

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	NDP2302278	S	6416 East Court WAY	29P	DC725	STD	2	\$0	5	\$305,000 	\$254.17	1200	1954	11,250/0.25	N	0	05/11/23	10/10
2	OC23016341	S	1331 N G ST #3	SB	274	STD	3	\$4,800		\$650,000 	\$534.98	1215	1945/PUB	12,150/0.2789	N	2	05/11/23	21/21
3	EV23029120	S	1255 N D ST	SB	274	STD	4	\$0		\$630,000 	\$187.50	3360	1925/ASR	7,500/0.1722	N	6	05/08/23	21/21
4	CV22152109	S	936 N Arrowhead AVE	SB	274	STD	4	\$39,600		\$690,000 	\$222.94	3095	1974/ASR	6,500/0.1492	N	0	05/09/23	251/251
5	TR23013055	S	2785 Conejo DR	SB	274	STD	4	\$49,200		\$708,000	\$212.23	3336	1963/PUB	7,600/0.1745	N	4	05/09/23	14/14

Closed • Duplex

List / Sold: **\$290,000/\$305,000** ↑

6416 East Court Way • 29 Palms 92277

10 days on the market

**2 units • \$145,000/unit • 1,200 sqft • 11,250 sqft lot • \$254.17/sqft •
Built in 1954**

Listing ID: NDP2302278

Please use Google Maps or another mapping software



Attention Investors! This incredible duplex located in the Four Corners area of 29 Palms presents an excellent opportunity to generate passive income with awesome tenants currently in place. Both units feature two bedrooms and one bathroom, with tile flooring throughout the living areas and newer LVT flooring in the bedrooms. For your comfort, each unit comes equipped with a wall heater and AC unit for heating and cooling. Walking distance to the shops, bars and restaurants! This property is situated in a prime location with access to a brand new community center/farmers market, The Tortoise Rock Casino, and the back entrance to the world-famous Joshua Tree National Park. Plus, with short driving distances to Joshua Tree, Pioneertown, Palm Springs, and Coachella, you'll have access to all the excitement these destinations have to offer. Don't miss out on this fantastic investment opportunity. Schedule a viewing today and start generating income!

Facts & Features

- Sold On 05/11/2023
- Original List Price of \$290,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Evaporative Cooling, See Remarks, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Public Records)
- Laundry: Individual Room, Inside, See Remarks
- Cap Rate: 5.1
- \$15016 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: 6 Burner Stove, Gas Cooking, Gas Water Heater, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01129124
- 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:		2	1	0		\$950	\$950	\$950
2:		2	1	0		\$850	\$850	\$850

Of Units With:

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

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- DC725 - Smoke Tree area
- San Bernardino County
- Parcel # 0623022160000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

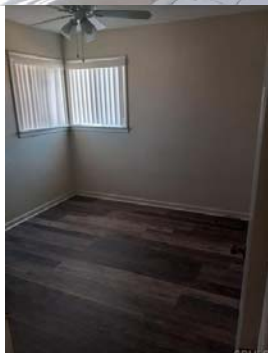
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos



Closed • **Triplex**

List / Sold: **\$650,000/\$650,000** ↓

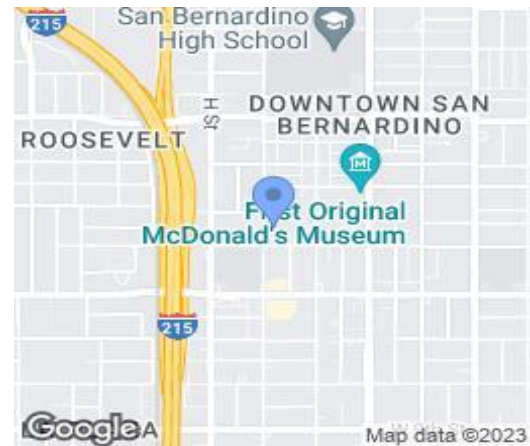
1331 N G St # 3 • San Bernardino 92405

21 days on the market

**3 units • \$216,667/unit • 1,215 sqft • 12,150 sqft lot • \$534.98/sqft •
Built in 1945**

Listing ID: OC23016341

Exit 215 FWY



Right on the Heart of San Bernardino is this Tri-Plex which includes 1 detached house with garage, two bedroom one bath, laundry hook ups. A one large bedroom with bathroom, kitchen living room. One bedroom one bath, with small storage room, that can be converted on an extra room. Improvements under the current ownership, new fresh paint outside and inside. Plenty parking space. 3 gas meters, 3 electricity meters, gate. (on title shows two units).Excellent tenants , paid rent on time. Collect rents or live in one and rent out the others. Fully remodeled bathrooms. Tenants are aware of the sale. Send your best and highest offer please. Buyer agent to do due diligence to satisfy all aspects of the property. The sellers agent does not guarantee the accuracy of square footage, lot size, building ordinances, land usage, zoning, rent control, or permits,. The condition features on the property were provided by the seller and public records or other sources. Property is being sold in its as is present condition.

Facts & Features

- Sold On 05/11/2023
- Original List Price of \$655,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,225 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Carport, Washer Hookup
- \$4800 Gross Scheduled Income
- \$100 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Master Bathroom
- Floor: Laminate, Tile
- Appliances: 6 Burner Stove, Refrigerator

Exterior

- Lot Features: Front Yard, Lot 10000-19999 Sqft
- Security Features: Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$400
- Electric: \$2,400.00
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01161361
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$1,700
2:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$1,700
3:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,400

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator: 1
- Wall AC: 2

Additional Information

- Standard sale
- Rent Controlled

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0145201460000

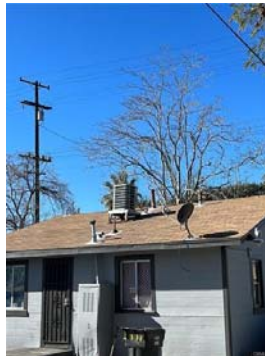
Michael Lembeck

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: OC23016341

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Closed • **Quadruplex**

List / Sold: **\$725,000/\$630,000** ↓

1255 N D St • San Bernardino 92405

21 days on the market

4 units • \$181,250/unit • 3,360 sqft • 7,500 sqft lot • \$187.50/sqft • Built in 1925

Listing ID: EV23029120

Baseline and 13th st



Fourplex in the heart of San Bernardino. Very spacious units, two of the units are 2 bedrooms 1 bath and other two are 1 bedroom 1 bath. Each unit has it's own individual laundry room, property sits on a large lot with plenty of parking in the back. Units have front and back patio. Current rents are below market, month to month. Properties in the area are ranging 1 Bed \$1,500 and 2 bedrooms \$1,800. Potential rent income could be around \$6,600

Facts & Features

- Sold On 05/08/2023
- Original List Price of \$725,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,592 (Estimated)
- Laundry: Individual Room, Inside
- 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: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01232368
- 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	\$719	\$719	\$1,500
2:	1	1	1	0	Unfurnished	\$683	\$683	\$1,500
3:	1	2	1	0	Unfurnished	\$825	\$825	\$1,800
4:	1	2	1	0	Unfurnished	\$735	\$735	\$1,800

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 # 0145243030000

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: EV23029120

Printed: 05/14/2023 6:59:28 AM

Closed • **Quadruplex**

List / Sold: **\$700,000/\$690,000** ↓

936 N Arrowhead Ave • San Bernardino 92410

251 days on the market

4 units • **\$175,000/unit** • **3,095 sqft** • **6,500 sqft lot** • **\$222.94/sqft** •
Built in 1974

Listing ID: CV22152109

N 9th St / N Sierra Way



*****Good property for the investor looking to increase the portfolio, roof looks in good shape, close to public transportation, schools are close by.*****

Facts & Features

- Sold On 05/09/2023
- Original List Price of \$700,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air
- \$1,418 (Estimated)
- Laundry: See Remarks
- \$39600 Gross Scheduled Income
- \$37200 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,112
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01232368
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense: \$5,712
- Other Expense Description: taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,500
2:	1	1	1	0	Unfurnished	\$600	\$600	\$900
3:	1	1	1	0	Unfurnished	\$700	\$700	\$900
4:	1	1	1	0	Unfurnished	\$700	\$700	\$900

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
- Rent Controlled
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0140153120000

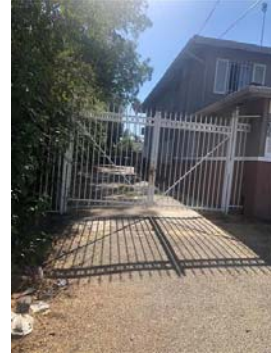
Michael Lembeck

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: CV22152109

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Closed • **Quadruplex**

List / Sold: **\$708,000/\$708,000**

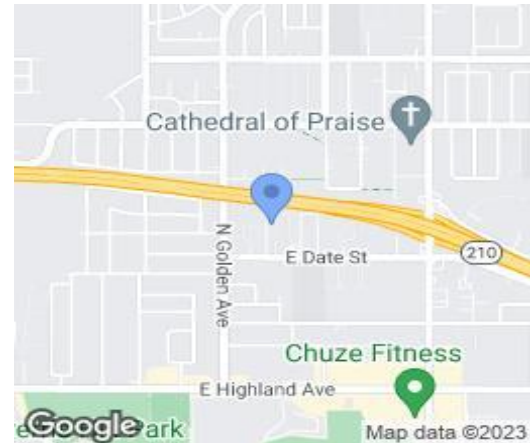
2785 Conejo Dr • San Bernardino 92404

14 days on the market

4 units • \$177,000/unit • 3,336 sqft • 7,600 sqft lot • \$212.23/sqft • Built in 1963

Listing ID: TR23013055

Take I-10 E, I-210 E/Foothill Fwy and CA-210 to Del Rosa Ave N in San Bernardino. Take exit 78 from CA-210 E



Great Investment Opportunity! Quad Plex! Property has 1 unit with 3br/2ba, 2 units that are 2br/1ba, and 1 unit is 2br/2ba. Lot is approximately 7600 sqft and has 4 private enclosed 1 car garages assigned to each of the units. There is also a storage room with washer and dryer hook ups located on the right side of the building. The property is in close proximity to the 210 freeway, parks, places of worship, a casino, restaurants, and schools.

Facts & Features

- Sold On 05/09/2023
- Original List Price of \$708,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,463 (Estimated)
- \$49200 Gross Scheduled Income
- \$36712 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,488
- Electric: \$0.00
- Gas: \$924
- Furniture Replacement:
- Trash: \$1,620
- Cable TV: 01856858
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,824
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,050	\$1,050	\$1,500
2:	1	2	1	1	Unfurnished	\$1,050	\$1,050	\$1,100
3:	1	2	1	1	Unfurnished	\$900	\$1,050	\$1,100
4:	1	3	2	1	Unfurnished	\$1,100	\$1,100	\$1,600

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

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0272111190000

Michael Lembeck

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

Re/Max Property Connection

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Mission Viejo, 92691

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