michael Lembeck

Re/Max Property Connection

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

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

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CUSTOMER FULL: Residential Income LISTING ID: TR22066176

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Closed •

List / Sold: **\$1,200,000/\$1,200,000**

501 W 4th St • Ontario 91762

0 days on the market

**4 units • \$300,000/unit • 3,438 sqft • 16,852 sqft lot • \$349.04/sqft •
Built in 1953**

Listing ID: CV22084887

West of Euclid / South of 4th



Facts & Features

- Sold On 05/27/2022
- Original List Price of \$1,200,000
- 2 Buildings
- 12 Total parking spaces
- \$3,153 (Estimated)
- Laundry: Individual Room, Inside
- \$5350 Gross Scheduled Income
- \$4338 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 00978029
- Gardener:
- Licenses:
- Insurance: \$300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$230
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,177	\$1,177	\$1,650
2:	1	1	1	1	Unfurnished	\$1,177	\$1,177	\$1,650
3:	1	2	1	1	Unfurnished	\$1,435	\$1,435	\$1,900
4:	1	2	1	1	Unfurnished	\$1,540	\$1,540	\$1,900

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 8

Additional Information

- Standard sale
- 686 - Ontario area
- San Bernardino County
- Parcel # 1048021410000

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: CV22084887

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Closed • **Quadruplex**

List / Sold: **\$1,290,000/\$1,290,000**

1209 W 4th St • Ontario 91762

13 days on the market

**4 units • \$322,500/unit • 3,552 sqft • 7,200 sqft lot • \$363.18/sqft •
Built in 1962**

Listing ID: TR22067919

W/ Mountain Ave



Great investment opportunity to own a Fourplex !! . All of the units with two bedrooms, two bathrooms and each unit with a single car garage. Three of the units with remodeled kitchens, and new garage doors. Laundry room located at rear of units. Don't miss this opportunity. Units near school, shopping centers, restaurants and freeway.

Facts & Features

- Sold On 05/23/2022
- Original List Price of \$1,290,000
- 1 Buildings
- 4 Total parking spaces
- \$9,432 (Estimated)
- Laundry: Individual Room
- \$69550 Gross Scheduled Income
- \$60830 Net Operating Income
- 4 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,832
- Electric: \$312.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 01333814
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,240
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,465	\$1,465	\$2,200
2:	1	2	2	1	Unfurnished	\$1,390	\$1,390	\$2,200
3:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$2,200
4:	1	2	2	1	Unfurnished	\$1,390	\$1,390	\$2,200

Of Units With:

- Separate Electric: 4
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 686 - Ontario area

- San Bernardino County
- Parcel # 1010131470000

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 • **Apartment**

List / Sold: **\$925,000/\$837,000** ↓

2387 Sepulveda Ave • San Bernardino 92404

92 days on the market

5 units • **\$185,000/unit** • **4,614 sqft** • **12,927 sqft lot** • **\$181.40/sqft** •
Built in 1958

Listing ID: PW22004019

East Highland Ave then turn North onto Sepulveda Avenue



We're pleased to present you this great investment opportunity... a 5 unit gated apartment complex located near public transportation, the 210 & 215 freeways, walking distance to shopping and restaurants. All 5 units are 2 bedrooms, 1 bathroom with great upside rent potential. All the kitchens were recently updated. Each unit has indoor laundry and its very own separate patio. Why buy 4 units, when for a similar price point, you can get 5 units! All units are fully rented with long term tenants. Hurry, this opportunity won't last!

Facts & Features

- Sold On 05/27/2022
- Original List Price of \$925,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- 5 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$793 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 5
- \$60360 Gross Scheduled Income
- \$48878 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,668
- Electric: \$2,544.00
- Gas: \$408
- Furniture Replacement: \$0
- Trash: \$216
- Cable TV: 02059058
- Gardener:
- Licenses: 105
- Insurance: \$2,231
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$240
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$963	\$963	\$1,500
2:	1	2	1	0	Unfurnished	\$1,070	\$1,070	\$1,500
3:	1	2	1	0	Unfurnished	\$1,017	\$1,017	\$1,500
4:	1	2	1	0	Unfurnished	\$963	\$963	\$1,500
5:	1	2	1	0	Unfurnished	\$1,017	\$1,017	\$1,500

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Drapes:
- Patio: 5

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

- Ranges:
- Refrigerator:
- Wall AC: 5

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0150261090000

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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