

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	EV23056205	S	11272 San Juan ST	LOML	267	STD	2	\$39,600		\$600,000 	\$503.78	1191	1955/ASR	6,000/0.1377	N	0	06/12/23	15/15
2	AR23058614	S	382 Caroline ST	SB	274	STD	2	\$26,400		\$420,000 	\$337.62	1244	1938/ASR	21,301/0.489	N	0	06/12/23	23/23
3	RS22071745	S	13397 Mohawk RD	APPV	APPV	STD	3	\$30,360		\$440,000 	\$217.39	2024	1957/PUB	21,500/0.4936	N	3	06/13/23	269/269
4	AR23076839	S	8641 Calle Del Prado	RCUC	688	STD	4	\$86,880		\$1,250,000	\$333.69	3746	1976/ASR	9,450/0.2169	N	0	06/16/23	17/17

Closed • Duplex

List / Sold: **\$550,000/\$600,000** ↑

11272 San Juan St • Loma Linda 92354

15 days on the market

2 units • **\$275,000/unit** • **1,191 sqft** • **6,000 sqft lot** • **\$503.78/sqft** •

Listing ID: EV23056205

Built in 1955

University Ave to San Juan St



Welcome to this charming 2 unit property with wonderful VIEWS! Located within walking distance to Loma Linda University and Medical Center, the top unit has been updated with Granite counter tops in kitchen, real hardwood floors, tiled bathtub/shower and dual paned windows. There is a separate dining room and living room along with indoor laundry. The exterior has recently been repainted. The lower unit is a 1 bedroom 1 bath with kitchenette. There is a storage area and separate laundry for this unit as well. Perfect for investment or owner occupied with extra rental income. Come see it before its gone!

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$550,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air, Ductless
- Heating: Central, Ductless
- \$839 (Estimated)
- Laundry: In Closet, Inside
- \$39600 Gross Scheduled Income
- \$24886 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Water Heater
- Other Interior Features: Granite Counters, Recessed Lighting

Exterior

- Lot Features: Front Yard, Irregular Lot, Sprinklers Timer, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,714
- Electric: \$3,790.00
- Gas: \$396
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01968349
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,373
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$2,000	\$24,000	\$2,000
2:	1	1	1	0	Unfurnished	\$1,300	\$15,600	\$1,300

Of Units With:

- Separate Electric: 1
- Drapes:

- Gas Meters: 1
- Water Meters: 1
- Carpet: 2
- Dishwasher: 1
- Disposal: 2

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 267 - Loma Linda area
- San Bernardino County
- Parcel # 0284071330000

Michael Lembeck

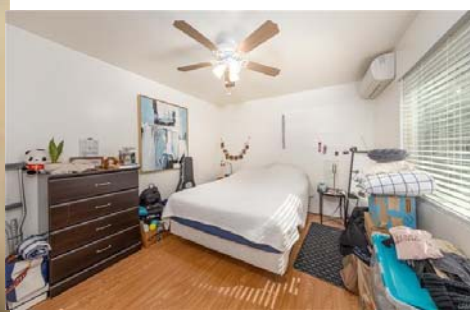
State License #: 01019397
Cell Phone: 714-742-3700

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: EV23056205

Printed: 06/18/2023 8:33:53 AM

Closed • Duplex

List / Sold: **\$435,000/\$420,000** ↓

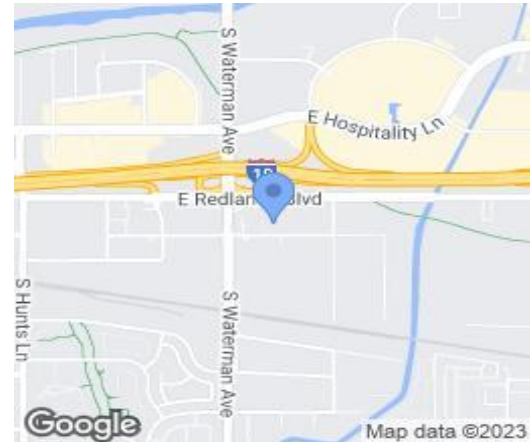
382 Caroline St • San Bernardino 92408

23 days on the market

2 units • **\$217,500/unit** • **1,244 sqft** • **.49 acre(s) lot** • **\$337.62/sqft** •
Built in 1938

Listing ID: AR23058614

South of FWY 10, Waterman/Caroline



Two (2) Single house(s) on a lot with (382 & 384) address number, own Electrical, Water & Gas meter(s). # 382 is one (1) Bedroom one (1) bathroom house and # 384 is a two (2) bedroom one (1) bathroom house. Owner only pay property tax and insurance. Ideally for the investor(s) looing for a good long term hold investment project. The house(s) all located in front of the property offer large space in the back for other kind usage. The city has change the property zoning to C-1, good for MIX USE, CANNABIS, SENIOR HOUSING and many possible. Owner will provide an old 23 unit(s) senior apartment blue print was planned to use in Hesperia to new buyer for reference at close of escrow.

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$445,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- \$26400 Gross Scheduled Income
- \$25400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$1,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02061447
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	\$1,000	\$1,000	\$1,000
2:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0283011350000

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: AR23058614

Printed: 06/18/2023 8:33:53 AM

Closed • **Triplex**

List / Sold: **\$440,000/\$440,000** ↓

13397 Mohawk Rd • Apple Valley 92308

269 days on the market

**3 units • \$146,667/unit • 2,024 sqft • 21,500 sqft lot • \$217.39/sqft •
Built in 1957**

Listing ID: RS22071745

Major intersection is Navajo Road and Happy Trails Hwy



Back on the Market and waiting for you! New Roof and New garage doors recently installed. This property will qualify for FHA, Conventional Owner Occupied Financing. Unique and spacious Triplex that offers a fantastic opportunity for those looking to invest in real estate. The property is situated in a desirable location of Apple Valley in a quiet neighborhood, close to all the amenities that Apple Valley has to offer. This income property comprises of three separate units with a detached garage and plenty of parking. There are two 1 Bedroom units and one 2 Bedroom units. Each unit offers its own private entrance, spacious living areas, and comfortable bedrooms. The units have been upgraded with new HVAC and features bright and airy living rooms, fully equipped kitchens, and bedrooms with ample closet space. The units are well-maintained and have been recently updated, providing a turn-key solution for those looking to generate rental income. One of the 1 Bedroom units is perfect for an owner occupied space, live in one unit and supplement your monthly mortgage by renting out the rest. The exterior of the triplex boasts a large 21,500 sqft lot that provides a tranquil and serene atmosphere for tenants. The property also includes a shared laundry facility for added convenience. The location of 13397 Mohawk Road, Apple Valley CA 92308 provides easy access to the best of what Apple Valley has to offer, including great restaurants, shops, and recreational activities. The property is close to major transportation routes, making it convenient for tenants to commute. This an exceptional investment opportunity for those looking for a turn-key solution for generating rental income. This triplex is a must-see, Contact us today to schedule a viewing and make this property your own!

Facts & Features

- Sold On 06/13/2023
- Original List Price of \$450,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$3,433 (Estimated)
- Laundry: Common Area, Individual Room
- \$30360 Gross Scheduled Income
- \$30360 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01733181
- 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	1	Unfurnished	\$750	\$750	\$900
2:	1	1	1	1	Unfurnished	\$0	\$0	\$900
3:	1	2	1	1	Unfurnished	\$880	\$880	\$1,300

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%
- APPV - Apple Valley area
- San Bernardino County
- Parcel # 3087312070000

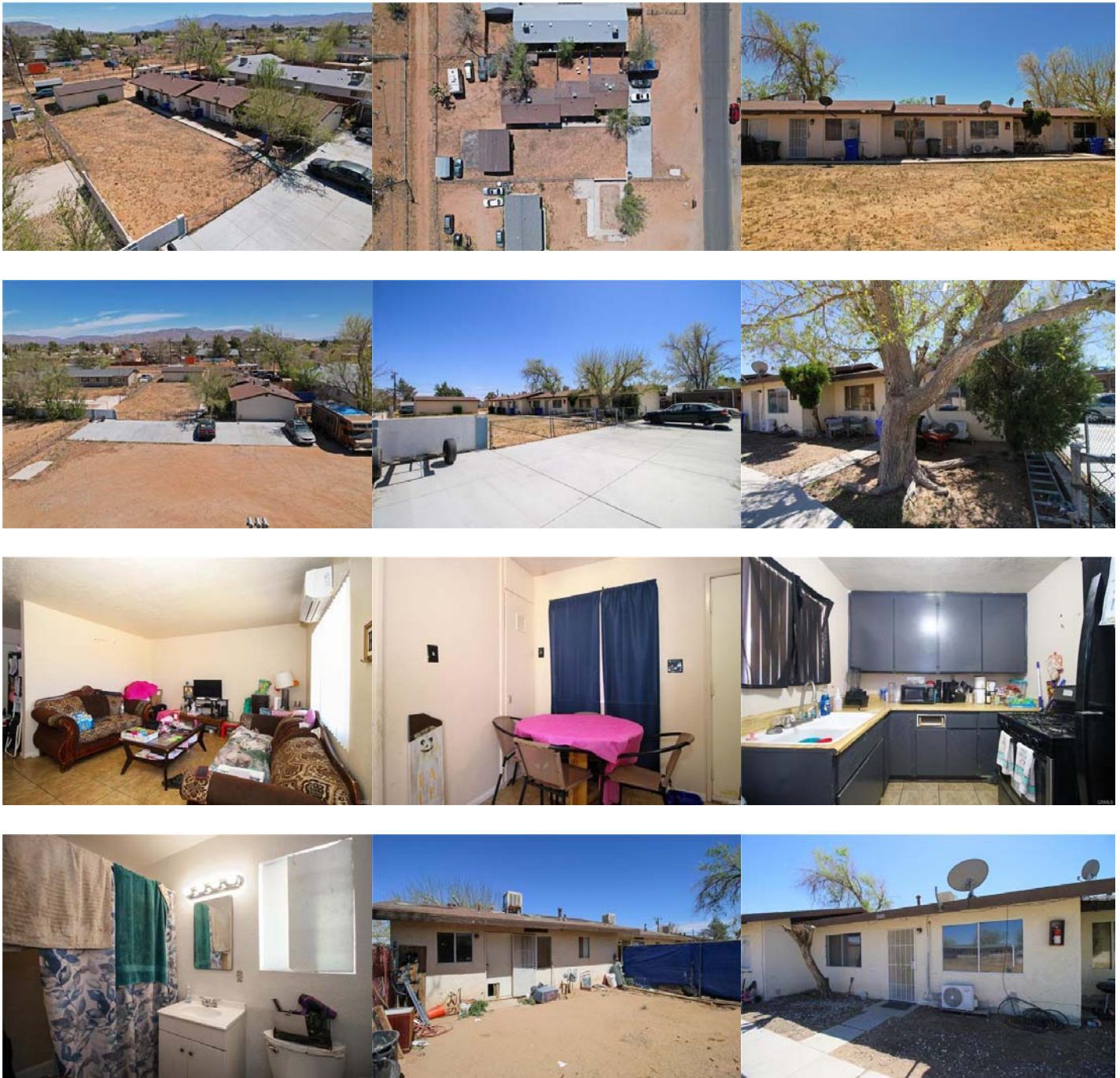
Michael Lembeck

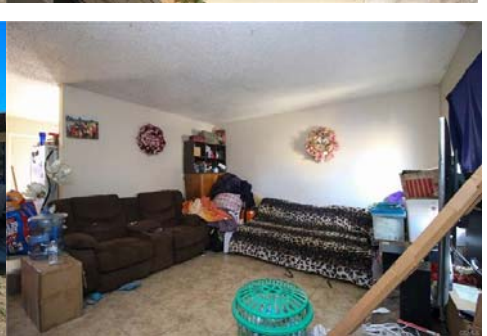
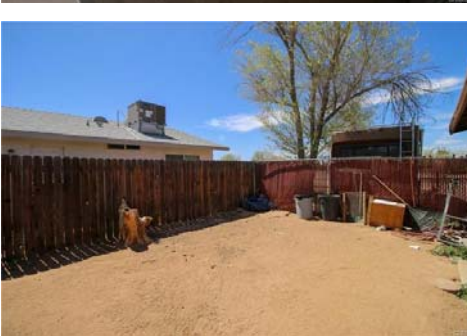
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold: **\$1,250,000/\$1,250,000**

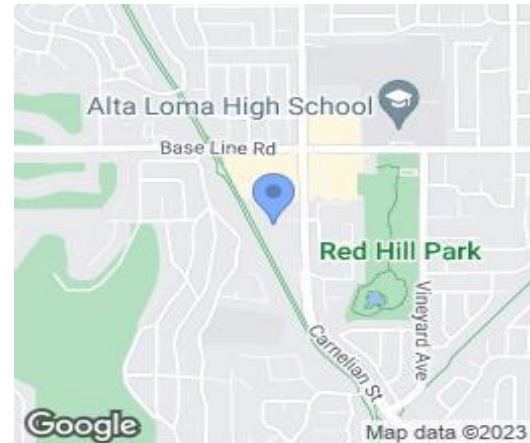
8641 Calle Del Prado • **Rancho Cucamonga 91730**

17 days on the market

4 units • **\$312,500/unit** • **3,746 sqft** • **9,450 sqft lot** • **\$333.69/sqft** •
Built in 1976

Listing ID: AR23076839

South of Base Line Road and West of Carnelian Street



This well-maintained quadruplex presents an excellent investment opportunity for savvy buyers looking for a profitable rental property. With all units currently rented out, the property generates an approximate annual scheduled income of \$86880.00, making it a reliable source of passive income. Each unit is thoughtfully designed with comfortable living in mind, boasting spacious floor plans and a mix of 3-bedroom/1-bathroom, 2-bedroom/2-bathroom, and 2-bedroom/1-bathroom layouts. The 3-bedroom unit features a cozy fireplace, adding an extra touch of warmth and ambiance to the living space. In addition to the convenient carports and ample parking space, the building also includes a coin laundry facility, providing residents with easy access to on-site laundry services. The property is currently undergoing exterior painting, ensuring it maintains its fresh and updated appearance. As part of the Creekside Association area, the building enjoys access to various amenities, including a common pool and parking asphalt, all of which are covered by the monthly dues. The association also takes care of all lawn maintenance and gardening, freeing up time and energy for the property owner. Whether you're an investor or an owner-occupier, this quadruplex offers a fantastic opportunity to invest in a prime location with a steady stream of rental income. Don't miss out on this excellent investment opportunity!

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- \$1,088 (Estimated)
- Laundry: Community
- \$86880 Gross Scheduled Income
- \$62160.68 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Close to Clubhouse, Corner Lot, Cul-De-Sac
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$25,199
- Electric: \$552.00
- Gas: \$2,977
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983697
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$7,838
- Workman's Comp:
- Professional Management: 4778.4
- Water/Sewer: \$310
- Other Expense: \$6,744
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,950	\$1,950	\$2,050
2:	1	2	2	0	Unfurnished	\$1,750	\$1,750	\$1,850
3:	1	2	2	0	Unfurnished	\$1,800	\$1,800	\$1,850
4:	1	2	1	0	Unfurnished	\$1,740	\$1,740	\$1,800

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
- \$562 HOA dues
- Buyer Agency Compensation: 2.25%
- 688 - Rancho Cucamonga area
- San Bernardino County
- Parcel # 0207491190000

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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