

## 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	<a href="#">529127</a>	S	19426 <a href="#">Lodema RD</a>	APPV		STD	2	\$0		\$320,000	\$150.66	2124	1952	174,240/4		06/23/21	<a href="#">32/32</a>
2	<a href="#">531539</a>	S	112 E <a href="#">Cottage ST</a>	BSTW		STD	2	\$0		\$140,000	\$128.21	1092	1940	7,000/0.16		06/21/21	<a href="#">136/136</a>
3	<a href="#">CV21006119</a>	S	1006 W <a href="#">E ST #2</a>	ONT	686	STD	2	\$0		\$500,000	\$298.69	1674	1956/ASR	8,845/0.2031	2	06/21/21	<a href="#">71/71</a>
4	<a href="#">CV21096200</a>	S	311 N <a href="#">Campus AVE</a>	ONT	686	STD	2	\$38,280		\$579,000	\$321.67	1800	1960/ASR	6,528/0.1499	2	06/25/21	<a href="#">0/0</a>
5	<a href="#">CV21087718</a>	S	10371 <a href="#">24th ST</a>	RCUC	688	STD	2	\$49,200		\$690,000	\$431.25	1600	1961/ASR	7,500/0.1722	0	06/25/21	<a href="#">3/3</a>
6	<a href="#">CV21030886</a>	S	3804 <a href="#">Ferndale AVE</a>	SB	274	STD	2	\$0		\$444,000	\$220.35	2015	1965/ASR	7,533/0.1729	4	06/25/21	<a href="#">62/62</a>
7	<a href="#">534696</a>	S	12324 <a href="#">Kiowa RD</a>	APPV		STD	3	\$0		\$410,000	\$170.83	2400	1994	18,212/0.41	1	06/25/21	<a href="#">8/8</a>
8	<a href="#">CV21084663</a>	S	504 E <a href="#">Harvard PL</a>	ONT	686	STD	3	\$84,000		\$1,090,000	\$401.77	2713	1939/ASR	10,714/0.246	2	06/22/21	<a href="#">20/20</a>
9	<a href="#">QC21097950</a>	S	308 N <a href="#">Camellia AVE</a>	ONT	686	STD	4	\$79,200		\$1,150,000	\$255.78	4496	1964/ASR	8,000/0.1837	4	06/25/21	<a href="#">6/6</a>
10	<a href="#">CV20250756</a>	S	1555 <a href="#">Sepulveda</a>	SB	274	STD	4	\$41,400		\$490,000	\$174.19	2813	1956/ASR	7,750/0.1779	0	06/21/21	<a href="#">19/19</a>
11	<a href="#">CV21083434</a>	S	289 <a href="#">Stillman AVE</a>	UPL	690	STD	4	\$39,000		\$1,010,000	\$270.56	3733	1968/ASR	9,520/0.2185	4	06/25/21	<a href="#">0/0</a>

**Closed** •

List / Sold: **\$350,000/\$320,000** ↑

**19426 Lodema Rd** • Apple Valley 92307

**32 days on the market**

**2 units** • **\$175,000/unit** • **2,124 sqft** • **174,240 sqft lot** • **\$150.66/sqft** •

**Listing ID: 529127**

**Built in 1952**

**Hwy 18, left on Corwen, left on Chippewa, right on Lodema Rd to PIQ on your left. Cross Street: Ta-Ki-Pi/Paula.**



Priced to sell. Hard to find 4 acres in this area, so many possibilities, has existing duplex unit A 2bdrm/2ba, unit B 2bdrm 1ba. Both units each has its own laundry room. Each unit has its own access. May even split into 4 1 acre lots to build houses. Currently rented for 850 per unit. Street frontage on 3 streets.

### Facts & Features

- Sold On 06/23/2021
- Original List Price of \$310,000
- 1 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- Laundry: Inside

### Interior

- Floor: Concrete
- Appliances: None

### Exterior

- Lot Features: Paved
- Sewer: Conventional Septic

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01879242
- 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	0				\$850	
2:	0	2	0				\$850	
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 # 0441032350000

**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



CUSTOMER FULL: Residential Income LISTING ID: 529127

Printed: 06/27/2021 3:46:34 PM

**Closed** •

List / Sold: **\$139,900/\$140,000** ↓

**136 days on the market**

**112 E Cottage St • Barstow 92311**

**2 units • \$69,950/unit • 1,092 sqft • 7,000 sqft lot • \$128.21/sqft •  
Built in 1940**

**Listing ID: 531539**

**lots of construction to get directly to property Cross Street: 5th.**



Utility & rental agreements are attached nice sized 1 bdrm 1 bth units. Large walk in closets-has basement/attic. Basement has qtr bth possibly not permitted. Use to be a school yrs back per-seller. Units are in pretty good condition. Close to railroad tracks but tenants don't seem to mind it. Unit A has just been increased \$32 and Unit B \$38

### Facts & Features

- Sold On 06/21/2021
- Original List Price of \$150,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace

### Interior

- Floor: Vinyl
- Appliances: Range, Oven

### Exterior

- Lot Features: Paved
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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:	1	1	1				\$533	
2:	1	1	1				\$458	
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:
- Drapes:
- Patio:



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

- Ranges:
- Refrigerator:
- Wall AC:

## Additional Information

- Standard sale

- San Bernardino County
- Parcel # 0181051040000

## 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: 531539

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**Closed** • Duplex

List / Sold: **\$529,999/\$500,000** ↓

**1006 W E St # 2 • Ontario 91762**

**71 days on the market**

**2 units • \$265,000/unit • 1,674 sqft • 8,845 sqft lot • \$298.69/sqft • Built in 1956**

**Listing ID: CV21006119**

**W D St & N Palmetto Ave**



Duplex located at Ontario City , each unit has 2 bedrooms and 1 bathroom, living room, kitchen, laundry room in the garage, individual back yard, attached garage for 1 car, driveway is shared between both units ( space for up to 6 cars ) . Close to parks, schools, shopping centers and more to see. Price reduction , seller is very motivated !!

### Facts & Features

- Sold On 06/21/2021
- Original List Price of \$550,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Natural Gas
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down
- Appliances: None

### Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)
- Fencing: Block, Chain Link
- Sewer: Public Sewer

### 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: \$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	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

#### # Of Units With:

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

### Additional Information



- Standard sale

- 686 - Ontario area
- San Bernardino County
- Parcel # 1010464010000

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**Michael Lembeck**

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

**Re/Max Property Connection**

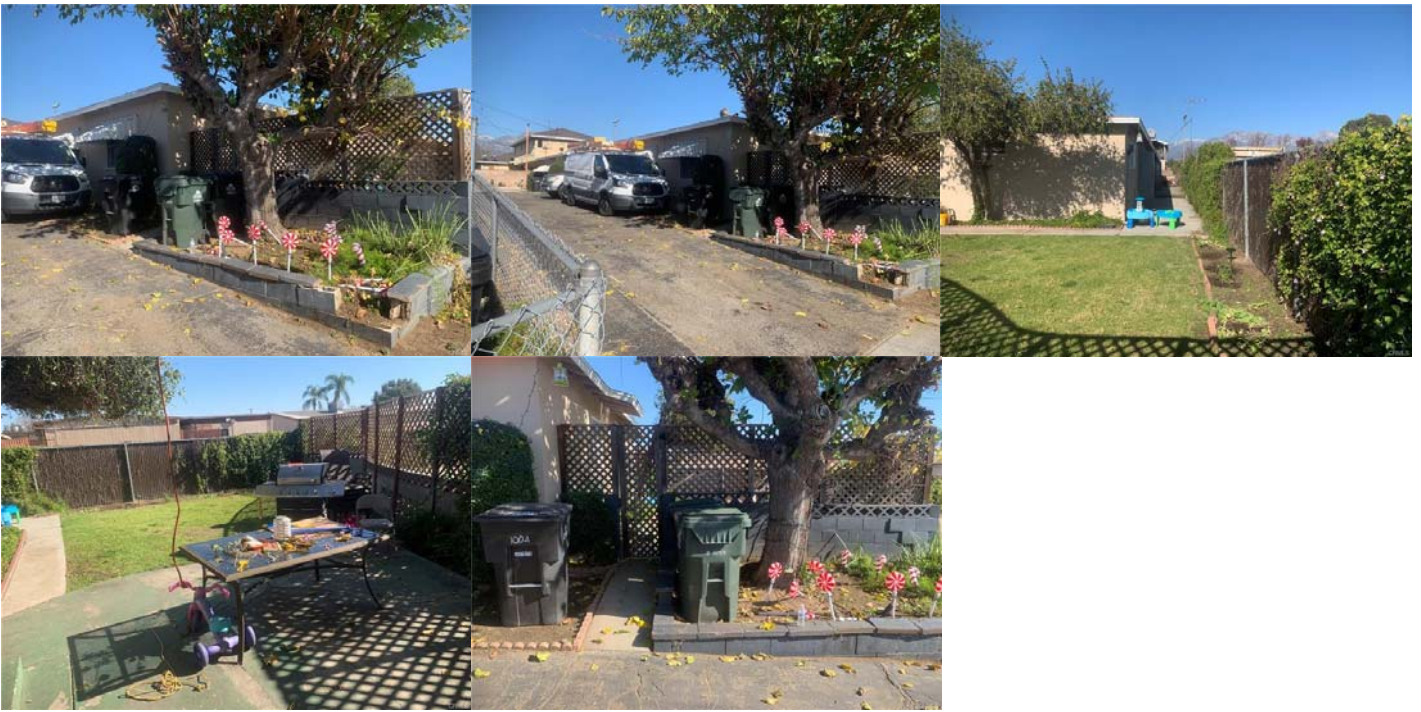
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV21006119

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**Closed** • Duplex

List / Sold: **\$579,000/\$579,000**

**311 N Campus Ave** • Ontario 91764

**0 days on the market**

**2 units** • **\$289,500/unit** • **1,800 sqft** • **6,528 sqft lot** • **\$321.67/sqft** •  
**Built in 1960**

**Listing ID: CV21096200**

**Campus and D St.**



TWO 2BD UNITS ON PROPERTY.

### Facts & Features

- Sold On 06/25/2021
- Original List Price of \$579,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Inside
- \$38280 Gross Scheduled Income
- \$31060 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

### Exterior

- Lot Features: Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$7,220
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$720
- 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:	1	2	1	1	Unfurnished	\$1,595	\$1,595	\$1,595
2:	1	2	1	1	Unfurnished	\$1,595	\$1,595	\$1,595

### # 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
- Rent Controlled
- 686 - Ontario area
- San Bernardino County
- Parcel # 1048534100000

**Michael Lembeck**

**Re/Max Property Connection**

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

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

 Click arrow to display photos



**Closed** • Duplex

List / Sold: **\$670,000/\$690,000** ↑

**10371 24th St** • Rancho Cucamonga 91730

**3 days on the market**

**2 units** • **\$335,000/unit** • **1,600 sqft** • **7,500 sqft lot** • **\$431.25/sqft** •  
**Built in 1961**

**Listing ID: CV21087718**

**Off Haven Ave and 8th Street**



AMAZING DUPLEX....INDIVIDUAL 2 BEDROOM HOMES WITH BIG YARDS AND AMPLE PARKING! The front house has a big front yard and the back house has a front and backyard with room to add a 3rd bedroom! This is the perfect scenario to rent one and live in the other home...both homes are remodeled and in move in condition! DON'T MISS THIS OPPORTUNITY!

### Facts & Features

- Sold On 06/25/2021
- Original List Price of \$670,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Kitchen
- \$49200 Gross Scheduled Income
- \$46400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Tile, Vinyl
- Appliances: Gas Range, Range Hood

### Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$14,975
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,200
- 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:	2	2	2	0	Unfurnished	\$1,900	\$1,900	\$2,200

#### # 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
- 688 - Rancho Cucamonga area
- San Bernardino County



• Parcel # 0209123140000

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**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** • Duplex

List / Sold: **\$445,000/\$444,000** ↑

**3804 Ferndale Ave** • San Bernardino 92404

62 days on the market

2 units • \$222,500/unit • 2,015 sqft • 7,533 sqft lot • \$220.35/sqft •  
Built in 1965

Listing ID: CV21030886

N Mountain Ave/ E 39th St,



North San Bernardino, 2 Units, one upstairs, one downstairs. Downstairs unit has 2 bedrooms, 1 3/4 baths, fireplace, Granite countertops in the kitchen and bathroom. Laminate wood flooring and tile. Separate laundry room inside. Central heat & Air, Four car garage attached for both units plus 2 outside parking spaces. Upstairs unit is 2 bedrooms, 1 1/2 baths Granite counter top in kitchen. Laminated flooring throughout. Central heat and air, own laundry area. Yard is completely fenced.

### Facts & Features

- Sold On 06/25/2021
- Original List Price of \$434,900
- 1 Buildings
- 4 Total parking spaces
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

### Exterior

- Lot Features: Level
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	4	4	Unfurnished	\$0	\$0	\$0

#### # 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
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0271522060000

**Michael Lembeck**

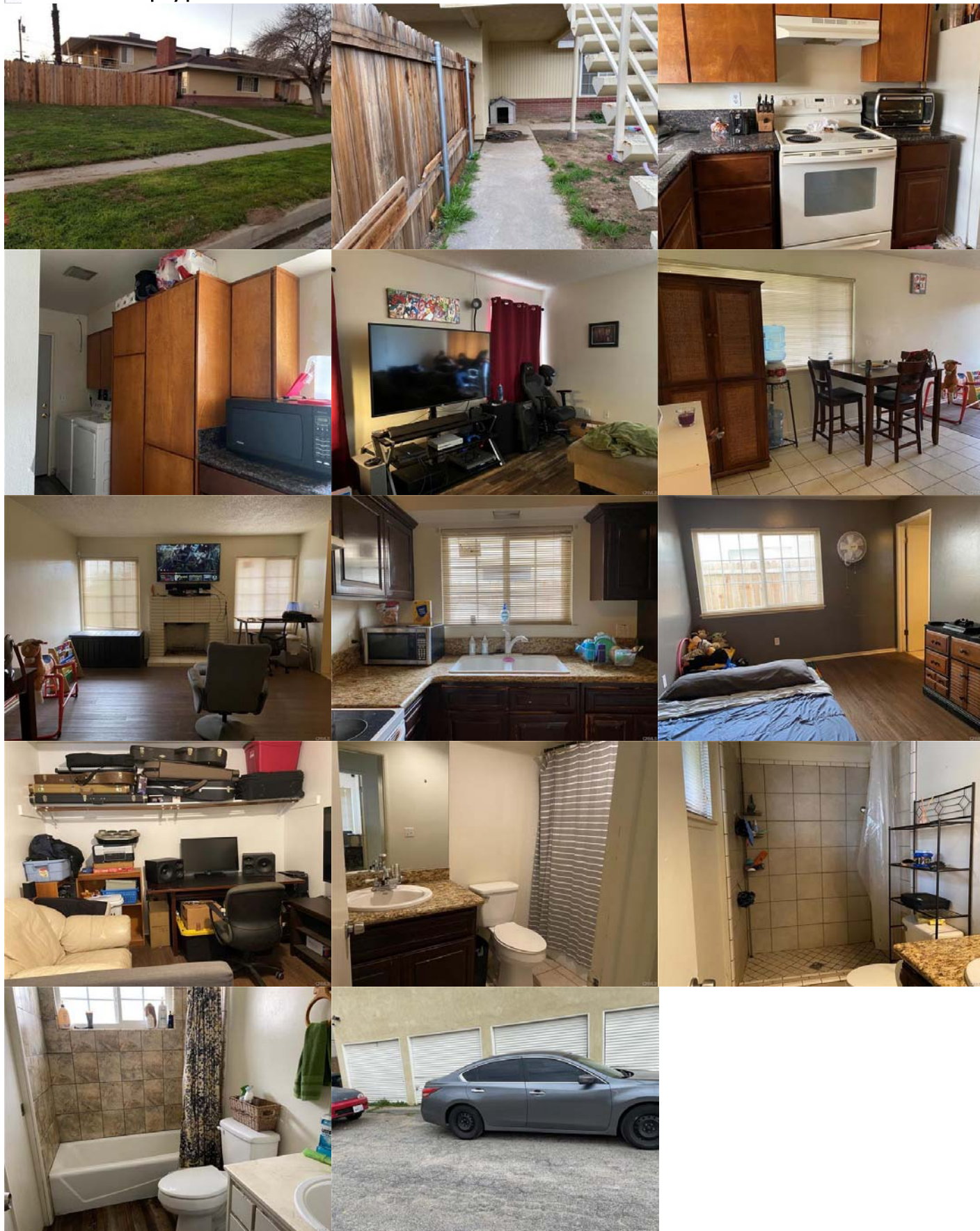
**Re/Max Property Connection**



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

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

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**Closed** •

List / Sold: **\$445,000/\$410,000** ↓

**12324 Kiowa Rd** • Apple Valley 92308

**8 days on the market**

**3 units** • **\$148,333/unit** • **2,400 sqft** • **18,212 sqft lot** • **\$170.83/sqft** •  
**Built in 1994**

**Listing ID: 534696**

**Bear Valley Rd turn left on Kiowa Rd to PIQ Cross Street: Sioux Rd.**



Amazing triplex for sale in Apple Valley, 2 Bedroom 1 Bath, 1 car garage each unit, a communal laundry great parking space and spacious back yard.

### Facts & Features

- Sold On 06/25/2021
- Original List Price of \$445,000
- 1 Buildings
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Propane
- Laundry: Individual Room

### Interior

- Floor: See Remarks
- Appliances: Range

### Exterior

- Lot Features: Paved
- Sewer: Conventional Septic

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01526842
- 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	0	0				\$0	
2:	0	0	0				\$0	
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:
- Drapes:
- Patio:



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

- Ranges:
- Refrigerator:
- Wall AC:

## Additional Information

- Standard sale

- San Bernardino County
- Parcel # 3087244040000

## Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

## Re/Max Property Connection

State License #: 01891031

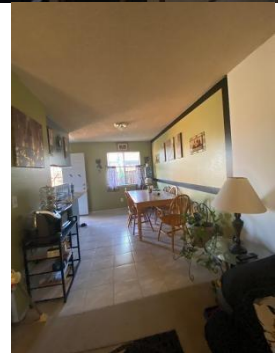
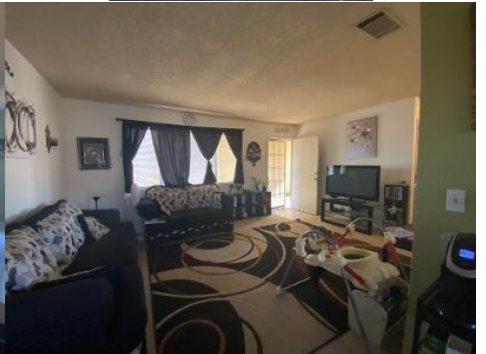
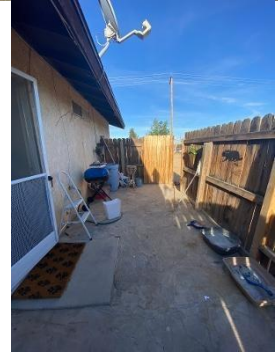
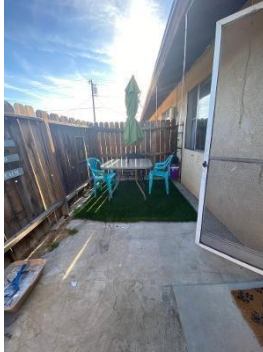
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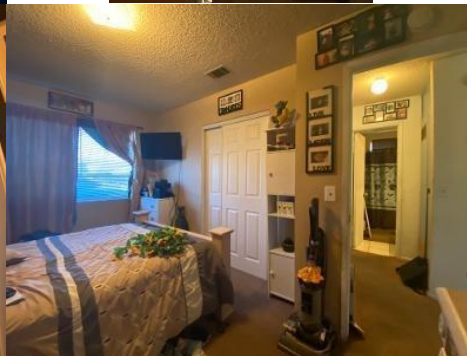
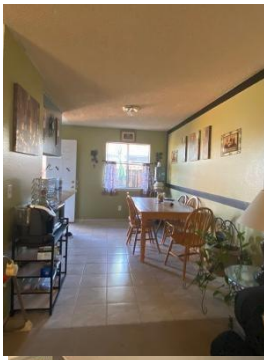
Mission Viejo, 92691

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**Closed** • **Triplex**

List / Sold: **\$999,000/\$1,090,000** ↑

**504 E Harvard Pl** • **Ontario 91764**

**20 days on the market**

**3 units** • **\$333,000/unit** • **2,713 sqft** • **10,714 sqft lot** • **\$401.77/sqft** •  
**Built in 1939**

**Listing ID: CV21084663**

**Turn right on 4th Street Turn Right onto N Sultana Ave Turn Right onto Harvard Pl The destination is on your right**

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Welcome to 504 E Harvard Place- 3 separate completely remodeled vacant UNITS with tons of PARKING and a 2 car garage! These units are located on a beautiful tree lined street in the most highly sought after neighborhood of Ontario. The front house is 1761 sqft and contains 3 generous size bedrooms, 1.5 bathrooms, a living room, dining room, open concept kitchen with breakfast bar, a bonus room and a basement. This house was built in 1939 and has many charming original features such as refinished hardwood floors, arched doorways, single panel original doors, plaster walls, original door knobs and built-ins. Upgraded features include dual pane windows, central HVAC, soft close kitchen cabinets, granite counters and tiled stand up shower. This unit includes all appliances and houses its own laundry. The 2nd unit is a permitted ADU and is BRAND NEW. There are 2 bedrooms, 2 bathrooms, a living room and a full kitchen. This unit has soft close cabinets, quartz counters, stainless steel appliances (which are all included), glass shower doors, tiled walk-in showers, bluetooth speaker exhaust fan, vinyl wood plank floors, Milgard windows and its own A/C and heat system . The 3rd unit is 1 bedroom, 1 bathroom, a living room and full kitchen. It is also completely remodeled with soft close cabinets, quartz counters, stainless steel appliances (which are all included), ceramic wood tile flooring, a glass shower door, tiled walk-in shower, bluetooth speaker exhaust fan, barn door, Milgard windows and its own A/C and heat system. The lot size is 10,714 sqft which allows for each unit to have plenty of outdoor space. The front yard has lush grass, mature trees, planter beds and its own sprinkler system. The backyard has a combination of grass, patio area, beautiful foliage and is wrapped with a combination of block wall and vinyl fence. On top of everything, this home has PAID OFF SOLAR PANELS that service the front unit, garage and the 1 bed 1 bath unit. The 2 bed 2 bath unit has its own separate meter. This TRIPLEX is on a corner lot so there is ample parking on the street as well as 6 car parking on the property. An opportunity like this is RARE. Buy this as an investment with AMAZING CASH FLOW or live in one unit and pay your mortgage with the other two!

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### Facts & Features

- Sold On 06/22/2021
  - Original List Price of \$999,000
  - 3 Buildings
  - Levels: Three Or More
  - 2 Total parking spaces
  - Cooling: Central Air
  - Heating: Central
  - Laundry: Dryer Included, Inside, Outside, Washer Included
  - \$84000 Gross Scheduled Income
  - \$84000 Net Operating Income
  - 2 electric meters available
  - 2 gas meters available
  - 1 water meters available
- 

### Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room
  - Floor: Wood
  - Appliances: Dishwasher, Microwave, Refrigerator
  - Other Interior Features: Granite Counters
- 

### Exterior

- Lot Features: Lot 10000-19999 Sqft, Yard
  - Sewer: None
- 

### Annual Expenses

- Total Operating Expense: \$12,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:



- Gardener:
- Licenses:

- Other Expense Description:

## Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,000
2:	1	2	2	0	Unfurnished	\$0	\$0	\$2,400
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

### # 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
- 686 - Ontario area
- San Bernardino County
- Parcel # 1047512010000

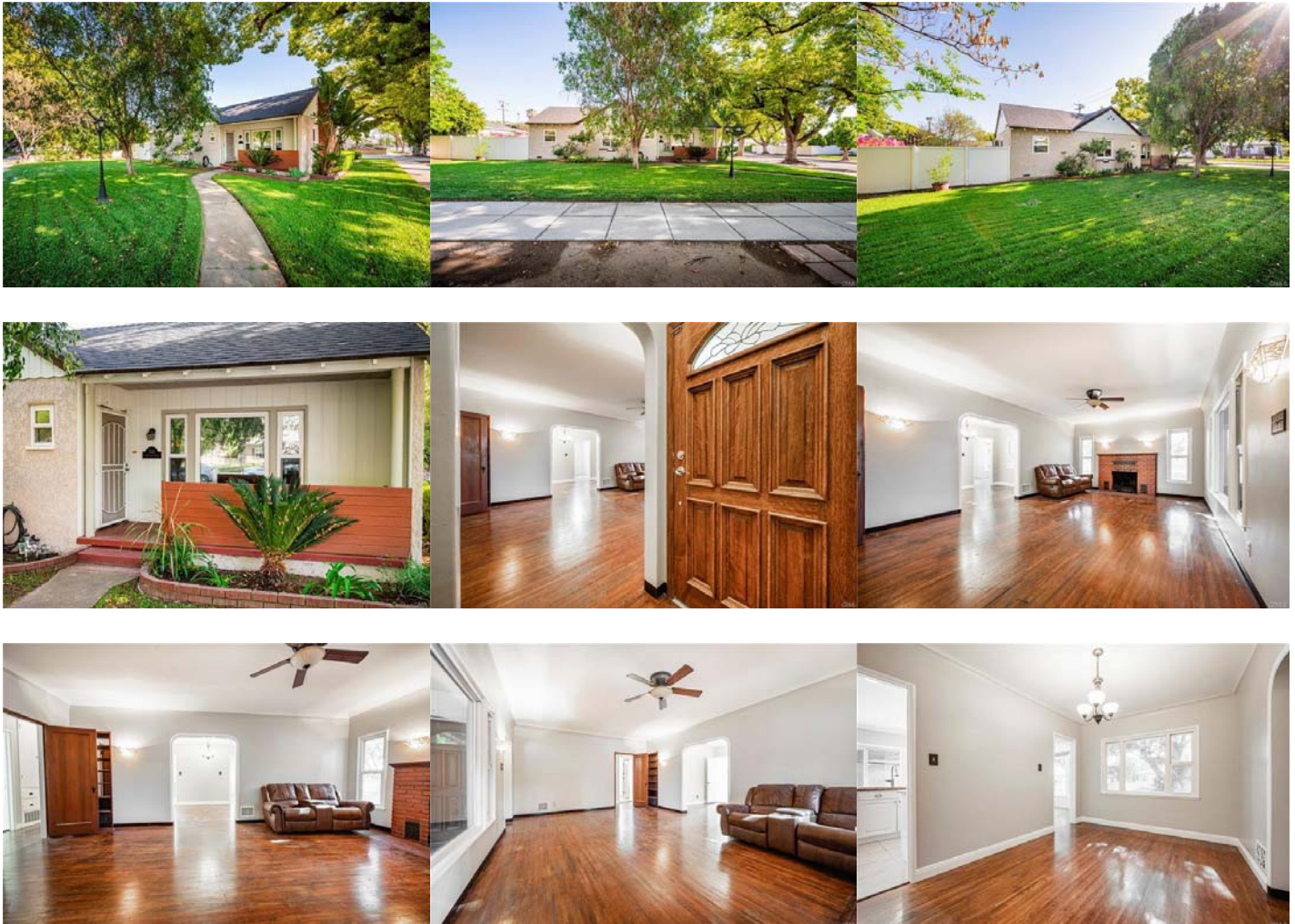
## Michael Lembeck

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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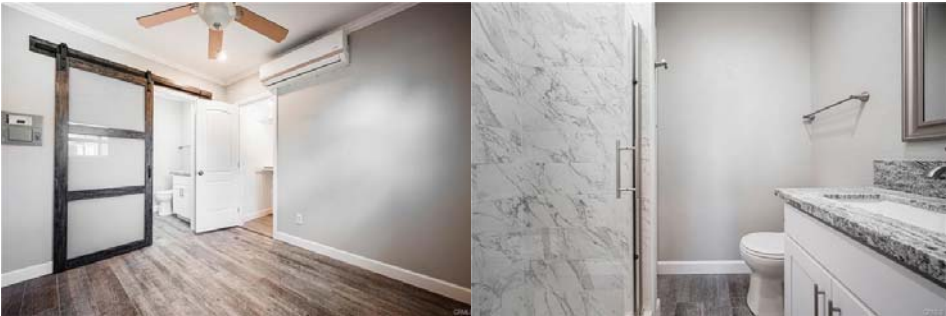












**Closed** • **Quadruplex**

List / Sold:

**\$1,100,000/\$1,150,000** ↑

**6 days on the market**

**Listing ID: OC21097950**

**308 N Camellia Ave** • **Ontario 91762**

**4 units** • **\$275,000/unit** • **4,496 sqft** • **8,000 sqft lot** • **\$255.78/sqft** •  
**Built in 1964**

**South of 10 Freeway near Mountain and Holt Blvd.**



308 Camellia Ave is a terrific 4 unit property located in Ontario south of the 10 freeway. With two units currently vacant and remodeled, this investment offers a chance to acquire a solid rental property in a strong developing rental market. The property is comprised of 4,496 SF with all 2 bed 1.5 bath townhouse style units that is perfect for an owner/occupier or local investor. Each unit has a fireplace, jack & Jill bathroom, and a garage in the back for additional storage or parking. Both of the current tenants are month to month, the units are in good condition, and there is opportunity for a new investor to achieve market rents. The building was originally built in 1964 and sits on a total lot size of 8,000 SF in and offers a steady investment opportunity. Good Location in Ontario in San Bernardino County near Ontario & Chino Airport, Ontario Mills, Downtown, Upland, Rancho Cucamonga, Freeways, Restaurants & Shops.

### Facts & Features

- Sold On 06/25/2021
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- Laundry: Community
- \$79200 Gross Scheduled Income
- \$49988 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Up, Jack & Jill, Kitchen, Living Room, See Remarks
- Floor: Carpet, Tile
- Appliances: 6 Burner Stove, Dishwasher, Microwave
- Other Interior Features: Granite Counters

### Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lawn
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$26,836
- Insurance: \$0
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$0
- Cable TV: 01906449
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$1,750
2:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$1,750
3:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$1,750
4:	1	2	2	1	Unfurnished	\$0	\$0	\$1,750

### # Of Units With:

- Separate Electric: 4
- Drapes:
- Gas Meters: 4
- Patio:



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

- Ranges:
- Refrigerator:
- Wall AC:

## Additional Information

- Standard sale

- 686 - Ontario area
- San Bernardino County
- Parcel # 1010521040000

## 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: **\$510,000/\$490,000** ↓

**1555 Sepulveda** • San Bernardino 92404

**19 days on the market**

**4 units** • **\$127,500/unit** • **2,813 sqft** • **7,750 sqft lot** • **\$174.19/sqft** •  
**Built in 1956**

**Listing ID: CV20250756**

**Please, check navigation...**



Welcome to your opportunity of owning this CHARMING 4 unit COMPLEX close to the 210 without the noise; makes it convenient for commuting to wherever one wants to go. The units are set back from the enclosed parking located towards the front of the sidewalk streets. \*\*\*\*\* The layout maximizes spacious living for its size. Living rooms with beamed ceilings can fit sectionals if so desired as well as space for a desk and flows to the dining off from the galley kitchen. The dining and living have dual pane window view of the courtyard. Everyone has access to the back unit yard but choose to just stay within the front of their units when outside. The front unit has its own laundry hookups (currently with stackable that belongs to tenant) All of the units has its own parking space (detached). It has garage doors but no individual walls. \*\*\*\*\* All windows are dual paned. Floors are tile. Roof is approximately 15 years old.

### Facts & Features

- Sold On 06/21/2021
- Original List Price of \$510,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Common Area, In Kitchen, See Remarks
- \$41400 Gross Scheduled Income
- \$30030.6 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Galley Kitchen, See Remarks
- Floor: Tile
- Other Interior Features: Beamed Ceilings

### Exterior

- Lot Features: Lot 6500-9999
- Fencing: Block, Chain Link, Stucco Wall
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$11,639
- Insurance: \$1,500
- Electric:
- Maintenance:
- Gas: \$0
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$1,200
- Water/Sewer: \$1,560
- Cable TV:
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	2	Unfurnished	\$850	\$1,700	\$1,800
2:	1	1	1	1	Unfurnished	\$725	\$725	\$900
3:	1	2	1	1	Unfurnished	\$1,025	\$1,025	\$1,200

### # Of Units With:

- Separate Electric: 4
- Drapes:



- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 4

## Additional Information

- Standard sale


- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0146143030000

## 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: **\$999,000/\$1,010,000** ↑

**289 Stillman Ave** • Upland 91786

**0 days on the market**

**4 units** • **\$249,750/unit** • **3,733 sqft** • **9,520 sqft lot** • **\$270.56/sqft** •  
**Built in 1968**

**Listing ID: CV21083434**

**Exit 10 Fwy at Mountain Ave. Head north and take a left at 7th St. Take a right at Stillman Ave. Units will be on the left**



Great investment property OR Owner occupy! This is a well maintained 4 unit property with great cash flow potential. Centrally Located in the City of Upland near the 10 and 210 Fwy. Minutes away from Montclair Plaza, other shopping centers and the Claremont Colleges. Great Upside potential on rents. Professional photography to follow

### Facts & Features

- Sold On 06/25/2021
- Original List Price of \$999,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: In Kitchen, Outside
- \$39000 Gross Scheduled Income
- \$29060 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

### Interior

- Floor: Laminate, Tile
- Other Interior Features: Granite Counters

### Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Near Public Transit, Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$10,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,450
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$540
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,450
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$900	\$900	\$1,000
2:	1	3	1	1	Unfurnished	\$0	\$0	\$2,150
3:	1	3	1	1	Unfurnished	\$1,300	\$1,300	\$2,150
4:	1	2	1	1	Unfurnished	\$1,050	\$1,050	\$1,950

### # Of Units With:

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

### Additional Information

- Standard sale
- \$109 HOA dues Monthly

- 690 - Upland area
- San Bernardino County
- Parcel # 1008093140000

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**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: CV21083434

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