

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	CV22070492	S	15793 & 1! Ceres AVE	FONT	264	STD,TRUS	2	\$0		\$735,000↑	\$270.62	2716	1954/ASR	17,850/0.4098	N	2	06/30/22	55/55
2	EV22095595	S	11804 2nd ST #2	YUCP	269	STD	2	\$43,000		\$672,185↓	\$310.05	2168	1955/ASR	11,250/0.2583	N	3	06/30/22	10/91
3	EV22078434	S	1314 E Laurelwood DR	SB	274	STD	2	\$36,000		\$537,500↓	\$296.96	1810	1946/ASR	7,875/0.1808	N	0	06/30/22	9/9
4	IV20256782	S	18463 Pearmain ST	AD	ADL	STD	2	\$13,800		\$170,000↑	\$114.71	1482	1967/ASR	12,700/0.2916	N	0	06/28/22	1/1
5	HD22109178	S	13362 Pauhaska RD	APPV	APPV	STD	2	\$0		\$410,000↓	\$189.81	2160	1963/PUB	31,000/0.7117	N	1	06/27/22	7/7
6	HD22069240	S	20228 Otoe RD	APPV	APPV	STD	2	\$22,200		\$415,000↑	\$247.02	1680	1964/ASR	22,500/0.5165	N	2	06/30/22	16/16
7	JT22022870	S	73484 Sunnyvale DR	29P	DC726	STD	2	\$0		\$280,500↑	\$209.33	1340	1949/ASR	20,909/0.48	N	2	06/28/22	35/35
8	JT22056395	S	6547 Persia AVE #1	29P	DC729	STD	2	\$19,200		\$259,900	\$189.99	1368	1959/ASR	8,910/0.2045	N	0	06/27/22	52/52
9	HD22098280	S	21190 Multnomah RD	APPV	APPV	STD	3	\$36,624		\$545,000↑	\$186.13	2928	1986/ASR	23,794/0.5462	N	3	06/27/22	4/4
10	536753	S	16960 B ST	VTVL		STD	6	\$0		\$535,000↓	\$205.14	2608	1948	7,100/0.16	N		06/29/22	202/202
11	PW21254128	S	291 N 2nd AVE	UPL	690	STD	11	\$247,260		\$3,700,000↓	\$331.84	11150	1909/ASR	5,880/0.135	N	0	06/29/22	154/154

Closed • **Duplex**

List / Sold: **\$770,000/\$735,000** ↑

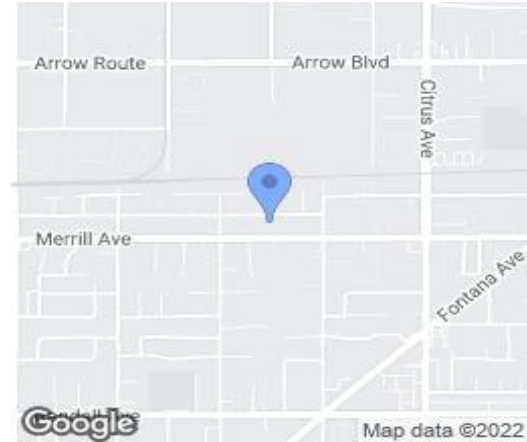
15793 & 15795 Ceres Ave • Fontana 92335

55 days on the market

**2 units • \$385,000/unit • 2,716 sqft • 17,850 sqft lot • \$270.62/sqft •
Built in 1954**

Listing ID: CV22070492

N/MERRIL AVE. & W/CITRUS AVE.



DUPLEX!!! Great income or multi-family opportunity! Situated on a 17,850 square foot lot with a long driveway are 2 great units! The front unit (15795) offers a front yard area and 1-car attached garage. The home welcomes you with a bright spacious living room and a formal dining room that leads to the kitchen. From the kitchen you can access the laundry room and have access to the side yard. 2 bedrooms and a full hall bathroom complete the floor plan. The back unit (15793) has central AC, dual pane windows, enclosed breezeway, back patio, and 1-car attached garage. The spacious living room features a large window allowing in plenty of natural light. The formal dining room leads to the kitchen with a breakfast area and a door to the patio. 3 bedrooms, 2 hall bathrooms and a laundry room complete this unit. Don't miss out on this great opportunity!

Facts & Features

- Sold On 06/30/2022
- Original List Price of \$730,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$0 (Unknown)
- Laundry: In Garage, Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile, Vinyl
- Appliances: Range Hood
- Other Interior Features: Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$118
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$82
- 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	3	2	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard, Trust sale

- 264 - Fontana area
- San Bernardino County
- Parcel # 0233042350000

Michael Lembeck

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

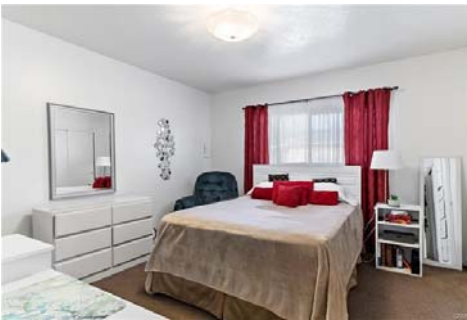
Re/Max Property Connection

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

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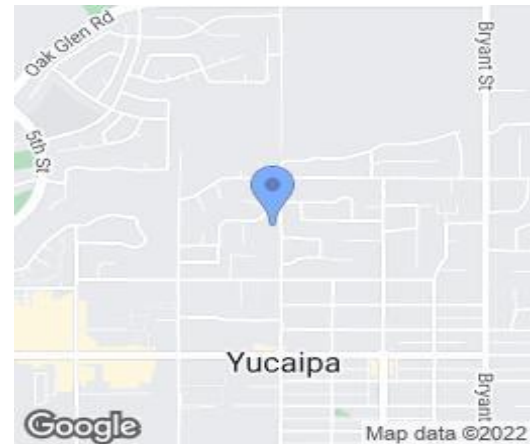








Closed • DuplexList / Sold: **\$695,000/\$672,185** ↓**11804 2nd St # 2 • Yucaipa 92399****10 days on the market****2 units • \$347,500/unit • 2,168 sqft • 11,250 sqft lot • \$310.05/sqft •
Built in 1955****Listing ID: EV22095595****East on Yucaipa BLVD, Left on 2nd St**



BACK ON MARKET!! 2 LOVELY HOMES ON 1 LOT!! Do not miss out on this great opportunity in beautiful Yucaipa. Close to local shopping in a growing community and freeway access just moments away. Two separate single family residences, each with it's own address on one lot with separate gas and electric meters make it easy to live in one home and rent the other or rent them both. Both homes have recently been updated with new darling kitchens, bathrooms, flooring, and appliances. They also have new A/C and heating systems and dual pane windows. Each home has its own address and own separate garage. The appliances are included with sale which makes moving in a breeze. This gated property has a beautiful new concrete driveway and is completely enclosed by fencing and walls making it safe for pets and kids to run around. The custom wood/metal automated gate and matched walk in gate was built and installed a year ago and adds great curb appeal. The front home has new vinyl plank flooring. The kitchen has matching Samsung appliances, Stone countertops, a large double stainless steel sink, new cabinets. There is also a laundry room off of the kitchen where a new water heater was just installed. Both homes have private front and rear patios make outdoor entertaining easy and fun. The front homes back patio is separated from the driveway for added privacy with access the the detached 1 car garage. The rear home has an attached two car garage with private front and rear yards. The floors are the original hardwood floors that have been refinished in the Livingroom, hallway, and bedrooms. The kitchen and bathroom both have new matching vinyl plank flooring. All matching whirlpool kitchen appliances are also included, they look great and work perfectly. Stone countertops and a large single stainless steel sink are complemented with new cabinets for all of your storage needs. The rear home's water heater is approximately two years old. Yucaipa is a beautiful town located just below Oak Glen and is a short drive away from Big Bear, Palm Springs and our beautiful Coast. A real Southern California 'Have it all' location.

Facts & Features

- Sold On 06/30/2022
- Original List Price of \$695,000
- 2 Buildings
- Levels: One
- 12 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$5,522 (Estimated)
- Laundry: Dryer Included, Washer Hookup, Washer Included
- \$43000 Gross Scheduled Income
- \$43000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Main Floor Bedroom
- Floor: Laminate, Vinyl, Wood
- Appliances: Dishwasher, Electric Oven, Gas Oven, Refrigerator

Exterior

- Lot Features: Back Yard, Lawn, Level with Street, Paved
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Masonry, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,820
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$720
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100

- Cable TV: 00472776
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,000
2:	1	2	1	2	Unfurnished	\$1,800	\$1,800	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 269 - Yucaipa/Calimesa area
- San Bernardino County
- Parcel # 0303164020000

Michael Lembeck

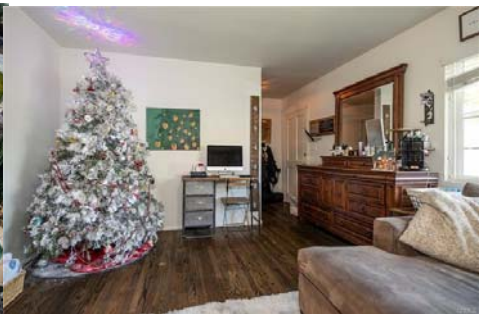
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$550,000/\$537,500** ↓

1314 E Laurelwood Dr • San Bernardino 92408

9 days on the market

**2 units • \$275,000/unit • 1,810 sqft • 7,875 sqft lot • \$296.96/sqft •
Built in 1946**

Listing ID: EV22078434

North on Tippecanoe to Coulston, right, 2 blocks to Ferree St. right, 2 blocks to Laurelwood, right



4 bedroom 2 bath house with a detached, permitted, 2 bed 1 bath 660 ft. ADU with kitchen, bathroom, living room, and large master. Fenced front yard for front house, separate fenced yard for the rear ADU. Covered parking, and a shared covered patio. Units are nice and clean, just painted. Near both Sam's Club, and Costco, and just north of Loma Linda. Septic system just improved. Buyers to perform their own due diligence as to footage and condition. Also listed in the MLS under "Residential" EV22080691

Facts & Features

- Sold On 06/30/2022
- Original List Price of \$550,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 1 Total carport spaces
- \$445 (Estimated)
- Laundry: In Carport
- \$36000 Gross Scheduled Income
- \$34200 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$1,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,000	\$24,000	\$24,000
2:	1	2	1	0	Unfurnished	\$1,000	\$12,000	\$12,000

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 # 0281151020000

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 • **Single Family Residence**

List / Sold: **\$149,000/\$170,000** ↑

18463 Pearmain St • Adelanto 92301

1 days on the market

**2 units • \$74,500/unit • 1,482 sqft • 12,700 sqft lot • \$114.71/sqft •
Built in 1967**

Listing ID: IV20256782

Hwy 395 towards Adelanto, Air Base Rd to Pearmain



Great income property - Duplex - Each unit has 2 bedrooms, 1 bath , living room, kitchen and laundry room.

Facts & Features

- Sold On 06/28/2022
- Original List Price of \$149,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- Laundry: Individual Room
- \$13800 Gross Scheduled Income
- \$13000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$12,004
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01501111
- Gardener:
- Licenses:
- Insurance: \$800
- 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	2	1	0	Unfurnished	\$575	\$1,150	\$1,200

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
- ADL - Adelanto area
- San Bernardino County
- Parcel # 0459161470000

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: **\$425,000/\$410,000** ↓

13362 Pauhaska Rd • Apple Valley 92308

7 days on the market

**2 units • \$212,500/unit • 2,160 sqft • 31,000 sqft lot • \$189.81/sqft •
Built in 1963**

Listing ID: HD22109178

15 freeway exit D street head east, right on Central, left on Powhatan, Righton Pauhaska, property on the right



Great income property! Until one consists of two bedroom, one bath, den (possible 3rd bedroom) and an office (possible 4th bedroom) and one car attached garage. Updated kitchen and bathroom. Unit two consists of two bedrooms, one bath, huge bonus room (possible 3rd bedroom) and one car attached garage. Each unit has own laundry hook ups in garage. Large lot, plenty of land to build (buyer to verify) Don't miss this one of a kind invest opportunity!! This will not last long.

Facts & Features

- Sold On 06/27/2022
- Original List Price of \$425,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$471 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Den, Family Room, Kitchen, Laundry, Main Floor Bedroom, Master Bedroom
- Floor: Carpet, Tile, Wood
- Appliances: Electric Range, Water Heater
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Chain Link, Cross Fenced, Wood
- Sewer: Septic Type Unknown
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$2,036
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$636
- Cable TV: 01986372
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,400
- 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:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0439051210000

Michael Lembeck

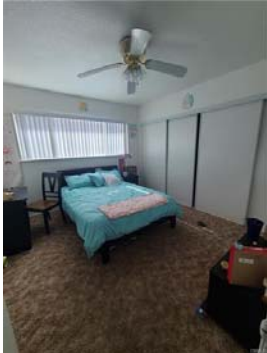
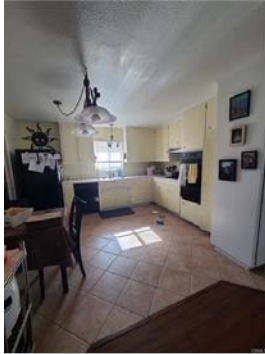
State License #: 01019397
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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: HD22109178

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Closed • Duplex

List / Sold: **\$375,000/\$415,000** ↑

20228 Otoe Rd • Apple Valley 92307

16 days on the market

2 units • **\$187,500/unit** • **1,680 sqft** • **22,500 sqft lot** • **\$247.02/sqft** •
Built in 1964

Listing ID: HD22069240

Dale Evans Prkwy to Otoe Rd



A rare find in North Apple Valley to own a great Income Property! Excellent location! Both units are charming with 2 bedrooms 1 bathrooms, large living room, updated kitchen, 840sf, tile throughout, attached 1 car garage, large, fenced back patio, newer roof, exterior paint, and so much more. One look and you will fall in love. Don't miss this opportunity!

Facts & Features

- Sold On 06/30/2022
- Original List Price of \$375,000
- 1 Buildings
- Levels: One
- 14 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Floor Furnace
- \$2,285 (Estimated)
- Laundry: In Garage
- \$22200 Gross Scheduled Income
- \$20400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Tile

Exterior

- Lot Features: Front Yard, Lot 20000-39999 Sqft
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- 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	2	1	1	Unfurnished	\$1,000	\$1,000	\$1,000
2:	1	2	1	1	Unfurnished	\$850	\$850	\$850

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

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0441277060000

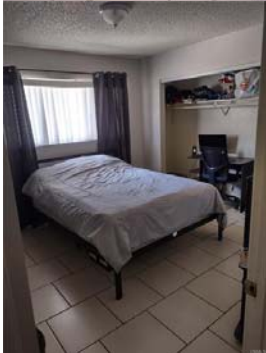
Michael Lembeck

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: HD22069240

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Closed •

List / Sold: **\$275,000/\$280,500** ↑

73484 Sunnyvale Dr • 29 Palms 92277

35 days on the market

**2 units • \$137,500/unit • 1,340 sqft • 20,909 sqft lot • \$209.33/sqft •
Built in 1949**

Listing ID: JT22022870

Head North on Adobe to Sunnyvale Drive. Make a left and property is one block up on the right hand side.



Zoned Duplex: This retro, mid-century modern, 1940's cinderblock construction has everything you could ask for. Located on a half acre parcel, each unit has its own fireplace and retains its original character. Neither of the units are touching each other, so you can transform this into your Air B and B, keep it as a rental or live in the front unit and rent out the back for a premium. The front 1300 square foot unit contains its original kitchen, fireplace, tile floors and a retro bathroom. The back 600 square foot unit also has its own fireplace, retro kitchen and bathroom with a skylight. The landscaping is wonderful giving you the feeling of peace as you rest in the desert. The front porch of the main home is private and the back unit has a wooden deck and it's own back patio with French Doors. Of all the investment opportunities, this is one of the best ones out there. The options are endless. This Duplex is being sold "as is" with no repairs being made or concessions to the buyer. The sale is CASH ONLY as this will not be lendable. Serious inquiries only. The stars are worth the price of admission.

Facts & Features

- Sold On 06/28/2022
- Original List Price of \$249,900
- 2 Buildings
- 2 Total parking spaces
- Heating: Fireplace(s), Floor Furnace
- \$1,036 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Desert Back, Desert Front, Front Yard
- Sewer: Septic Type Unknown

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- DC726 - Four Corners area
- San Bernardino County
- Parcel # 0618311040000

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: JT22022870

Printed: 07/03/2022 1:18:42 PM

Closed •

List / Sold: **\$259,900/\$259,900**

6547 Persia Ave # 1 • 29 Palms 92277

52 days on the market

**2 units • \$129,950/unit • 1,368 sqft • 8,910 sqft lot • \$189.99/sqft •
Built in 1959**

Listing ID: JT22056395

From 29 Palms Hwy go South of Persia Ave and property is on the left hand side



Solid Mid Century Duplex in 29 Palms CA. Each unit consists of 2 bedrooms and 1 full bath, living room and kitchen. The kitchens have been updated with newer cabinets and counter tops, and there is hard surface slate tile flooring in the living areas. The kitchens feature updated stainless steel ovens, dishwasher, refrigerator and washer/dryer hook ups. Mini split HVAC systems in each unit. The electrical panel has been upgraded, and the roof and exterior stucco is in fantastic condition. There is also a full carport for each unit. Close to the 29 Palms Marine base, Tortoise Rock Casino, and the East entrance to Joshua Tree National Park. There is always a fresh renter pool in 29 Palms due to the active military base. Both units currently rented at \$800x2 - \$1600 total monthly rent. All financials have been estimated.

Facts & Features

- Sold On 06/27/2022
- Original List Price of \$259,900
- 1 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- \$2,356 (Estimated)
- Laundry: Inside, Washer Hookup
- \$19200 Gross Scheduled Income
- \$18600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$2,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02022361
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$800	\$800	\$900

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
- DC729 - Hanson Area area

- Rent Controlled

- San Bernardino County
- Parcel # 0624142160000

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: **\$535,000/\$545,000** ↑

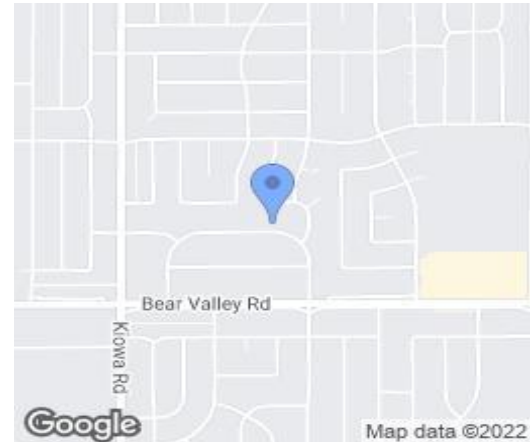
21190 Multnomah Rd • Apple Valley 92308

4 days on the market

3 units • \$178,333/unit • 2,928 sqft • 23,794 sqft lot • \$186.13/sqft • Built in 1986

Listing ID: HD22098280

Please use GPS



INVESTMENT OPPORTUNITY!!! This triplex is located in a quiet area near the high dessert college and minutes away from shopping centers and restaurants. This is perfect for an investor looking for passive income or a first time home buyer, you can live in one and rent the other two. Each unit has 2 bedrooms, 1 bath, a fireplace, HVAC, 2 car garage and beautifully landscaped.

Facts & Features

- Sold On 06/27/2022
- Original List Price of \$535,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Fireplace(s)
- \$2,292 (Estimated)
- Laundry: In Garage
- \$36624 Gross Scheduled Income
- \$32064 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$4,560
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$80
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description: 100

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	6	0	3	Unfurnished	\$27,024	\$27,024	\$54,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- APPV - Apple Valley area
- San Bernardino County
- Parcel # 3087452050000

Michael Lembeck
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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: HD22098280

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Closed •

List / Sold: **\$550,000/\$535,000** ↓

16960 B St • Victorville 92395

202 days on the market

**6 units • \$91,667/unit • 2,608 sqft • 7,100 sqft lot • \$205.14/sqft •
Built in 1948**

Listing ID: 536753

google maps Cross Street: B Street.



6 units! B street Apartment homes are nestled in historic downtown Victorville right off the original route 66. These apartments have been renovated and are ready for the new owner to step in and finish the job with increasing rents. The rental market has increased over 18% since the beginning of 2020 and there is plenty of room to continue raising rents.

Facts & Features

- Sold On 06/29/2022
- Original List Price of \$550,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas
- \$0

Interior

- Floor: See Remarks
- Appliances: None
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- 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	0				\$575	
2:	1	1	0				\$850	
3:	1	0	0				\$815	
4:	1	0	0				\$500	
5:	1	1	0				\$575	
6:	1	1	0				\$575	

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 # 0478214010000
-

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:

\$3,800,000/\$3,700,000 ↓

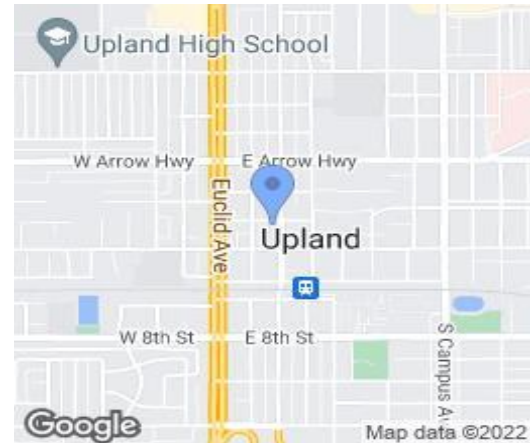
154 days on the market

Listing ID: PW21254128

291 N 2nd Ave • Upland 91786

**11 units • \$345,455/unit • 11,150 sqft • 5,880 sqft lot • \$331.84/sqft •
Built in 1909**

2nd / E C Street



OUTSTANDING MIXED-USE- COMMERCIAL BUILDING, IN THE BEAUTIFUL HISTORIC DOWNTOWN UPLAND, LARGE ADJACENT PUBLIC PARKING LOT, CORNER BUILDING WITH EXCELLENT VISIBILITY, SUCCESSFUL BOTTOM FLOOR RETAIL TENANTS. FIRST LEVEL OFFER: Bar and Grill, Subway and Taco Bout. J.D. Allison Grill is an elevated American Cuisine in a friendly captivating ambiance, Rating 4.5 Stars, Subway is an American Fast Food Restaurant Franchise, Rating 3.9 Stars and Taco Bout has originality Mexican Food under Remodeling, Rating 5.0 Stars. SECOND LEVEL OFFERS: 8-Units apartments, 5 consisting in 2 bedrooms 1 bathroom and 3 consisting 1 bedroom and 1 bathroom. Because the location is one of the best in Downtown Upland, the property has always been well occupied in the ground floor retail and the 2nd floor apartment are always in demand. The Old Town District is the historic core and social heart of Upland. This part of Old Town is often the site of public events such as the weekly Farmer's Market and holiday fairs. Tenants paid for Gas and Electricity, seller paid just Water.

Facts & Features

- Sold On 06/29/2022
- Original List Price of \$4,100,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Estimated)
- Laundry: Community
- \$247260 Gross Scheduled Income
- \$197991 Net Operating Income
- 13 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,312
- Electric: \$77.50
- Gas: \$0
- Furniture Replacement:
- Trash: \$215
- Cable TV: 01527529
- Gardener:
- Licenses:
- Insurance: \$679
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$340
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,600
2:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,600
3:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,600
4:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$1,600
5:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,600
6:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,450
7:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,450
8:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,450

9:	1	1	1	0	Unfurnished	\$4,635	\$4,635	\$4,681
10:	1	1	1	0	Unfurnished	\$3,120	\$2,916	\$3,208
11:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$2,000

Of Units With:

- Separate Electric: 13
 - Gas Meters: 11
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 690 - Upland area
 - San Bernardino County
 - Parcel # 1046402090000

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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