

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	WS20251199	S	7569 Valaria DR	HLND	699	STD	2	\$0		\$340,000	\$253.73	1340	1952/PUB	8,749/0.2008	0	06/14/21	74/74
2	EV21081969	S	3572 N Mayfield AVE	SB	274	STD	2	\$0		\$430,000 	\$191.45	2246	1948/ASR	7,788/0.1788	0	06/14/21	6/6
3	EV21057805	S	212 Church ST	REDL	268	STD	2	\$34,500		\$467,500 	\$289.65	1614	1952/ASR	6,900/0.1584	2	06/17/21	50/50
4	EV21000460	S	214 Sonora ST	REDL	268	STD	2	\$31,200		\$499,000	\$332.67	1500	1900/ASR	2,460/0.0565	0	06/17/21	130/264
5	CV20197550	S	7990 Pedley RD	SB	274	STD	2	\$1,900		\$280,000 	\$280.00	1000	1937/ASR	6,960/0.1598	0	06/15/21	169/169
6	534870	S	109 E Cottage ST	BSTW		STD	2	\$0		\$168,000 	\$155.84	1078	1920	5,000/0.11		06/15/21	6/6
7	RS21087042	S	1052 E 8th ST	UPL	690	PRO	3	\$0		\$700,000 	\$299.91	2334	1930/ASR	12,152/0.279	2	06/18/21	19/19
8	CV21054223	S	13428 Mohawk RD	APPV	APPV	STD	3	\$0		\$599,999 	\$142.86	4200	1989/ASR	21,000/0.4821	3	06/17/21	50/50
9	532715	S	13428 Mohawk RD	APPV		STD	3	\$0		\$599,999 	\$142.86	4200	1989	21,500/0.49	6	06/17/21	62/62
10	PW21065649	S	1420 N Sepulveda AVE	SB	274	STD	4	\$61,080		\$706,000 	\$185.79	3800	1984/ASR	7,750/0.1779	0	06/18/21	16/16
11	PW21065124	S	1428 N Sepulveda AVE	SB	274	STD	4	\$60,372		\$706,000 	\$185.79	3800	1984/ASR	7,750/0.1779	0	06/18/21	16/16
12	JT21057409	S	7509 Utah	29P	DC729	STD	4	\$0		\$190,000 	\$95.24	1995	1937/PUB	20,250/0.4649	0	06/16/21	13/14
13	CV21119661	S	16948 Reed ST	FONT	264	STD	4	\$0		\$790,000 	\$261.59	3020	1962/ASR	8,400/0.1928	4	06/18/21	0/0

Closed •

List / Sold: **\$335,000/\$340,000**

7569 Valaria Dr • Highland 92346

74 days on the market

2 units • \$167,500/unit • 1,340 sqft • 8,749 sqft lot • \$253.73/sqft •

Listing ID: WS20251199

Built in 1952

Base Line and Highland



REDUCTION!!! REDUCTION!!! REDUCTION!!! TO ALL INVESTORS!!!!!!!!!! DO NOT MISS OUT ON THIS OPPORTUNITY FOR A GREAT 2 UNIT PROPERTY WITH GOOD CASH FLOW!!!!!! Each unit has 2 Bedroom and 1 Bathroom and a laundry area. A very large Yard ideal for Family meetings. It's a well maintained Duplex located on a quite Street in the City of San Bernardino Lot 8,749 There are separate fenced yards for each unit which makes it a great opportunity to live in one and rent the other or for 2 families. Shopping areas and Schools are located nearby. THESE 2 UNITS ARE BEING SOLD AS IS.

Facts & Features

- Sold On 06/14/2021
- Original List Price of \$340,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01913485
- 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	4	2	0	Unfurnished	\$2,250	\$2,250	\$2,800

Of Units With:

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

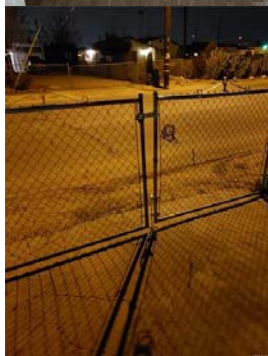
Additional Information

- Standard sale
- 699 - Not Defined area
- San Bernardino County
- Parcel # 1192141180000

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: WS20251199

Printed: 06/21/2021 10:05:41 AM

Closed • **Single Family Residence**

List / Sold: **\$415,000/\$430,000** ↑

3572 N Mayfield Ave • San Bernardino 92405

6 days on the market

2 units • **\$207,500/unit** • **2,246 sqft** • **7,788 sqft lot** • **\$191.45/sqft** •
Built in 1948

Listing ID: EV21081969

Mountain View to 35th to Mayfield



This one owner home was lovingly built by the patriarch in 1948 and generations of his family have occupied it over the years. A quintessential, mid- century home that offers you the option of multi-family living accommodations. The main floor features original hardwood flooring, 2 bedrooms and 1 full bath, charming kitchen with breakfast nook and formal living and dining rooms. The full basement features a family room with cozy fireplace, full bathroom with shower enclosure, and multi-purpose rooms that could be used as bedrooms, game rooms, wine cellar or storage. The detached garage has been converted to a very spacious 2-bedroom apartment with laminate flooring, full bath and central heat and air. Located on a quiet street in a very desirable area with views of the mountains, close to freeway, shopping and schools.

Facts & Features

- Sold On 06/14/2021
- Original List Price of \$415,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: See Remarks

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: 01428775
- 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	4	1	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0152063040000

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: EV21081969

Printed: 06/21/2021 10:05:44 AM

Closed • Duplex

List / Sold: **\$509,000/\$467,500** ↓

212 Church St • Redlands 92374

50 days on the market

**2 units • \$254,500/unit • 1,614 sqft • 6,900 sqft lot • \$289.65/sqft •
Built in 1952**

Listing ID: EV21057805

Between Stuart and Central. Next to the school district food service facility.



Duplex! The larger unit is a 3 bd 1 ba unit with a recently updated bath. The kitchen has tile floors, original countertop tile, and a new dishwasher. Carpet floors throughout the home. The other unit is a 1 bd 1 ba. The kitchen has tile floors and carpet throughout the rest of the home. Both units have washer/dryer hookups. The address is 212 and 214 Church St.

Facts & Features

- Sold On 06/17/2021
- Original List Price of \$509,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s), Electric
- Heating: Wall Furnace, Natural Gas
- Laundry: Electric Dryer Hookup
- \$34500 Gross Scheduled Income
- \$26664 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Tile, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,836
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,706
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,725	\$1,725	\$1,850
2:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,300

Of Units With:

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

Additional Information

- Standard sale

- 268 - Redlands area
- San Bernardino County
- Parcel # 0170181340000

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:** EV21057805

Printed: 06/21/2021 10:05:44 AM

Closed •

List / Sold: **\$499,000/\$499,000**

214 Sonora St • Redlands 92373

130 days on the market

**2 units • \$249,500/unit • 1,500 sqft • 2,460 sqft lot • \$332.67/sqft •
Built in 1900**

Listing ID: EV21000460

Olive to fern



Charming South side Victorian Turn-of-the-Century duplex. Located within walking distance to downtown, YMCA, YWCA, library, and Redlands bowl. The downstairs unit has an inviting porch and upstairs unit has large balcony. Each unit is a 1 bedroom 1 bath with indoor laundry in each unit. Separate metered for Edison and Gas with owner paying for water.

Facts & Features

- Sold On 06/17/2021
- Original List Price of \$499,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Individual Room, Inside
- \$31200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01872106
- 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	\$1,300	\$1,300	\$0
2:	1	1	1	0	Unfurnished	\$1,400	\$1,300	\$0

Of Units With:

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

Additional Information

- Standard sale
- 268 - Redlands area

- San Bernardino County
- Parcel # 0171332180000

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 • **Single Family Residence**

List / Sold: **\$279,900/\$280,000** ↑

7990 Pedley Rd • San Bernardino 92410

169 days on the market

2 units • **\$139,950/unit** • **1,000 sqft** • **6,960 sqft lot** • **\$280.00/sqft** •
Built in 1937

Listing ID: CV20197550

From 215 FWY exit 5th St. go east pass Waterman.



The tenants are long term, good paying residents and seller does not want to disturb them. Drive by only at this time due to pandemic and other considerations. Previews and Inspections will be arranged after an offer is accepted. The 2nd unit used to be a garage that has been converted to an studio apt. The owner pays the water and sewer costs and the tenants pay their share of the electric and gas utilities.

Facts & Features

- Sold On 06/15/2021
- Original List Price of \$279,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup
- \$1900 Gross Scheduled Income
- \$1710 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wrought Iron
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$700
- 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	3	2	0	Unfurnished	\$1,200	\$1,200	\$1,200
2:	1	1	1	0	Unfurnished	\$700	\$700	\$700

Of Units With:

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

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0279072050000

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: CV20197550

Printed: 06/21/2021 10:05:46 AM

Closed •

List / Sold: **\$169,900/\$168,000** ↓

109 E Cottage St • Barstow 92311

6 days on the market

**2 units • \$84,950/unit • 1,078 sqft • 5,000 sqft lot • \$155.84/sqft •
Built in 1920**

Listing ID: 534870

From Main St head down N 2nd Ave to Cottage St and turn left. Property in question on right. Cross Street: N 2nd Ave.



beautiful income producing or extended family home for sale in Barstow. This Gem is 2 homes on one lot. Most of the of the windows have been updated. The main house offers 1,078 square feet of living space. There are 2 bedrooms and 2 full bathrooms. The master bathroom is oversized and has lots of storage. There is an indoor laundry room off the master bathroom. The kitchen is open with lots of storage and counter space. There is also a separate large dinning room. The second unit can be a guest house or can be income producing. It is approximately 380 square feet. It has a small kitchen a full bathroom and 1 bedroom. It is currently rented.

Facts & Features

- Sold On 06/15/2021
- Original List Price of \$169,900
- 2 Buildings
- 1 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air, Evaporative Cooling
- Heating: Natural Gas, Forced Air
- Laundry: Inside, Individual Room

Interior

- Rooms: Office
- Floor: See Remarks
- Appliances: Oven, Microwave

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 1986372
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	2	2				\$0	
2:	0	1	1				\$400	
3:	0	0	0				\$0	
4:	0	0	0				\$0	
5:	0	0	0				\$0	
6:	0	0	0				\$0	
7:	0	0	0				\$0	
8:	0	0	0				\$0	
9:	0	0	0				\$0	

10:	0	0	0	\$0
11:	0	0	0	\$0
12:	0	0	0	\$0
13:	0	0	0	\$0

Of Units With:

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

Additional Information

- Standard sale
- San Bernardino County
 - Parcel # 0181021250000

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 •

List / Sold: **\$599,000/\$700,000** ↑

1052 E 8th St • Upland 91786

19 days on the market

**3 units • \$199,667/unit • 2,334 sqft • 12,152 sqft lot • \$299.91/sqft •
Built in 1930**

Listing ID: RS21087042

Cross streets are S. Campus Ave and E. 8th St.



Front two units consist of 2 bedrooms and one bathroom. The back unit is a one bedroom and one bathroom that is attached to the two car garage.

Facts & Features

- Sold On 06/18/2021
- Original List Price of \$599,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- 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	Furnished	\$0	\$0	\$1,200
2:	1	2	1	0	Furnished	\$1,300	\$1,300	\$1,200
3:	1	1	1	2	Furnished	\$700	\$700	\$1,000

Of Units With:

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

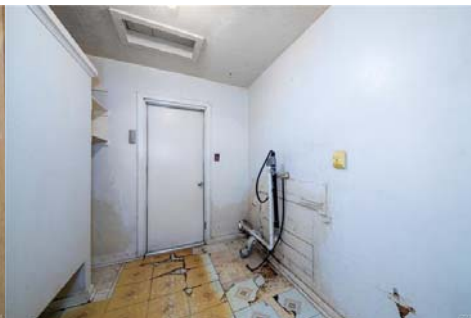
Additional Information

- Probate Listing sale
- 690 - Upland area
- San Bernardino County
- Parcel # 1047103080000

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 •

List / Sold: **\$599,990/\$599,999** ↑

13428 Mohawk Rd • Apple Valley 92308

50 days on the market

**3 units • \$199,997/unit • 4,200 sqft • 21,000 sqft lot • \$142.86/sqft •
Built in 1989**

Listing ID: CV21054223

From 15 Freeway take Bear Valley Rd Exit. Go east on Bear Valley Rd toward Apple Valley. Turn left on Kiowa Rd, turn right on Ottawa Rd then final left on Mohawk Rd to the subject property



LARGE AND LUXURIOUS 3 UNITS FOR SALE!! Practically, 3 homes on a lot!! **POSITIVE CASH FLOW!!** These are exceptionally larger 3 bedrooms, 2 bathrooms units each unit has about 1400 SQFT living spaces with detached extra large 2 car garages have storage rooms for each unit. Each unit also has its own front and back private fenced yards. Each unit has fireplaces in the living room and separates in-house laundry room. The property also has a larger common front yard and a driveway. Conveniently located near school, shopping, and all other major businesses.

Facts & Features

- Sold On 06/17/2021
- Original List Price of \$599,990
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

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:	3	3	2	2	Unfurnished	\$1,250	\$1,250	\$1,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- APPV - Apple Valley area
- San Bernardino County
- Parcel # 3087311050000

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: CV21054223

Printed: 06/21/2021 10:05:52 AM

Closed •

List / Sold: **\$599,990/\$599,999** ↑

13428 Mohawk Rd • Apple Valley 92308

62 days on the market

**3 units • \$199,997/unit • 4,200 sqft • 21,500 sqft lot • \$142.86/sqft •
Built in 1989**

Listing ID: 532715

From 15 Freeway take Bear Valley Rd Exit. Go east on Bear Valley Rd toward Apple Valley. Turn left on Kiowa Rd, turn right on Ottawa Rd then final left on Mohawk Rd to the subject property. Cross Street: Ottawa Rd..



LARGE AND LUXERIOUS 3 UNITS FOR SALE!! Practically, 3 homes on a lot!! POSITIVE CASH FLOW!! These are exceptionally larger 3 bedrooms, 2 bathrooms units each units has about 1400 SQFT living spaces with detached extra large 2 car garages have storage rooms for each units. Each unit also have their own front and back private fenced yards. Each units have fireplaces in the living room and separate in house laundry room. Property also has a larger common front yard and a driveway. Conveniently located near school, shopping, and all other major businesses.

Facts & Features

- Sold On 06/17/2021
- Original List Price of \$599,990
- 1 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Laundry: Inside, Individual Room

Interior

- Floor: Concrete
- Appliances: Range, Oven, Dishwasher, Disposal

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00900879
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	3	2				\$1,250	
2:	0	3	2				\$1,250	
3:	0	3	2				\$1,250	
4:	0	0	0				\$0	
5:	0	0	0				\$0	
6:	0	0	0				\$0	
7:	0	0	0				\$0	
8:	0	0	0				\$0	
9:	0	0	0				\$0	
10:	0	0	0				\$0	
11:	0	0	0				\$0	
12:	0	0	0				\$0	

13: 0 0 0

\$0

Of Units With:

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

Additional Information

- Standard sale
- San Bernardino County
- Parcel # 3087311050000

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: 532715

Printed: 06/21/2021 10:05:53 AM

Closed • **Quadruplex**

List / Sold: **\$695,000/\$706,000** ↑

1420 N Sepulveda Ave • San Bernardino 92405

16 days on the market

4 units • **\$173,750/unit** • **3,800 sqft** • **7,750 sqft lot** • **\$185.79/sqft** •
Built in 1984

Listing ID: PW21065649

North of Baseline St. between Arrowhead Ave. & Waterman Ave.



Great Investment Opportunity... We're pleased to present you this great opportunity to purchase this Fourplex Multi-family Property located in high rental demand area. The two-story property features spacious 4 Unit Apartments, each unit comes with 2 Bedroom/ 1 Bathroom, individually metered for Electricity, Gas and each unit has its own Water Heater, Central Air & Heat. The property is nicely landscaped, surrounded with approximately 6 foot wrought iron fencing with remote control access and has carport & plenty of open parking spaces. The onsite laundry facility is currently Not in Use and has been converted to storage area. There are 2 adjacent 4plex properties that are listed separately with separate listing ID numbers and are available for sale (1406 Sepulveda Ave MLS# PW21065609 and 1428 Sepulveda Ave. San Bernardino PW21065124) This is a Portfolio Sale and the Sellers wants all 3 properties to be Sold at the same time to one or more investors and to have all 3 properties close all their perspective escrows together at the same time.

Facts & Features

- Sold On 06/18/2021
- Original List Price of \$695,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Community
- \$61080 Gross Scheduled Income
- \$45921 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 4 water meters available

Interior

- Appliances: Water Heater

Exterior

- Lot Features: Lawn
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,326
- Electric: \$218.34
- Gas: \$72
- Furniture Replacement:
- Trash: \$943
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,584
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,275	\$1,275	\$1,350
2:	1	2	1	0	Unfurnished	\$1,275	\$1,275	\$1,350
3:	1	2	1	0	Unfurnished	\$1,275	\$1,275	\$1,350
4:	1	2	1	0	Unfurnished	\$1,265	\$1,265	\$1,350

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0146172240000

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: PW21065649

Printed: 06/21/2021 10:05:53 AM

Closed • **Quadruplex**List / Sold: **\$695,000/\$706,000** ↑**1428 N Sepulveda Ave** • San Bernardino 92405**16 days on the market****4 units** • **\$173,750/unit** • **3,800 sqft** • **7,750 sqft lot** • **\$185.79/sqft** •
Built in 1984**Listing ID: PW21065124****North of Baseline St. between Arrowhead Ave. & Waterman Ave.**



Great Investment Opportunity... We're pleased to present you this great opportunity to purchase this Fourplex Multi-family Property located in high rental demand area. The two-story property features spacious 4 Unit Apartments, each unit comes with 2 Bedroom/ 1 Bathroom, individually metered for Electricity, Gas and each unit has its own Water Heater, Central Air & Heat. The property is nicely landscaped, surrounded with approximately 6 foot wrought iron fencing with remote control access and has carport & plenty of open parking spaces. The onsite laundry facility is currently Not in Use and has been converted to storage area. There are 2 adjacent 4plex properties that are listed separately with separate listing ID numbers and are available for sale (1420 Sepulveda Ave PW21065649 and 1406 Sepulveda Ave. San Bernardino PW21065609) This is a Portfolio Sale and the Sellers wants all 3 properties to be Sold at the same time to one or more investors and to have all 3 properties close all their perspective escrows together at the same time.

Facts & Features

- Sold On 06/18/2021
 - Original List Price of \$695,000
 - 1 Buildings
 - Levels: Two
 - 8 Total parking spaces
 - Cooling: Central Air
 - Heating: Central, Electric
 - Laundry: Community
 - \$60372 Gross Scheduled Income
 - \$44044 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 4 water meters available
-

Interior

Exterior

- Lot Features: Lawn
 - Fencing: Wrought Iron
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$14,517
 - Electric: \$184.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,785
 - Cable TV: 01406566
 - Gardener:
 - Licenses:
 - Insurance: \$1,100
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,040
 - Other Expense:
 - Other Expense Description:
-

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,275	\$1,275	\$1,350
2:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$1,350
3:	1	2	1	0	Unfurnished	\$1,131	\$1,131	\$1,350
4:	1	2	1	0	Unfurnished	\$1,275	\$1,275	\$1,350

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 4
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0146172230000

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: PW21065124

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Closed •

List / Sold: **\$179,000/\$190,000** ↓

7509 Utah • 29 Palms 92277

13 days on the market

4 units • **\$44,750/unit** • **1,995 sqft** • **20,250 sqft lot** • **\$95.24/sqft** •
Built in 1937

Listing ID: JT21057409

Hwy 62 East to Utah Trail go South on Utah go past Baseline 4 plex is on left.



LOCATION! LOCATION! LOCATION! Located a short drive to Joshua Tree National Park entrance. 4 plex, 2 Two Bed one Bath under remodel, One Studio, One one bedroom rented. Tortoise Rock casino is a short walk or a quick drive. This property needs TLC and the right buyer with imagination and vision. Viewings is contingent of an accepted offer. **PRICE REDUCTION!**

Facts & Features

- Sold On 06/16/2021
- Original List Price of \$195,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Electric
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: None
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01912687
- Gardener:
- Licenses:
- Insurance: \$0
- 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	5	4	0	Unfurnished	\$525	\$0	\$2,900

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
- DC729 - Hanson Area area
- San Bernardino County

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: **\$750,000/\$790,000** ↑

16948 Reed St • Fontana 92336

0 days on the market

4 units • **\$187,500/unit** • **3,020 sqft** • **8,400 sqft lot** • **\$261.59/sqft** •
Built in 1962

Listing ID: CV21119661

Crossing Streets : Foothill Blvd and Sierra Ave



Excellent 4 units' income property in in the heart of Fontana. Great investment property for investors or first-time home owners. Live in one, rent the others to pay the mortgage. This Fourplex is well maintained. The Two units have 2 bedrooms and 1 bathroom, and the other two unit has 1 bedrooms and 1 bath. All units have individual electric, gas meter and laundry area... Has 4 car garage and good size lot 8,400 sq space to park cars. Property is fully-occupied. All four units has open floor plan good size unit. The property has low matinees . Close to the Fwys...

Facts & Features

- Sold On 06/18/2021
- Original List Price of \$750,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- Laundry: Common Area, See Remarks
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,538
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$118
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Furnished	\$1,110	\$1,110	\$1,500
2:	1	2	1	1	Furnished	\$1,250	\$1,250	\$1,500
3:	1	1	1	1	Furnished	\$940	\$940	\$1,300
4:	1	1	1	1	Furnished	\$895	\$895	\$1,300

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

- 264 - Fontana area
- San Bernardino County
- Parcel # 0190191420000

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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