

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	Grg Spcs	Date	DOM/CDOM
1	EV21021910	S	34954 349 Beech AVE #2	YUCP	269	STD	2	\$2,850		\$463,000	\$243.68	1900	1945/ASR	11,250/0.2583	1	05/26/21	13/13
2	EV21044852	S	33574 Washington DR	YUCP	269	STD	2	\$42,000	6	\$615,000	\$246.49	2495	1949/ASR	108,900/2.5	0	05/24/21	32/32
3	EV21029100	S	839 N K ST	SB	274	REO	2	\$0		\$310,000	\$189.02	1640	1915/ASR	7,250/0.1664	0	05/25/21	31/31
4	DW21022376	S	932 Perris ST	SB	274	STD	2	\$23,400		\$370,000	\$222.36	1664	1959/ASR	7,490/0.1719	1	05/24/21	19/19
5	CV21085524	S	1081 E Nocta ST	ONT	686	STD	2	\$0		\$550,000	\$493.72	1114	1924/ASR	6,192/0.1421	2	05/26/21	15/15
6	CV21008002	S	10324 103 25th ST	RCUC	688	STD	2	\$0		\$765,000	\$332.61	2300	1977/ASR	6,250/0.1435	2	05/24/21	27/27
7	IV21067777	S	447 N 12th AVE	UPL	690	STD	2	\$0		\$613,900	\$415.92	1476	1924/ASR	7,102/0.163	0	05/24/21	16/16
8	JT21073902	S	7375 Dumosa AVE	YCCV	DC531	STD	2	\$19,740		\$260,000	\$152.94	1700	1977/ASR	18,731/0.43	2	05/24/21	14/14
9	533416	S	13523 Yakima RD	APPV		STD	3	\$0		\$430,000	\$140.61	3058	1978	22,000/0.5	3	05/27/21	19/19
10	CV20094584	S	8403 Mulberry AVE	FONT	264	STD	3	\$39,000		\$945,000	\$474.40	1992	1952/ASR	104,108/2.39	1	05/28/21	250/250
11	IV21053723	S	20345 Thunderbird RD	APPV	APPV	STD	3	\$35,106		\$495,000	\$183.54	2697	1974/ASR	17,040/0.3912	0	05/25/21	14/14
12	CV21071525	S	10341 Vernon AVE	MCLR	685	TRUS	4	\$0		\$1,248,000	\$264.41	4720	1938/ASR	32,438/0.7447	8	05/24/21	3/3

Closed •

List / Sold: **\$479,900/\$463,000** ↑

34954 34952 Beech Ave # 2 • Yucaipa 92399

13 days on the market

2 units • \$239,950/unit • 1,900 sqft • 11,250 sqft lot • \$243.68/sqft • Built in 1945

Listing ID: EV21021910

Between 1st and 2nd



Quiet and great neighborhood .2 units with separate addresses and rear unit has its own separate access. There is plenty of parking for front and rear units .Separate Elect meters ,large front yard with grass, very large pool size back yard. Both units show well, back unit has been partially remodeled and plenty of room to add on to, to become a 2 bedroom back unit has its own private patio and parking area. Front house IS A 3 BD AND a 2 bath. Great area close to uptown. ,new concrete driveway.Laundry room and Patio to add a separate R V parking area. Shown By appointment only , \$2700 mo income

Facts & Features

- Sold On 05/26/2021
- Original List Price of \$449,000
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup
- \$2850 Gross Scheduled Income
- \$2500 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$310
- Cable TV: 00854895
- Gardener:
- Licenses:
- Insurance: \$875
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,000	\$2,000	\$0
2:	1	1	1	0	Unfurnished	\$850	\$850	\$0

Of Units With:

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

Additional Information

- Standard sale
- 269 - Yucaipa/Calimesa area
- San Bernardino County

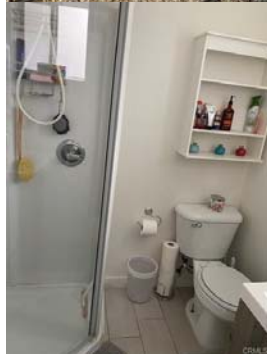
Michael Lembeck

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: EV21021910

Printed: 05/30/2021 7:43:07 PM

Closed • **Single Family Residence**

List / Sold: **\$590,000/\$615,000** ↑

33574 Washington Dr • Yucaipa 92399

32 days on the market

2 units • **\$295,000/unit** • **2,495 sqft** • **108,900 sqft lot** • **\$246.49/sqft** • **Built in 1949**

Listing ID: EV21044852

From 10 frwy exit Oak Glen Rd, north to Ave E right to ninth left TURNS into Washington



Two on a lot, View property, 2.5 acres, zoned Equestrian in the heart of Yucaipa...Powerful combination. Subject property consists of two SFR's, one is 2/1, 1307 sq ft and the other is 3/1, 1188 sq ft, set back nicely from the street with motorized auto gate and fully fenced. Much of the lot is flat and buildable. City says room to build more units and will allow up to 9 horses (buyer to verify all aspects) The opportunities abound. Each unit is unique and quaint with private laundry. A large storage building with sliding barn door is also present as well as some smaller storage containers, perfect for Landlord supplies. Inground pool is present for the tenants enjoyment. The centralized location in the "mid town hub" offers many advantages, close freeway proximity, shopping, banking, and schools. The recent addition of the Yucaipa Valley Performing Arts Center, renovation of the "Uptown", Civic Events, Education, Community Culture, and much more make this a VERY desirable area to live. Average days on market for lease/rentals in Yucaipa and Calimesa is 6.9 days. Sq. footage of living space is a combined total of both units. Offering an actual cap rate of 6%. Major employers include massive distribution centers, Medical/Hospital, Resorts/Casinos, Tech/Communications and Mountain and Desert Resorts. Residential financing available.

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$590,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- Laundry: Inside
- Cap Rate: 6
- \$42000 Gross Scheduled Income
- \$33120 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Horse Property, Lot Over 40000 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,380
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01922283
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,880
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$1,800
2:	1	3	1	0	Unfurnished	\$1,750	\$1,750	\$1,800

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale

- 269 - Yucaipa/Calimesa area
- San Bernardino County
- Parcel # 0318032140000

Michael Lembeck

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Re/Max Property Connection

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 Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: EV21044852

Printed: 05/30/2021 7:43:12 PM

Closed •

List / Sold: **\$289,900/\$310,000** ↑

839 N K St • San Bernardino 92411

31 days on the market

2 units • \$144,950/unit • 1,640 sqft • 7,250 sqft lot • \$189.02/sqft • Built in 1915

Listing ID: EV21029100

215 Freeway to 5th St Exit/West to J St/North to K St



Great fixer - live in one and rent the other! 2 Single-Family Residents on a lot. Total square foot living space of 1,640, Built-in 1915, .16 acre lot size. Take this blank canvas and make it your dream home! The front house has 3 bedrooms with a fireplace in the living room, 1,188 square feet of living space. The back house is a 1 bedroom, 1 bath a total of 3 rooms with 452 square feet of living space. 2 meters each for gas and electric. All this property needs is your imagination to put a personal touch on it to call it your own.

Facts & Features

- Sold On 05/25/2021
- Original List Price of \$289,900
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Carpet, Laminate
- Appliances: None
- Other Interior Features: Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard
- Security Features: Window Bars
- Fencing: Wire
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01977813
- 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	0	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 0
- Drapes:
- Patio:
- Ranges: 0
- Refrigerator: 0
- Wall AC: 0

Additional Information

• Real Estate Owned sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0139252030000

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold: **\$345,000/\$370,000** ↑

932 Perris St • San Bernardino 92411

19 days on the market

2 units • \$172,500/unit • 1,664 sqft • 7,490 sqft lot • \$222.36/sqft • Built in 1959

Listing ID: DW21022376

W 9th St and J Street



GREAT 1664 SQFT DUPLEX WITH A NICE 7490 LOT, LONG DRIVEWAY 2 BEDROOMS 1 BATH EACH WITH AN ATTACHED SINGLE GARAGE PER UNIT. GREAT FOR INVESTORS OR FOR OWNER OCCUPIED, SUBJECT TO CANCELLATION OF PREVIOUS ESCROW, BUYER DID NOT PERFORM. AGENTS READ PRIVATE REMARKS.

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$345,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- \$23400 Gross Scheduled Income
- \$17035 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,365
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,080
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$950
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$950	\$950	\$1,100
2:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$1,100

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
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0139191150000

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Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$525,000/\$550,000** ↑

1081 E Nocta St • Ontario 91764

15 days on the market

2 units • \$262,500/unit • 1,114 sqft • 6,192 sqft lot • \$493.72/sqft •
Built in 1924

Listing ID: CV21085524

Crossing Streets : E Holt Ave and N Grove Ave



Excellent 2 units' income property in Ontario. Great investment property for investors or first-time homeowners. Live in one, rent the other to pay some of the mortgage. This is well maintained. One unit has 2 bedrooms, 1 bathroom, and the second unit has 1 bedroom and 1 bath. New paint exterior and interior.. New kitchen for both units, faucets, can lights, garbage disposal.. New wall heaters.. New Sod in the front yard, new irrigation system, plants and wood chips along the house, trim trees.. New carpet bedrooms.. Laminate in living rooms and kitchens.. Tile bathrooms.. New appliances in front units.. New garage door.. New roof... units has individual electric and gas meters...

Facts & Features

- Sold On 05/26/2021
- Original List Price of \$525,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Common Area
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526842
- 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	1	Unfurnished	\$0	\$0	\$1,700
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,300

Of Units With:

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

Additional Information

- Standard sale
- 686 - Ontario area
- San Bernardino County

• Parcel # 1048462150000

Michael Lembeck

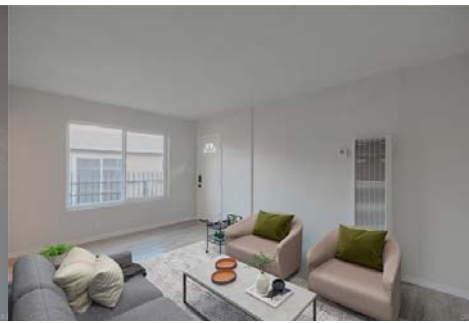
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$770,000/\$765,000** ↓

10324 10316 25th St • Rancho Cucamonga 91730

27 days on the market

2 units • **\$385,000/unit** • **2,300 sqft** • **6,250 sqft lot** • **\$332.61/sqft** •
Built in 1977

Listing ID: CV21008002

S. of Arrow Highway/E. of Archibald



Agents: Take a Look at these Great Homes, with Pride of Ownership some features are updated fresh paint, kitchen Cabinets and Counters, Tile flooring throughout these homes have lots of windows that bring in beautiful light in a great Location of Rancho Cucamonga the main home with 3bd 2ba and the second Home with 3bd 1Ba Perfect for an Extended family or live in one rent out the other, it is "TWO HOUSES" each with there own meters. and services this is a well sought after location of Rancho Cucamonga. Additional this location is near Schools and Shopping in a great family Neighborhood. Please do not disturb Occupants, Thank You.

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$770,000
- 2 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

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	3	2	2	Unfurnished	\$0	\$0	\$2,485
2:	1	3	1	0	Unfurnished	\$0	\$0	\$1,875

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
- 688 - Rancho Cucamonga area

- San Bernardino County
- Parcel # 0209121010000

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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 •

List / Sold: **\$589,000/\$613,900** ↑

447 N 12th Ave • Upland 91786

16 days on the market

2 units • \$294,500/unit • 1,476 sqft • 7,102 sqft lot • \$415.92/sqft • Built in 1924

Listing ID: IV21067777

Arrow Hwy to 12th Ave



Great Duplex property in the highly desirable Upland neighborhood. Live in one house and rent the second home for extra income, the 2 bedroom home is move in ready, fresh paint Interior/Exterior, new durable laminate flooring greets you as you step through the front door, open space kitchen with new counter tops, double pane windows. Second home updated in 2019 w/kitchen cabinets, granite counter tops, laminate flooring and double pane windows. Sold AS-IS. Seller is not willing to do any repairs. Don't let this opportunity slip by, this property will not last! Schedule your viewing today!

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$589,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Wood
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$2,744
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,231
- Cable TV: 01375978
- Gardener:
- Licenses:
- Insurance: \$400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,513
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	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
- 690 - Upland area

- San Bernardino County
- Parcel # 1046471140000

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 •

List / Sold: **\$281,000/\$260,000** ↓

7375 Dumosa Ave • Yucca Valley 92284

14 days on the market

2 units • **\$140,500/unit** • **1,700 sqft** • **.43 acre(s) lot** • **\$152.94/sqft** •
Built in 1977

Listing ID: JT21073902

From Hwy 62 turn south on Dumosa, left on Yucca Trl, right on Dumosa, look for sign on left



Great opportunity to own an income property. Beautiful mature joshua trees grace this property. These well kept two bedroom, 1 bath units have long time tenants. Attached garages! Located in walking distance to shopping & eateries. Hiking or a casual walk right out your door. Joshua Tree National Park is a short drive! Per Town of Yucca Valley, can be short term rentals, Buyer to verify with town. Trash is now paid in tax bill, reflected in annual tax amount.

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$281,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace, Natural Gas
- Laundry: In Garage
- \$19740 Gross Scheduled Income
- \$19288 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet
- Appliances: Electric Oven, Electric Range, Disposal, Gas Water Heater, Range Hood

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard
- Sewer: Conventional Septic, Sewer Assessments

Annual Expenses

- Total Operating Expense: \$4,952
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$230
- Cable TV: 01517134
- Gardener:
- Licenses:
- Insurance: \$1,104
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$164,500	\$1,645	\$2,000

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
- DC531 - Central East area
- San Bernardino County

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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: JT21073902

Printed: 05/30/2021 7:43:20 PM

Closed •

List / Sold: **\$439,000/\$430,000** ↓

13523 Yakima Rd • Apple Valley 92308

19 days on the market

3 units • \$146,333/unit • 3,058 sqft • 22,000 sqft lot • \$140.61/sqft • Built in 1978

Listing ID: 533416

Cross Street: Powhatan Rd..



Great Triplex in the Heart of Apple Valley, Amazing Investment Opportunity! 3 Units in total Unit A. Offers 2 Bed 1.5 Baths, Unit B. Offers 2 Bed 1.5 Baths, Unit C. Offers 3 Bed 2 Baths. One Unit is currently vacant and has been recently updated. Garage spaces for each unit, shared laundry area, and so much more. Don't miss this great investment opportunity. Association Amenities: None Lot Location Type: Standard LocationPAVE Model 14 # of Full Baths: 0 Model 15 # of Full Baths: 0 Model 1 # 1/2 Baths: 0 Model 2 # 1/2 Baths: 0 Model 3 # 1/2 Baths: 0 Model 4 # 1/2 Baths: 0 Model 5 # 1/2 Baths: 0 Model 6 # 1/2 Baths: 0 Model 7 # 1/2 Baths: 0 Model 8 # 1/2 Baths: 0 Model 9 # 1/2 Baths: 0 Model 10 # 1/2 Baths: 0 Model 11 # 1/2 Baths: 0 Model 12 # 1/2 Baths: 0 Model 13 # 1/2 Baths: 0 Model 14 # 1/2 Baths: 0 Model 15 # 1/2 Baths: 0 Model 14 Bedrooms: 0 Model 15 Bedrooms: 0 Model 14 # Of Units: 0 Model 14 # Of Units: 0 Model 1 # 1/4 Baths: 0 Model 2 # 1/4 Baths: 0 Model 3 # 1/4 Baths: 0 Model 4 # 1/4 Baths: 0 Model 5 # 1/4 Baths: 0 Model 6 # 1/4 Baths: 0 Model 7 # 1/4 Baths: 0 Model 8 # 1/4 Baths: 0 Model 9 # 1/4 Baths: 0 Model 10 # 1/4 Baths: 0 Model 11 # 1/4 Baths: 0 Model 12 # 1/4 Baths: 0 Model 13 # 1/4 Baths: 0 Model 14 # 1/4 Baths: 0 Model 15 # 1/4 Baths: 0 Model 14 Rent: 0.00 Model 15 Rent: 0.00 Model 1 SQFT: 0 Model 2 SQFT: 0 Model 3 SQFT: 0 Model 4 SQFT: 0 Model 5 SQFT: 0 Model 6 SQFT: 0 Model 7 SQFT: 0 Model 8 SQFT: 0 Model 9 SQFT: 0 Model 10 SQFT: 0 Model 11 SQFT: 0 Model 12 SQFT: 0 Model 13 SQFT: 0 Model 14 SQFT: 0 Model 15 SQFT: 0 Model 1 # 3/4 Baths: 0 Model 2 # 3/4 Baths: 0 Model 3 # 3/4 Baths: 0 Model 4 # 3/4 Baths: 0 Model 5 # 3/4 Baths: 0 Model 6 # 3/4 Baths: 0 Model 7 # 3/4 Baths: 0 Model 8 # 3/4 Baths: 0 Model 9 # 3/4 Baths: 0 Model 10 # 3/4 Baths: 0 Model 11 # 3/4 Baths: 0 Model 12 # 3/4 Baths: 0 Model 13 # 3/4 Baths: 0 Model 14 # 3/4 Baths: 0 Model 15 # 3/4 Baths: 0 Furnishings: None Patio: NOPublic Sewer Special Features: None

Facts & Features

- Sold On 05/27/2021
- Original List Price of \$439,000
- 3 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas
- Laundry: Individual Room

Interior

- Floor: See Remarks
- Appliances: Oven

Exterior

- Lot Features: Paved
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01342548
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	0	0	0	\$0
3:	0	0	0	\$0
4:	0	0	0	\$0
5:	0	0	0	\$0
6:	0	0	0	\$0
7:	0	0	0	\$0
8:	0	0	0	\$0
9:	0	0	0	\$0
10:	0	0	0	\$0
11:	0	0	0	\$0
12:	0	0	0	\$0
13:	0	0	0	\$0

Of Units With:

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

Additional Information

- Standard sale
- San Bernardino County
- Parcel # 30873015600

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: 533416

Printed: 05/30/2021 7:43:22 PM

Closed • **Single Family Residence**

List / Sold: **\$949,900/\$945,000** ↓

8403 Mulberry Ave • Fontana 92335

250 days on the market

3 units • **\$316,633/unit** • **1,992 sqft** • **104,108 sqft lot** • **\$474.40/sqft** •

Listing ID: CV20094584

Built in 1952

I15 S Exit Foothill Blvd and Turn Left, Head West on Foothill Blvd, Turn right onto Mulberry PIQ is on the Left Hand Side. 8403 Mulberry Ave Fontana CA 92335



Calling all Developers!! Over 2.39 Acres of land in Fontana The Value in this land is HUGE and can be subdivided into a minimum of 7200 sqft lots. This is a Highly Desired area close to Foothill & the 15 FWY with easy access to the 210 FWY & 10 FWY. This property features 2 homes on 1 lot and the back part of the property also being rented for the land. Front home is 2 bedroom, 1 bath, 1032 sqft with a bonus room, built in 1952, 1 car detached garage with laundry hook ups and was fully remodeled in 2018 with new windows, doors, kitchen, paint and flooring. The back house is a 2 bedroom, 1 bath, built in 1959, 960 sqft with a bonus room and has laundry hook ups in the house and a 2 car detached garage. Don't miss out on this opportunity to Add this great property to your portfolio!

Facts & Features

- Sold On 05/28/2021
- Original List Price of \$949,900
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage, Inside, See Remarks
- \$39000 Gross Scheduled Income
- \$26200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Value In Land
- Fencing: Block, Cross Fenced
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$950
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$145
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$15,000
2:	1	2	1	2	Unfurnished	\$1,000	\$1,000	\$12,000
3:	1	0	0	0	Unfurnished	\$1,000	\$1,000	\$12,000

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

- 264 - Fontana area
- San Bernardino County
- Parcel # 0230021020000

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 •

List / Sold: **\$450,000/\$495,000** ↑

20345 Thunderbird Rd • Apple Valley 92307

14 days on the market

3 units • **\$150,000/unit** • **2,697 sqft** • **17,040 sqft lot** • **\$183.54/sqft** •
Built in 1974

Listing ID: IV21053723

Cross streets: Rancheria / Happy Trails



This investment property consists of 3 units. All units are 2 bedrooms and 2 bathrooms. Kitchens and bathrooms have been updated. Kitchen has newer cabinets, granite counter tops and laminate flooring. Individual units have their own private backyard. There is a community laundry room with coin operated machines. Parking is abundant with large front yard and carport area. Property is fully fenced.

Facts & Features

- Sold On 05/25/2021
- Original List Price of \$450,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area
- \$35106 Gross Scheduled Income
- \$19844 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,262
- Electric: \$284.00
- Gas: \$160
- Furniture Replacement:
- Trash: \$825
- Cable TV: 01270885
- Gardener:
- Licenses: 100
- Insurance: \$1,101
- Maintenance:
- Workman's Comp:
- Professional Management: 2400
- Water/Sewer: \$3,075
- Other Expense: \$2,836
- Other Expense Description: Repairs

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$950	\$950	\$1,100
2:	1	2	2	0	Unfurnished	\$950	\$950	\$1,100
3:	1	2	2	0	Unfurnished	\$975	\$975	\$1,100

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

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0441192080000

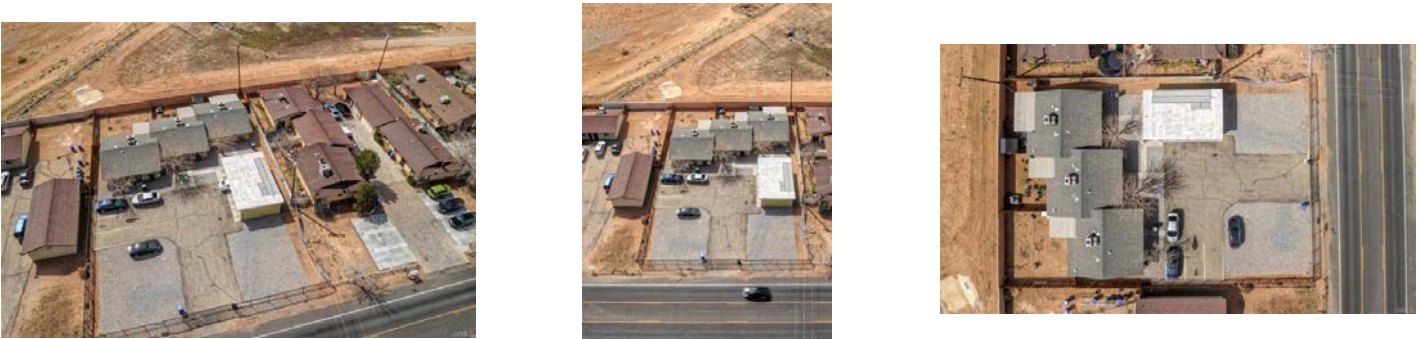
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV21053723

Printed: 05/30/2021 7:43:26 PM

Closed • **Single Family Residence**

List / Sold:

\$1,190,000/\$1,248,000 ↑

3 days on the market

Listing ID: CV21071525

10341 Vernon Ave • Montclair 91763

4 units • **\$297,500/unit** • **4,720 sqft** • **32,438 sqft lot** • **\$264.41/sqft** •
Built in 1938

S/ Kingsley and in on Vernon.



Great opportunity to own 4 individual single family detached homes on one parcel of land. Each has it's own two car garage and yard! Perfect as investment or multi-generational family living. Front house has been improved with new garage roof, remodeled guest bath, new flooring, updated plumbing under house, large portion of home rewired. Units 3 and 4 have new flooring, remodeled bathrooms, and unit 4 has newer roll up garage door and opener. Great opportunity to own each home for under \$300,000.00 a piece! Each house has it's own gas and electric meter. Water paid as a community. Back units were built in 1962.

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$1,190,000
- 4 Buildings
- Levels: One
- 8 Total parking spaces
- Laundry: In Garage
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- 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	\$1,600	\$1,600	\$0
2:	1	3	2	2	Unfurnished	\$1,450	\$1,450	\$0
3:	1	3	2	2	Unfurnished	\$1,630	\$1,630	\$0
4:	1	3	2	2	Unfurnished	\$1,850	\$1,850	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- 685 - Montclair area
- San Bernardino County
- Parcel # 1010571130000

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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