

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	EV23053099	S	818 E C ST	CLTN	273	TRUS	2	\$45,600		\$540,000 	\$329.67	1638	1960/PUB	7,500/0.1722	N	2	06/26/23	5/5	
2	HD23079573	S	21831 Arapahoe AVE	APPV	APPV	STD	3	\$51,000	8	\$515,000 	\$198.08	2600	1957/ASR	43,560/1	N	1	06/26/23	8/8	
3	IG23101043	S	428 W Ramona DR	RLT	272	STD	4	\$6,150		\$981,000 	\$327.22	2998	2008/ASR	7,686/0.1764	N	0	06/27/23	5/5	
4	HD23072698	S	15466 Kiamichi RD	APPV	APPV	STD	6	\$33,900		\$690,000	\$135.29	5100	1980/APP	16,500/0.3788	N	6	06/26/23	4/4	

Closed • Duplex

List / Sold: **\$550,000/\$540,000** ↓

818 E C St • Colton 92324

5 days on the market

2 units • **\$275,000/unit** • **1,638 sqft** • **7,500 sqft lot** • **\$329.67/sqft** •

Listing ID: EV23053099

Built in 1960

North on Mt Vernon, right on "C"



Opportunity Knocks!! Here is an excellent opportunity to own an Investment Property! This wonderful duplex sits on a large 7,500sf lot with separate garages in the back and is close to freeways, schools, a park, shopping and restaurants. There are two bedrooms and 1 bath in each unit as well as tile flooring throughout, white kitchen cabinets, and some new windows. You can live in one and rent out the other or rent them both out! Great for first time buyers or multi-generational living. Schedule your showing today, this one won't last!

Facts & Features

- Sold On 06/26/2023
- Original List Price of \$550,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$214 (Estimated)
- Laundry: Outside
- \$45600 Gross Scheduled Income
- \$43200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Other Interior Features: Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street
- Fencing: Masonry, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01884917
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$900	\$900	\$1,900
2:	1	2	1	1	Unfurnished	\$900	\$900	\$1,900

Of Units With:

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

- Disposal:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%
- 273 - Colton area
- San Bernardino County
- Parcel # 0164142180000

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: EV23053099

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Closed • Triplex

List / Sold: **\$499,000/\$515,000** ↑

21831 Arapahoe Ave • Apple Valley 92307

8 days on the market

3 units • **\$166,333/unit** • **2,600 sqft** • **43,560 sqft lot** • **\$198.08/sqft** •
Built in 1957

Listing ID: HD23079573

Heading east on Hwy 18 , turn left on Pawnee and right on Arapahoe rd to PIQ on left hand side.



Nice Triplex in quiet neighborhood on large lot.. This is a great investment opportunity. (8-9% CAP RATE AND GRM OF 10) Unit #1 is a 3 bd 1 ba and has been nicely rehabbed with new vinyl plank flooring, new kitchen cabinets, quartz counter tops and brand new windows and slider, it is currently vacant , but can sustain a rent up to \$1,750. Unit #2 is a 2 bd 1 ba , currently vacant, but accepting applications for rent @ \$1,450 has new flooring and fresh paint. Unit #3 is a 1bd 1 ba currently occupied for \$1,100 a month and has a one car garage. All units have new exterior paint, new roof and newer windows. The units have their own private backyard. This one is a must see, You can live in one one of the units and rent out the other two to help with mortgage. Right in the heart of the Apple Valley Village, located close to schools, restaurants and shopping!!

Facts & Features

- Sold On 06/26/2023
- Original List Price of \$499,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$493 (Estimated)
- Laundry: Inside
- Cap Rate: 8
- \$51000 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01131002
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$1,750	\$0
2:	1	2	1	0	Unfurnished	\$0	\$1,450	\$0
3:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$0

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC: 3

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 3112563300000

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 • **Quadruplex**

List / Sold: **\$949,000/\$981,000** ↑

428 W Ramona Dr • **Rialto 92376**

5 days on the market

4 units • **\$237,250/unit** • **2,998 sqft** • **7,686 sqft lot** • **\$327.22/sqft** •
Built in 2008

Listing ID: IG23101043

Use GPS-- Major Intersections- Riverside Ave and Foothill Blvd



GREAT INVESTMENT OPPORTUNITY. NEWLY BUILD THEN NEIGHBORING UNITS, IT IS THE OUT STANDING BUILDING. BEST FOUR-PLEX RES. INCOME PPTY.* SPACIOUS, FENCED FRONT YARD BEAUTIFULLY LANDSCAPED With BEAUTIFUL PAM TREES. EXCELLENT LOCATION*LOW MAINTENANCE*INVESTORS' DREAM AT THE RIGHT PRICE*MOTIVATED SELLER*DRIVE-BY-ONLY*WRITE UP OFFERS SUBJECT TO INTERIOR INSPECTION* *THE HEART OF THE INLAND EMPIRE- ONE OF THE FASTEST GROWING AREAS IN THE INLAND-EMPIRE. GREAT LOCATION FOR INVESTMENTS!. CONVENIENTLY LOCATED CLOSE TO FREEWAY, RESTAURANTS, GROCERY STORES, AND SHOPS. CLOSE TO DOWNTOWN RIALTO. , CITY HALL, RECREATION PARKS, AND LIBRARY. Four units, located near Riverside Avenue and Foothill Blvd. ALL have 2 bedroom and one bathrooms. Each unit has one carport. PLENTY OF STREET PARKING Units no's are 428, 426,424,422. All units are attached. Square footage information obtained from public records.

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$949,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$954 (Estimated)
- Laundry: See Remarks
- \$6150 Gross Scheduled Income
- \$5100 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate
- Appliances: Built-In Range

Exterior

- Lot Features: Landscaped, Park Nearby, Sprinkler System, Sprinklers In Front
- Fencing: See Remarks
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,050
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01214632
- 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:	4	2	1	1	Unfurnished	\$6,150	\$6,150	\$7,200

Of Units With:

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

- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 272 - Rialto area
- San Bernardino County
- Parcel # 0127581130000

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 • Apartment

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

15466 Kiamichi Rd • Apple Valley 92307

4 days on the market

6 units • **\$115,000/unit** • **5,100 sqft** • **16,500 sqft lot** • **\$135.29/sqft** •
Built in 1980

Listing ID: HD23072698

Highway 18 to Rancherias north to Thunderbird east to Kiamichi north to PIQ



Listing consists of 2 side by side triplexes. 6 total units on 2 separate parcels. Four units are occupied. This is a "value add" property and probably will not qualify for conventional financing. Buyer will be responsible for the cost of all inspections and/or certifications required to satisfy their due diligence. This property is being sold in "AS-IS / WHERE IS" condition. Current annual gross income is 33,900, all rents are below market. Expenses are estimated at 40% of gross income, to be verified.

Facts & Features

- Sold On 06/26/2023
- Original List Price of \$690,000
- 4 Buildings
- Levels: One
- 6 Total parking spaces
- \$674 (Estimated)
- Laundry: Inside
- \$33900 Gross Scheduled Income
- \$20340 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Level
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$14,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01857050
- 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:	6	2	1	6	Unfurnished	\$33,900	\$33,900	\$86,400

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

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

• Buyer Agency Compensation: 2%

• Parcel # 0441222090000

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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