

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	EV23067520	S	35483 Acacia AVE	YUCP	269	STD	2	\$43,200		\$495,000	\$372.74	1328	1940/ASR	10,554/0.2423	N	0	05/31/23	7/7
2	IG22254400	S	15960 Orange ST	HSP	HSP	STD,TRUS	3	\$0		\$423,500 	\$194.62	2176	1986/ASR	10,875/0.2497	N	0	05/30/23	90/90
3	IG22254399	S	15946 Orange ST	HSP	HSP	STD,TRUS	3	\$0		\$423,500 	\$194.62	2176	1986/APP	10,875/0.2497	N	0	05/30/23	90/90
4	DW23059692	S	15538 8th ST	VTVL	VIC	STD	3	\$35,700		\$434,000 	\$218.31	1988	1940/PUB	7,100/0.163	N	2	05/31/23	11/11

Closed • Duplex

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

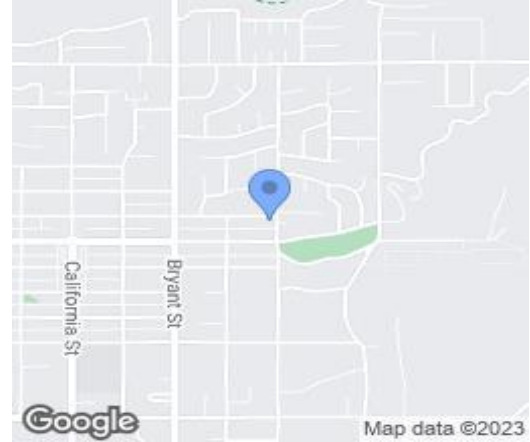
35483 Acacia Ave • Yucaipa 92399

7 days on the market

**2 units • \$247,500/unit • 1,328 sqft • 10,554 sqft lot • \$372.74/sqft •
Built in 1940**

Listing ID: EV23067520

East on Yucaipa blvd, left onto



This is a recently updated single family home, featuring 2 bedrooms and 1 bathroom, as well as a large laundry room. Additionally, the property includes a brand new ADU studio, situated on a lot that exceeds 10,000 square feet. The single family home boasts fresh exterior and interior paint, new carpeting, ceiling fans, tile, and a new mini split air conditioning system. Meanwhile, the ADU studio features a double door entryway leading to a generously sized living area with a full kitchen, new appliances, a laundry area, a full bathroom, and French doors opening onto the backyard patio. Both the home and the ADU have a new 30 yr roof as well. Property has room for additional ADU if you wanted to turn this property into a 3 unit property.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$495,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: See Remarks
- \$707 (Estimated)
- Laundry: Individual Room, Inside
- \$43200 Gross Scheduled Income
- \$42325.5 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$875
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02038346
- Gardener:
- Licenses:
- Insurance: \$875
- 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	\$1,950	\$1,950	\$1,950
2:	1	0	1	0	Unfurnished	\$1,595	\$1,595	\$1,595

Of Units With:

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

Additional Information

- Standard sale

- 269 - Yucaipa/Calimesa area
- San Bernardino County
- Parcel # 0322023260000

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 • **Triplex**

List / Sold: **\$474,900/\$423,500** ↓

15960 Orange St • Hesperia 92345

90 days on the market

3 units • **\$158,300/unit** • **2,176 sqft** • **10,875 sqft lot** • **\$194.62/sqft** •
Built in 1986

Listing ID: IG22254400

Main street to 7th Street, south on 7th to Orange St, East on Orange to PIQ.



Great Investment Opportunity! First Time Buyers welcome!! This is a great opportunity to own your own Triplex Apartment Unit. Each unit is 1 bedroom and 1 bathroom and each includes one storage locker and one space in covered car port. Separate gas meters, separate electrical meters. All units are currently rented. Close to Hesperia City Hall, Police department, Shopping, restaurants, Doctors' offices. Market rent could easily be around \$1,000.00 / month. A great investment! All information provided deemed reliable but is not guaranteed.

Facts & Features

- Sold On 05/30/2023
- Original List Price of \$499,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$311 (Estimated)
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01064901
- 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	1	1	0	Unfurnished	\$700	\$700	\$700
2:	1	1	1	0	Unfurnished	\$850	\$850	\$850
3:	1	1	1	0	Unfurnished	\$700	\$700	\$700

Of Units With:

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

Additional Information

- Standard, Trust sale
- HSP - Hesperia area

- San Bernardino County
- Parcel # 0413104130000

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:** IG22254400

Printed: 06/04/2023 9:27:13 AM

Closed • **Triplex**

List / Sold: **\$474,900/\$423,500** ↓

15946 Orange St • Hesperia 92345

90 days on the market

3 units • **\$158,300/unit** • **2,176 sqft** • **10,875 sqft lot** • **\$194.62/sqft** •
Built in 1986

Listing ID: IG22254399

Main street to 7th Street, south on 7th to Orange St, East on Orange to PIQ.



Great Investment Opportunity! First Time Buyers welcome!! This is a great opportunity to own your own Triplex Apartment Unit. Each unit is 1 bedroom and 1 bathroom and each includes one storage locker and one space in covered car port. Separate gas meters, separate electrical meters. All units are currently rented. Close to Hesperia City Hall, Police department, Shopping, restaurants, Doctors' offices. Market rent could easily be around \$1,000.00 / month. A great investment! All information provided deemed reliable but is not guaranteed.

Facts & Features

- Sold On 05/30/2023
- Original List Price of \$499,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$311 (Estimated)
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01064901
- Gardener:
- Licenses:
- Insurance: \$0
- 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	1	1	0	Unfurnished	\$700	\$700	\$700
2:	1	1	1	0	Unfurnished	\$850	\$850	\$850
3:	1	1	1	0	Unfurnished	\$700	\$700	\$700

Of Units With:

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

Additional Information

- Standard, Trust sale
- HSP - Hesperia area

- San Bernardino County
- Parcel # 0413104140000

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos



CUSTOMER FULL: Residential Income **LISTING ID:** IG22254399

Printed: 06/04/2023 9:27:14 AM

Closed • **Triplex**

List / Sold: **\$450,000/\$434,000** ↓

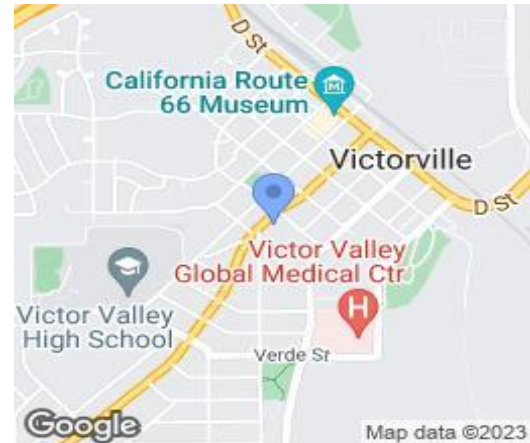
15538 8th St • Victorville 92395

11 days on the market

3 units • **\$150,000/unit** • **1,988 sqft** • **7,100 sqft lot** • **\$218.31/sqft** •
Built in 1940

Listing ID: DW23059692

Head east on hwy 18. Make a right on 7th street. Make a left on B street. Then make a right on 8th street. The property will be on the right hand side.



The 8th street complex consists of three separate houses all located on one parcel in the city of Victorville, CA built in 1940. The neighborhood is the old town Victorville area. The front building is a 2bed/1bath unit. The middle unit is also a 2bed/1bath. The last unit which is by the alley is a two story building with the top level being a 1bed/1bath and the bottom level has (2) one car garages. The property is conveniently located near eateries and highway 15 which provides easy access throughout the high desert.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$450,000
- 3 Buildings
- Levels: One, Two
- 2 Total parking spaces
- \$152 (Estimated)
- \$35700 Gross Scheduled Income
- \$20689 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01849354
- Gardener:
- Licenses:
- Insurance: \$750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$2,095	\$2,095	\$2,700
2:	1	1	1	0	Unfurnished	\$880	\$880	\$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
- VIC - Victorville area

- San Bernardino County
- Parcel # 0478212080000

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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