

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	EV24064831	S	756 W Olive ST	SB	274	STD	2	\$28,360	3	\$445,000 	\$357.14	1246	1925/ASR	6,400/0.1469	N	0	05/29/24	2/139
2	SW24068888	S	250 Juniper ST #A&B	BSTW	BSTW	STD	2	\$43,200		\$320,000 	\$185.19	1728	1959/PUB	21,516/0.4939	N	0	05/31/24	3/3
3	CV24070879	S	7357 Valaria DR	HLND	276	STD	3	\$90,888		\$820,000 	\$260.23	3151	1976/ASR	17,190/0.3946	N	3	05/28/24	9/9
4	AR24022876	S	631 Harvard	CLAR	683	STD	3	\$107,400		\$1,850,000 	\$431.64	4286	1964/ASR	7,702/0.1768	N	0	05/28/24	91/91
5	IV24042027	S	7411 Napa CT	RCUC	688	STD	4	\$72,780		\$1,250,000 	\$333.69	3746	1976/ASR	8,500/0.1951	N	0	05/29/24	58/58
6	RS24078239	S	20217 Serrano RD #4	APPV	APPV	STD	4	\$93,000		\$920,000 	\$229.31	4012	1983/ASR	17,000/0.3903	N	4	05/29/24	4/4
7	JT24066775	S	11049 San Jacinto ST	MGOV	DC511	STD	4	\$0		\$235,000 	\$115.88	2028	1948/PUB	37,400/0.8586	N	0	05/31/24	2/2
8	DW24090206	S	16278 Orick AVE	VTVL	VIC	STD	4	\$70,800		\$765,000 	\$196.15	3900	1987/PUB	20,575/0.4723	N	3	05/31/24	4/4
9	IV24038007	S	16340 Wato RD	APPV	APPV	STD	6	\$136,690		\$1,297,000 	\$209.46	6192	1984/PUB	24,900/0.5716	N	6	05/28/24	12/12

Closed • Duplex

List / Sold: \$435,000/\$445,000 ↑

756 W Olive St • San Bernardino 92410

2 days on the market

2 units • \$217,500/unit • 1,246 sqft • 6,400 sqft lot • \$357.14/sqft •
Built in 1925

Listing ID: EV24064831

215 frwy N, exit Baseline R, 1st light R, Olive L, see property on L.



This 2-unit duplex is centrally located near major amenities including retail centers, hospitals, schools, and transportation hubs. With strong economic drivers in healthcare and warehousing. The property offers potential for owner use or long-term investment, catering to various types of investors.

Facts & Features

- Sold On 05/29/2024
- Original List Price of \$435,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 1 Total carport spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$768 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Closet, Washer Hookup
- Cap Rate: 3.46
- \$28360 Gross Scheduled Income
- \$15031 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,816
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02221809
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense: \$400
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,465	\$1,465	\$2,000
2:	1	1	1	0	Unfurnished	\$890	\$890	\$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
- Buyer Agency Compensation: 2.5%
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0140023160000

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



CUSTOMER FULL: Residential Income LISTING ID: EV24064831

Printed: 06/02/2024 9:35:21 AM

Closed • Duplex

List / Sold: **\$310,000/\$320,000** ↑

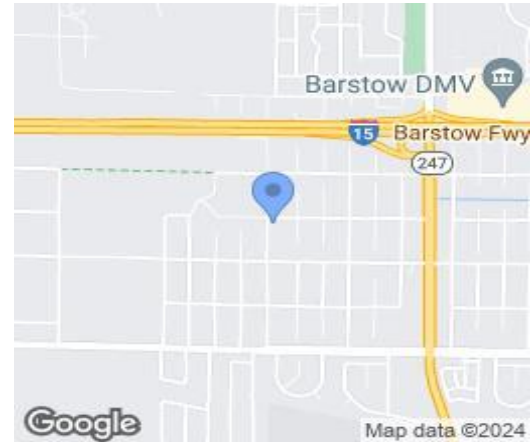
250 Juniper St # A&B • Barstow 92311

3 days on the market

2 units • \$155,000/unit • 1,728 sqft • 21,516 sqft lot • \$185.19/sqft • Built in 1959

Listing ID: SW24068888

15 North, Exit Barstow Road make a right and Right on Juniper Street. Last house on the block. Left hand side



2 Unit income property knocking at your door. Section 8 Tenants in place, guarantee rental income a month. Each unit is a 3 bed 1 bath with its separate laundry room area. Lot size of 21,780SF and 1728sqft living space. Great location near shopping, schools, and 15 freeway. Newly updated prior to tenants. New home owner to take over contract with Section 8 Housing agency, please do not disrupt tenants. Selling with tenants in place.

Facts & Features

- Sold On 05/31/2024
- Original List Price of \$310,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Floor Furnace, Wall Furnace
- \$188 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$43200 Gross Scheduled Income
- \$40800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Lot 20000-39999 Sqft, No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,260
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,800	\$1,800	\$0
2:	1	3	1	0	Unfurnished	\$1,800	\$1,800	\$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
- Rent Controlled
- Buyer Agency Compensation: 1%

- BSTW - Barstow area
- San Bernardino County
- Parcel # 0183031080000

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







THREE SEPERATE HOUSES. (2) 2BEDROOM 1 BATH HOUSES WITH SINGLE ATTACHED GARAGE EACH. THIRD UNITS IS 3 BEDROOMS 2 BATHROOMS 2 CAR GARAGE. ALL UNITS HAVE NEWER ROOFS AND EXTERIOR PAINT. 2 UNITS ARE CURRENTLY RENTED, 1 UNIT WAS RECENTLY REMODELED, NEW OPEN KITCHEN, FLOORING, PAINT, ETC. AND IS READY TO LIVE IN. PLENTY OF SPACE FOR AN ADDITIONAL ADU. PLEASE DO NOT DISTURB THE TENANTS..

Facts & Features

- Sold On 05/28/2024
 - Original List Price of \$849,900
 - 3 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Heating: Central
 - \$1,832 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Garage
 - \$90888 Gross Scheduled Income
 - \$62400 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,100
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$900
 - Cable TV: 01983717
 - Gardener:
 - Licenses:
- Insurance: \$2,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,000
 - 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	\$2,387
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,387
3:	1	3	2	2	Unfurnished	\$2,200	\$2,200	\$2,800

Of Units With:

- Separate Electric: 3
 - Gas Meters: 3
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 276 - Highland area
- San Bernardino County
- Parcel # 1192101140000

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 • Triplex

List / Sold:

\$1,899,000/\$1,850,000 ↓

91 days on the market

Listing ID: AR24022876

631 Harvard • Claremont 91711

3 units • \$633,000/unit • 4,286 sqft • 7,702 sqft lot • \$431.64/sqft •
Built in 1964

South of Arrow Highway, East of Indian Hills



A RARE opportunity of Investment property in Claremont COLLEGE Community Park! Located centrally within short distances to well-known colleges, and many city amenities. This triplex is beautifully maintained. Featuring: First unit at the first floor, 3 bedrooms and 2 baths, and a private patio accessible from living room. Newer dual-panel windows. Second unit is upstairs unit with a sizable screened-in sun-room. Lovely addition for outside activities. The third unit is in the back, with spacious living room, sliding room to back yard. Recently remodeled kitchen with brand new dishwasher, stove and hood, and water-proof vinyl flooring throughout. All units have great open floor plan and each has designated parking spaces. All units have their own electricity and gas meters.

Facts & Features

- Sold On 05/28/2024
- Original List Price of \$1,990,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$107400 Gross Scheduled Income
- \$103300 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry
- Floor: Carpet, Laminate, Vinyl
- Appliances: Electric Oven, Electric Range, Electric Water Heater

Exterior

- Lot Features: Front Yard, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,100
- Electric: \$500.00
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,800		\$3,050
2:	1	3	2		Unfurnished	\$3,050		\$3,050

3: 1 3 2 Unfurnished \$3,100 \$3,600

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Water Meters: 1
- Carpet: 1
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 3
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 683 - Claremont area
- San Bernardino County
- Parcel # 8309025019000

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 • **Quadruplex**

List / Sold:

\$1,400,000/\$1,250,000 ↓

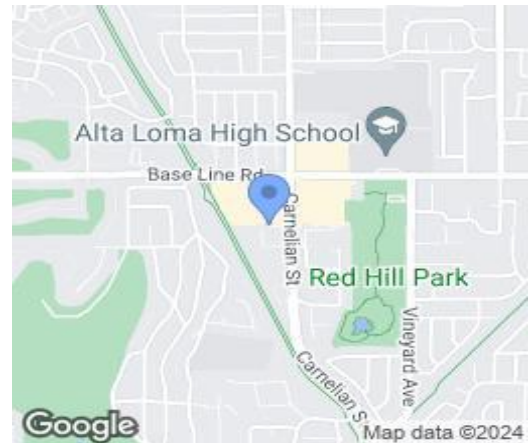
58 days on the market

Listing ID: IV24042027

7411 Napa Ct • Rancho Cucamonga 91730

**4 units • \$350,000/unit • 3,746 sqft • 8,500 sqft lot • \$333.69/sqft •
Built in 1976**

South of Base Line Road and West of Carnelian Street



This excellent income property is part of the Creekside Association with multiple quadruplex units as part of the HOA. 7411 Napa Court is a Quadruplex that offers excellent investment opportunity for a profitable rental property. All units are currently rented and generates an approximately gross annual scheduled income of \$72,780.00 a year. The building consists of (1)- Three bedroom & 2 bath unit; (2) - Two bedroom & 2 baths units, and (1) - 2 bedroom & 1 bath unit. Building offers 4 carports with additional storage areas and a coin operated Laundry area that generates additional income. One of the units is currently undergoing new interior painting. The HOA offers common areas that provide a common pool and a large additional parking area that are all are covered in the monthly HOA dues. In addition the HOA maintains all lawn maintenance and gardening. This Prime location in upscale Rancho Cucamonga offers easy access to the 210, 15 and 10 freeways with an abundance of shopping, schools and restaurants nearby. A buyer can live in one and rent out the other 3 or rental all 4 units for a profitable income. Property was fully re-piped 8 years ago.

Facts & Features

- Sold On 05/29/2024
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$732 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$72780 Gross Scheduled Income
- \$65724 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Close to Clubhouse, Cul-De-Sac, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,856
- Electric: \$732.00
- Gas: \$1,440
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01333901
- Gardener:
- Licenses:
- Insurance: \$4,284
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,700	\$1,700	\$1,700
2:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$1,500
3:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$1,500

4: 1 2 1 1 Unfurnished \$1,365 \$1,365 \$1,365

Of Units With:

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

Additional Information

- Standard sale
 - \$614 HOA dues Monthly
 - Buyer Agency Compensation: 2%
- 688 - Rancho Cucamonga area
 - San Bernardino County
 - Parcel # 0207491110000

Michael Lembeck

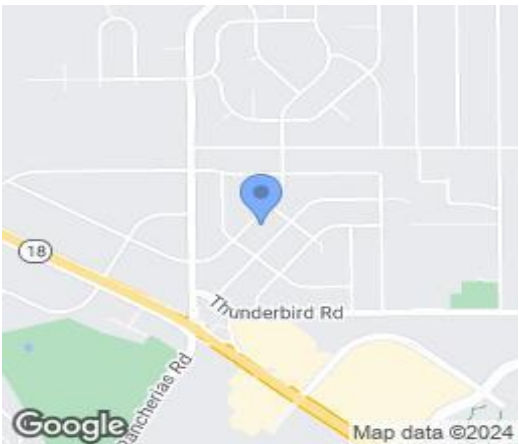
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos





Rare 4 unit complex in Apple Valley. All units are 3 bedroom / 2 bathroom. Just over 1100 sq ft for each unit. Each unit comes with open floor plan, fireplace, 1 car garage, patio and washer/dryer hookups. Low maintenance complex with each unit individually metered for water, gas and electric. Owner only pays trash cost at \$284 per month. Great investment opportunity or live in one unit and collect rent to offset mortgage payments for easy qualification with only 3.5 % to 5% down payment programs. Property was updated 4 years ago and in good condition. Property to be sold "AS IS condition.

Facts & Features

- Sold On 05/29/2024
 - Original List Price of \$925,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$1,221 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$93000 Gross Scheduled Income
 - \$89000 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Living Room
 - Floor: Tile
- Appliances: Dishwasher, Gas Oven, Gas Range, Water Heater
 - Other Interior Features: Ceiling Fan(s), Ceramic Counters, Living Room Balcony, Storage

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Wood
 - Sewer: Public Sewer
 - Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$6,920
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$3,420
 - Cable TV: 00787775
 - Gardener:
 - Licenses:
- Insurance: \$3,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	12	8	4	Unfurnished	\$93,000	\$93,000	\$100,800
# Of Units With:								
• Separate Electric: 4					• Drapes:			
• Gas Meters: 4					• Patio:			
• Water Meters: 4					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0441221050000

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





CUSTOMER FULL: Residential Income LISTING ID: RS24078239

Printed: 06/02/2024 9:35:24 AM



Discover the possibilities with this combined parcel sale spanning over 37,400 square feet. Tucked away within this expansive property, you'll find a blend of potential and opportunity. The main parcel features a cozy 2-bedroom, 1-bathroom home, while the second parcel boasts two 1-bedroom,.75 bathroom residences. But that's not all – a versatile studio (possible homestead cabin), complete with its own bathroom, bridges the gap between these properties. Non-paying tenants currently in place. With fixer-upper charm and sold as-is, this offering invites you to roll up your sleeves and transform these spaces into something extraordinary. Dive into this opportunity today and redefine the meaning of possibility. Your next venture awaits!

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$299,900
 - 4 Buildings
 - Levels: One
 - 7 Total parking spaces
 - Cooling: Evaporative Cooling
 - Heating: Wall Furnace
 - \$493 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: See Remarks
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02212107
 - 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	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished			
3:	1	1	1	0	Unfurnished			
4:	1	0	1	0	Unfurnished			

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
- Drapes:
 - Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%

- DC511 - NW Morongo area
- San Bernardino County
- Parcel # 0583221370000

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 • Apartment

List / Sold: \$770,000/\$765,000 ↓

16278 Orick Ave • Victorville 92394

4 days on the market

4 units • \$192,500/unit • 3,900 sqft • 20,575 sqft lot • \$196.15/sqft •
Built in 1987

Listing ID: DW24090206

Left on Vasquez and left on Orick ave. The property will be on the right hand side.



A 4 unit apartment complex located in the city of Victorville, California is now available. The apartment building was built in 1987 and the unit mix consists of (4) 2bed/2bath. Each unit has approx. 975 square feet. Two units on the left building have a two car garage and the other two units on the right side share a two car garage. In addition, the property is conveniently located within a five minute drive to The Mall of Victor Valley which is surrounded by stores such as Best Buy, Barnes & Noble, Red Lobster, Farmer Boys, Big 5 Sporting Goods, Macy's, Olive Garden, Sprouts Farmers Market, and much more!

Facts & Features

- Sold On 05/31/2024
- Original List Price of \$770,000
- 2 Buildings
- 3 Total parking spaces
- \$506 (Estimated)
- SellerConsiderConcessionYN:
- \$70800 Gross Scheduled Income
- \$51712 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$19,088
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02036347
- 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:	4	2	2	3	Unfurnished	\$5,900	\$5,900	\$5,900
# Of Units With:								
• Separate Electric: 4					• Drapes:			
• Gas Meters: 4					• Patio:			
• Water Meters: 1					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- VIC - Victorville area
- San Bernardino County

• Parcel # 0395052160000

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



CUSTOMER FULL: Residential Income

LISTING ID: DW24090206

Printed: 06/02/2024 9:35:26 AM

Closed • [Apartment](#)

List / Sold:

\$1,297,000/\$1,297,000 ↑

12 days on the market

Listing ID: IV24038007

16340 Wato Rd • Apple Valley 92307

6 units • **\$216,167/unit** • **6,192 sqft** • **24,900 sqft lot** • **\$209.46/sqft** •
Built in 1984

Cross streets Wato Rd. & Siskiyou



This Property to be sold as portfolio with 17807 Siskiyou Road, Apple Valley, CA 92307 Reference MLS#IV24038037 The Haven Vista Apartments are located at 16340 Wato Road, Apple Valley, CA 92307 & 17807 Siskiyou Road, Apple Valley, CA 92307. The investment in the Desert Knolls area of Apple Valley, encompassing two separate 6-unit buildings, presents a unique opportunity. These properties are well-equipped with garages, central heating and A/C, and offer scenic views, enhancing their appeal. The Desert Knolls location is desirable for its tranquility, accessibility, and proximity to essential amenities, making it an attractive option for investors seeking to capitalize on the residential demand in Apple Valley. The 12 unit apartment portfolio is comprised of two (6) unit complex consisting of (12) 2-bedroom / 2 bathroom units that are approximately 985-1200 Sq. Ft. The exceptional care that has been taken in this property, reflects the pride of ownership of its current owner. Scheduled maintenance, quality updates and improvements have always been a priority for the owner and make this property, a true turnkey asset for prospective buyers, who are looking for peace of mind, knowing they invested in a quality property, that will require minimal maintenance, for decades to come. As a result, the property demonstrates a minimal turn over and vacancy, in comparison to similar properties. The updated living conditions and the safe environment are both attractive features, to working class families, who constitute the tenant base. The rents are stable, with room for increases. The tenants will be willing to pay a premium to live in this safe and agreeable atmosphere.

Facts & Features

- Sold On 05/28/2024
- Original List Price of \$1,290,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$1,815 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- \$136690 Gross Scheduled Income
- \$89276 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$39,218
- Electric: \$1,876.00
- Gas: \$1,876
- Furniture Replacement:
- Trash: \$1,876
- Cable TV: 01923766
- Gardener:
- Licenses:
- Insurance: \$5,373
- Maintenance:
- Workman's Comp:
- Professional Management: 750
- Water/Sewer: \$1,876
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	2	6	Unfurnished	\$1,895	\$22,740	\$22,740

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 6
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0473312040000

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



