

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	EV21081107	S	35391	Acacia AVE	YUCP	269	STD	2	\$26,400		\$490,000 	\$222.93	2198	1972/ASR	7,250/0.1664	2	06/04/21	14/14	
2	TR21040903	S	2024	Sunrise LN	SB	274	STD	4	\$61,020		\$850,000 	\$199.53	4260	1964/PUB	10,010/0.2298	4	06/03/21	17/17	

Closed •

List / Sold: **\$489,900/\$490,000** ↑

35391 Acacia Ave • Yucaipa 92399

14 days on the market

2 units • \$244,950/unit • 2,198 sqft • 7,250 sqft lot • \$222.93/sqft •

Listing ID: EV21081107

Built in 1972

Yucaipa Blvd to Custer



Great investment in upper Yucaipa. This currently rented Duplex is a great opportunity for an experienced investor, first time investor, and or to live in one, and rent the other investor. Both units have large bedrooms, large one split bathroom with a tub and stand up shower stall, open floor plan with dining area and a private courtyard, large closets, pantry and an indoor laundry. One unit offers a 1 car garage, 2 car parking spot and newer floors, while the other offers a 1 car garage with 1 car parking spots and a private patio area. Private front yards with sprinklers, great location, newer roof, newer plumbing with individual water shut off valves per unit and much more. These units are in a desired location and are hard to come by. Don't miss out on this opportunity.

Facts & Features

- Sold On 06/04/2021
- Original List Price of \$489,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Kitchen
- \$26400 Gross Scheduled Income
- \$26400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Galley Kitchen, Jack & Jill, Main Floor Bedroom, Main Floor Master Bedroom

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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:	2	4	2	2	Unfurnished	\$2,200	\$2,200	\$26,400
# Of Units With:								
	• Separate Electric: 2				• Drapes:			
	• Gas Meters: 2				• Patio:			
	• Water Meters: 2				• Ranges:			
	• Carpet:				• Refrigerator:			
	• Dishwasher:				• Wall AC:			

- Disposal:

Additional Information

- Standard sale
- 269 - Yucaipa/Calimesa area
- San Bernardino County
- Parcel # 0322021240000

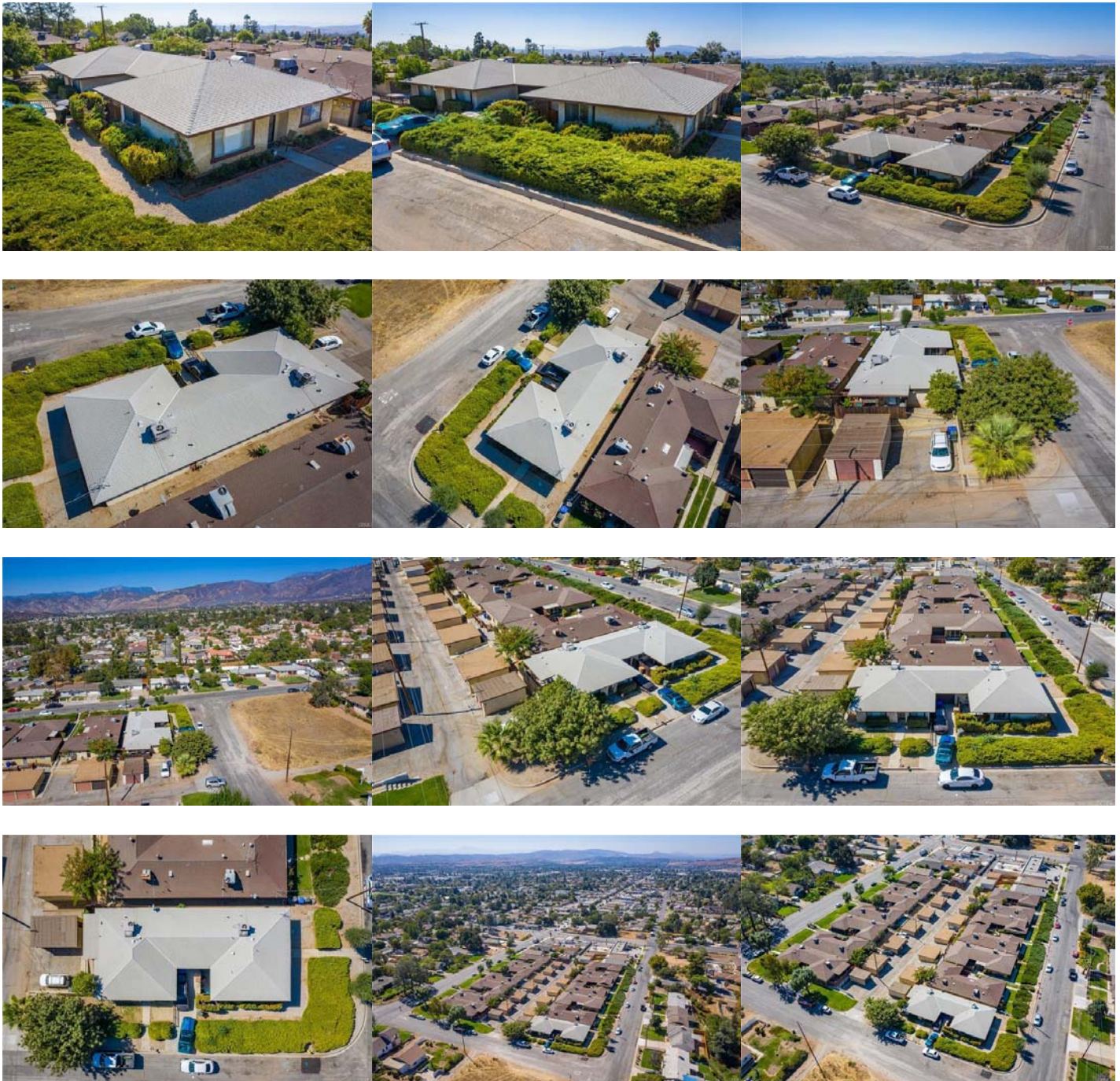
Michael Lembeck

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: EV21081107

Printed: 06/06/2021 7:37:14 PM

Closed • **Quadruplex**

List / Sold: **\$899,000/\$850,000** ↓

2024 Sunrise Ln • **San Bernardino 92404**

17 days on the market

4 units • **\$224,750/unit** • **4,260 sqft** • **10,010 sqft lot** • **\$199.53/sqft** •
Built in 1964

Listing ID: TR21040903

Turn right onto sterling ave, turn right onto sunrise ln , destination will be on the right



Highlights Strong in -place rents and a current expected cap rate of 5.69-6.78-4 legal units ,This is a LARGE 4 units ,each unit is 3B &2B 1065 SF ,Built in 1964 with a total size of 10010SF,4 storage rooms can add ADU, each unit is selling \$224750,each unit has separate water ,gas and electric meters ,Independent Fencing and gates with gate door , Come see this beautiful income property ! Will go fast , all 4 leveling units really seen !!!!looking to find a place that pays the mortgage and income for you, well ,Here it is !!!

Facts & Features

- Sold On 06/03/2021
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s), Heat Pump, Electric, Gas, See Remarks
- Heating: Heat Pump, Electric, Natural Gas, See Remarks
- \$61020 Gross Scheduled Income
- \$51270 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, See Remarks
- Appliances: Coal Water Heater, Dishwasher
- Other Interior Features: In-Law Floorplan, Phone System, Storage

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Waterfront Features: Marina in Community
- Fencing: Average Condition, See Remarks
- Sewer: Public Sewer
- Other Exterior Features: TV Antenna

Annual Expenses

- Total Operating Expense: \$9,750
- Electric: \$200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$300
- 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:	1	3	2	1	Negotiable	\$1,795	\$21,540	\$21,540
2:	1	3	2	1	Negotiable	\$1,695	\$20,340	\$20,340
3:	1	3	2	1	Negotiable	\$0	\$0	\$0
4:	1	3	2	1	Negotiable	\$1,595	\$19,140	\$19,140

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 1191051360000

Michael Lembeck

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