

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	WS24058631	S	930 Nancy ST	BSTW	BSTW	STD	2	\$30,000	7	\$270,000 	\$177.40	1522	1943/ASR	7,832/0.1798	N	0	06/04/24	10/10	
2	IG24055378	S	15534 Tonekai RD	APPV	APPV	STD	4	\$56,940	7	\$670,000 	\$190.50	3517	1970/ASR	19,800/0.4545	N	1	06/04/24	35/35	

Closed • **Single Family Residence**

List / Sold: **\$278,000/\$270,000** ↓

930 Nancy St • Barstow 92311

10 days on the market

2 units • \$139,000/unit • 1,522 sqft • 7,832 sqft lot • \$177.40/sqft •

Listing ID: WS24058631

Built in 1943

Main St to Ave C



Welcome to Barstow. For Sale is arguably the Nicest, Strongest Cash flowing duplex in Barstow! Two Homes on One lot. Each home has Two Bedrooms and One Bath and its own fenced in yard with their own electric and water meters. Housing Provider pays Water and Trash Services. Both homes are in good condition with stable tenants in place. Front Home was remodeled when the tenant moved in last year and the main water line was replaced a few years ago, we just prepped and painted the exterior shell and replaced the water heater. It has a storage shed w/ laundry hook ups. The Rear house was just remodeled with a new roof, new exterior paint, new vinyl plank flooring, etc. Rear Unit has carport and storage shed w/ no laundry hook ups. Rear House is private with access through the alley only. This is a strong cash flow property Centrally Located. This is great for an out of town investor who wants a passive strong cash flowing investment. Do not disturb tenants. Showings subject to offer and POF. The BNSF International Gateway is expected to bring 20,000 direct and indirect jobs to the Barstow Region. Barstow has approved the new 29 Acre Cannabis Super Center at the Former Outlet Mall. Seller is Also the Agent, Manager and has Owned the Property since 2021. Property Management Service Available for Seamless Transition (free for first 6 Months). POF Required prior to showings. Sold in AS IS Condition. Do your own Due Diligence on all aspects of the property.

Facts & Features

- Sold On 06/04/2024
- Original List Price of \$278,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Evaporative Cooling
- \$173 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside
- Cap Rate: 6.9
- \$30000 Gross Scheduled Income
- \$19200 Net Operating Income
- 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: \$10,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 02117490
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	0	Unfurnished	\$1,250	\$2,500	\$2,500

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: 3%

- BSTW - Barstow area
- San Bernardino County
- Parcel # 0182095040000

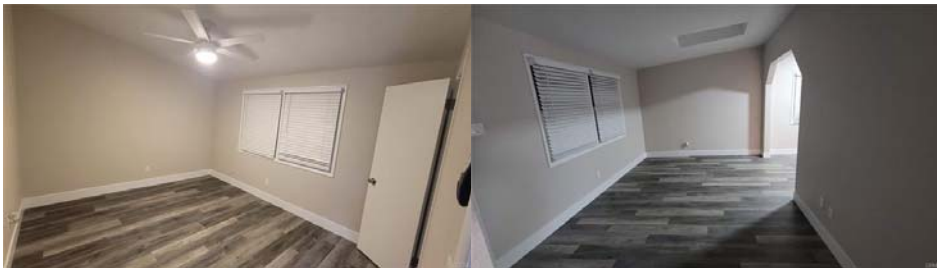
Michael Lembeck

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: WS24058631

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Great investment opportunity with established tenants and a low maintenance property. Four units, each with 2 bedrooms and 1 bath surrounding a courtyard. There is one garage and 3 carports on a huge corner lot. Separate meters for each unit. DO NOT DISTURB TENANTS

Facts & Features

- Sold On 06/04/2024
 - Original List Price of \$650,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - 3 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$999 (Assessor)
 - SellerConsiderConcessionYN:
- Cap Rate: 7
 - \$56940 Gross Scheduled Income
 - \$47299 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

Exterior

- Lot Features: Lot Over 40000 Sqft, Level
- Fencing: Average Condition
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,641
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01812614
 - 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	1	Unfurnished	\$1,350	\$1,350	\$1,350
2:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,300
3:	1	2	1	0	Unfurnished	\$1,045	\$1,045	\$1,300
4:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$1,350

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 4
 - Carpet:
 - Dishwasher:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0441221080000

Michael Lembeck

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

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