

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	MB24077441	S	256 E Temple ST	SB	274	STD	2	\$0		\$720,000 	\$322.44	2233	2022/ASR	6,475/0.1486	N	2	06/17/24	15/15
2	TR23177151	S	12980 6th ST	CH	681	STD	3	\$54,279		\$825,000 	\$344.04	2398	1948/ASR	6,800/0.1561	N	2	06/20/24	241/241
3	219104138PS	S	401 E Country Club BLVD	BB	BBC	STD	3			\$720,000 	\$339.06		1981/ASR	9,000/0.2066	N	3	06/18/24	104/104

Closed • Duplex

List / Sold: **\$775,000/\$720,000** ↓

256 E Temple St • San Bernardino 92410

15 days on the market

2 units • **\$387,500/unit** • **2,233 sqft** • **6,475 sqft lot** • **\$322.44/sqft** •

Listing ID: MB24077441

Built in 2022

Temple and Waterman



Welcome to this stunning newer construction built in 2022, ***Front Unit Features 3 Bedrooms, 2 Baths with 1,315 SQ FT ***Back Unit Features 2 Bedrooms, 2 Baths with 918 SQ FT. Each one of the units boasts a layout featuring generously sized bedrooms and modern bathrooms, offering a harmonious balance of comfort and style. Upon entry of each unit, you'll be greeted by a bright and airy open floor plan that seamlessly connects the living room to the kitchen and dining area, perfect for entertaining and everyday living. The kitchens are a chef's delight with Stainless steel Appliances, Quartz Countertops, and modern cabinetry. The primary suites feature wall-to-wall closets and en-suite bathroom with modern finishes. Each unit enjoys the convenience of an in-unit laundry area, central air conditioning and mini-split, and a private backyard space for outdoor relaxation. Nestled in a desirable neighborhood close to all shopping centers and freeway access. Back Unit is Tenant Occupied.

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$775,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$172 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927637
- 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	3	2	2	Unfurnished	\$0	\$0	\$3,100
2:	1	2	2	2	Unfurnished	\$1,900	\$1,900	\$1,900

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: \$13000

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0140181230000

Michael Lembeck

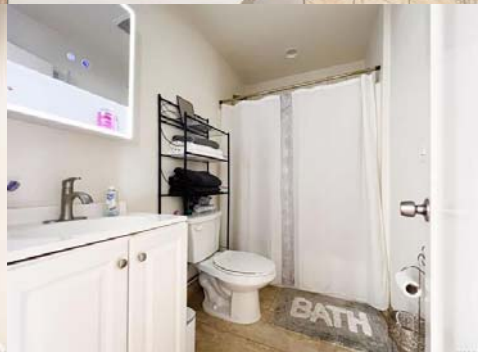
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: MB24077441

Printed: 06/23/2024 10:25:20 AM

Closed • Triplex

List / Sold: **\$920,000/\$825,000** ↓

12980 6th St • Chino 91710

241 days on the market

**3 units • \$306,667/unit • 2,398 sqft • 6,800 sqft lot • \$344.04/sqft •
Built in 1948**

Listing ID: TR23177151

South on Ramona Ave, East on Riverside Dr, then South on 6th St on right side



Welcome to this exceptional income-producing property located in the heart of Chino, now back on the market and offering a lucrative opportunity for investors. Situated in a desirable residential neighborhood, this property is within minutes of numerous local conveniences, making it an ideal choice for both tenants and landlords alike. Front Single Family Home: The front property is a charming single-family home featuring 3 bedrooms, 1.5 baths, and modern amenities including air conditioning. With an attached 2-car garage, this home provides convenient and comfortable living spaces. Built in 1997, it offers contemporary design and functionality. Duplex in the Back: Behind the single-family home, you'll find a well-maintained duplex with alley access. Each unit consists of 1 bedroom and 1 bathroom. Additionally, there's a vacant studio unit with a room and a half bath, offering versatility for potential use or rental income. The original unit B was constructed in 1948, with the second attached unit A added in 1994. Recent Improvements: The duplex units feature newer roofs, ensuring durability and protection from the elements. Additionally, a new sewer line has been installed, minimizing maintenance concerns for the foreseeable future. Exterior Upkeep: Both buildings have benefited from fresh exterior paint, enhancing their curb appeal and contributing to a well-maintained appearance. Long-Term Tenants: All three units are currently occupied by reliable, long-term tenants, providing consistent rental income and stability for the property. Professional Management: The properties are professionally managed, ensuring smooth operations and proactive maintenance to preserve their value and appeal. Don't miss out on this outstanding investment opportunity in Chino. Whether you're an experienced investor or a newcomer to real estate, this property offers the potential for significant returns. Schedule a viewing today to explore the possibilities! Information provided is deemed reliable but not guaranteed. Buyers are encouraged to conduct their own due diligence.

Facts & Features

- Sold On 06/20/2024
- Original List Price of \$999,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$389 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$54279 Gross Scheduled Income
- \$41679 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,961
- Electric: \$2,075.00
- Gas: \$768
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428773
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 4088
- Water/Sewer: \$1,500
- Other Expense: \$2,700
- Other Expense Description: repairs

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,863	\$1,863	\$2,400
2:	1	1	1	0	Unfurnished	\$1,557	\$1,557	\$1,900
3:	1	1	1	0	Unfurnished	\$1,289	\$1,289	\$1,800
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,300

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
- Buyer Agency Compensation: 2%
- 681 - Chino area
- San Bernardino County
- Parcel # 1020031200000

Michael Lembeck

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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

 Click arrow to display photos





Closed •

List / Sold: **\$750,000/\$720,000** ↓

401 E Country Club Blvd • Big Bear 92314

104 days on the market

3 units • \$250,000/unit • sqft • 9,000 sqft lot • \$339.06/sqft • Built in 1981

Listing ID: 219104138PS

East on Big Bear Blvd. Left on Paradise. Right on Country Club.



Great Investment Opportunity. Triplex located in the desirable Forest Springs Area. Property is situated on a corner lot with easy access. All three units are 2 bedroom 1 bath with access to a community washer and dryer. Each unit has it's own 1 car garage. All three units are currently rented, two of the units monthly rent is below market value. Potential monthly income could exceed \$4500 per month. Great rental history with long term tenants.

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 0 Total carport spaces
- Heating: Natural Gas, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry:
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02208298
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- BBC - Big Bear City area
- San Bernardino County
- Parcel # 0312391170000

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