

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	HD24101459	S	20448 Yuma RD	APPV	APPV	STD	2	\$0		\$479,900	\$282.79	1697	1959/ASR	23,800/0.5464	N	0	07/19/24	28/28
2	EV23098203	S	904 Greenway DR	BBCY	BBC	STD	2	\$25,200		\$435,000 	\$298.76	1456	1978/ASR	5,610/0.1288	N	0	07/19/24	334/334
3	HD24103940	S	2170 E Main ST	BSTW	BSTW	STD	2	\$1,800		\$257,000 	\$171.33	1500	1949/OTH	21,280/0.4885	N	0	07/18/24	15/15
4	HD24095250	S	14703 Mesa DR	VTVL	VIC	STD	3	\$2,050		\$495,000	\$270.49	1830	1951/ASR	13,000/0.2984	N	3	07/18/24	35/35
5	JT24096676	S	510 D ST	NEED	DC770	STD	4	\$0		\$250,000 	\$72.63	3442	1950/ASR	6,250/0.1435	N	0	07/19/24	29/29
6	TR24092028	S	481 N 9th ST	CLTN	273	STD	9	\$101,200		\$1,445,000 	\$208.45	6932	1939/ASR	15,000/0.3444	N	11	07/15/24	10/10

Closed • Duplex

List / Sold: **\$485,000/\$479,900**

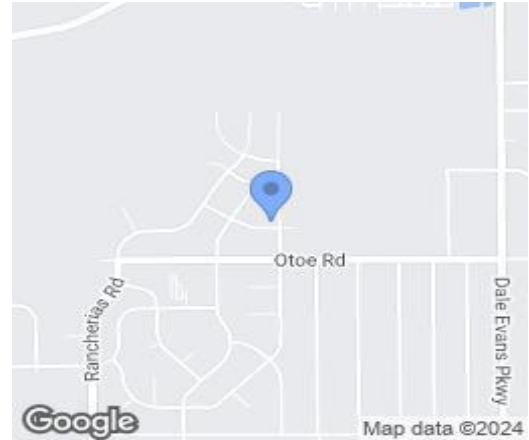
20448 Yuma Rd • Apple Valley 92307

28 days on the market

2 units • **\$242,500/unit** • **1,697 sqft** • **23,800 sqft lot** • **\$282.79/sqft** •
Built in 1959

Listing ID: HD24101459

NW corner of Yuma Road & Sago Road



Remodeled duplex. Each unit has 2 bedrooms/1 bath. Separate laundry hook-ups and water heaters. Separate electric & gas meters. New SPC floors, new interior doors, molding, and trim. Remodeled kitchens and baths. Fresh exterior & interior paint. New yard fencing to be installed. New windows and sliders. New septic system. New HVAC.

Facts & Features

- Sold On 07/19/2024
- Original List Price of \$479,900
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$409 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: See Remarks
- Appliances: Dishwasher, Disposal, Gas Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01131002
- 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	2	1	0	Unfurnished	\$0	\$0	\$0

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
- APPV - Apple Valley area

- Rent Controlled
- Buyer Agency Compensation: 2%

- San Bernardino County
- Parcel # 0441273010000

Michael Lembeck

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Closed

• Duplex

904 Greenway Dr • Big Bear City 92314

2 units • \$229,500/unit • 1,456 sqft • 5,610 sqft lot • \$298.76/sqft • Built in 1978

Locate on the east side of Greenway, it is the 3rd property to the north of Meadow Ln.

List / Sold:

\$459,000/\$435,000

334 days on the market

Listing ID: EV23098203



Bear City Duplex each unit is rented on a month to month basis. Tenants have rented for quite some time. This level duplex single story views towards the mountain range and the ski slopes. It is located near the east end of the airport and the Museum. Perfect for rent one and use one for your self situation. Newer roof, each unit has a cultured stone fireplace, fenced yard, 2 bedrooms and a full bath. There is dining in the kitchen area. Exterior paint is newer and interiors have been well maintained. These units are shown by appointment only.

Facts & Features

- Sold On 07/19/2024
 - Original List Price of \$499,000
 - 1 Buildings
 - 0 Total parking spaces
 - \$1,874 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
 - \$25200 Gross Scheduled Income
 - \$23200 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Level with Street, Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01897906
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - 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	0	Unfurnished	\$1,000	\$1,000	\$1,000
2:	2	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,100

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
- BBC - Big Bear City area

• Buyer Agency Compensation: 2.5%

• San Bernardino County
• Parcel # 0313105050000

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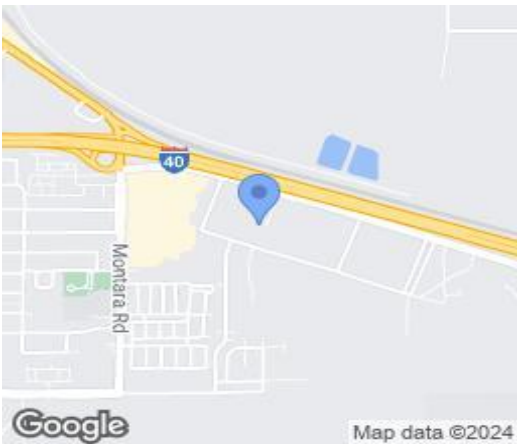






CUSTOMER FULL: Residential Income LISTING ID: EV23098203

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GREAT INCOME PROPERTY LOCATED IN HUMAN RESOURCE ZONING. First house is a 3 bedroom and 1 and 3/4 baths, has its own electric and gas, A/C. Second house is a studio was nicely remodeled a couple years ago, all copper plumbing, separate electric meter, all electric, A/C & Heat window unit, newer kitchen, newer bath, walk in closet and is the nicer of the two units. Located on almost half an acre. THE SEWER IS FREE BECAUSE OWNER GRANTED CITY AN EASEMENT!! Owner pays trash and water. Rents are \$1,800 per month total. Good Paying Tenants. Lot dimension is 190' x 112'. And the dirt driveway isn't included in lot dimension.

Facts & Features

- Sold On 07/18/2024
 - Original List Price of \$257,450
 - 2 Buildings
 - Levels: One
 - 21 Total parking spaces
 - 1 Total carport spaces
 - Cooling: Evaporative Cooling, Wall/Window Unit(s)
 - Heating: Central
 - \$0 (Unknown)
 - SellerConsiderConcessionYN:
- Laundry: Inside, Outside
 - \$1800 Gross Scheduled Income
 - \$1500 Net Operating Income
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Other Interior Features: Formica Counters

Exterior

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$300
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$50
 - Cable TV: 01857735
 - Gardener:
 - Licenses:
- Insurance: \$150
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$100
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	3	0	Unfurnished	\$1,800	\$1,800	\$1,500
# Of Units With:								
• Separate Electric: 2 • Gas Meters: 1 • Water Meters: 1 • Carpet: • Dishwasher:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC: 1			

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- BSTW - Barstow area
- San Bernardino County
- Parcel # 0424103150000

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CUSTOMER FULL: Residential Income LISTING ID: HD24103940

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Closed • Triplex

List / Sold: **\$495,000/\$495,000**

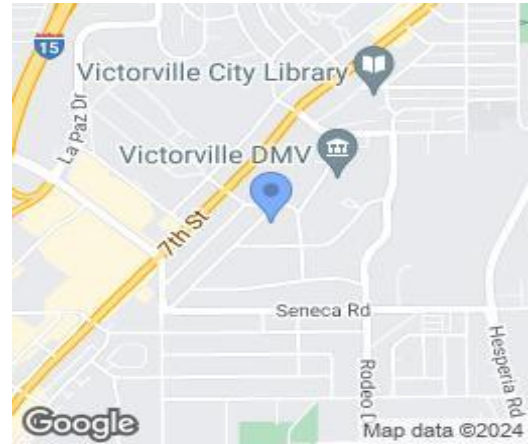
14703 Mesa Dr • Victorville 92395

35 days on the market

**3 units • \$165,000/unit • 1,830 sqft • 13,000 sqft lot • \$270.49/sqft •
Built in 1951**

Listing ID: HD24095250

7th Street to Desert Knoll east to Mesa Drive south to property.



We are proud to present this super clean and well maintained triplex located on a quiet street in Victorville. Well situated on a large lot, two buildings house 3 - 1 bedroom/1 bathroom units, a 3 car garage and a laundry room. Improve your Net Operating Income by monetizing the laundry room, increasing the below market rents or possibly by adding another unit or ADU on the oversized 13,000 sq ft lot. These smaller multi family units are hard to come by in Victorville and this one would make a terrific addition to anyone's portfolio. Buyer to conduct their own due diligence with regard to additional units, ADU's, etc. Drive by only; please DO NOT disturb the tenants.

Facts & Features

- Sold On 07/18/2024
- Original List Price of \$495,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$337 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Dryer Included, Individual Room, Washer Included
- \$2050 Gross Scheduled Income
- \$1230 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Level with Street, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01963125
- 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	1	1	1	Unfurnished	\$800	\$800	\$900
2:	1	1	1	1	Unfurnished	\$600	\$600	\$900
3:	1	1	1	1	Unfurnished	\$650	\$650	\$900

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- VIC - Victorville area
- San Bernardino County
- Parcel # 0477202190000

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AMAZING OPPORTUNITY TO OWN THIS INCOME PRODUCING PROPERTY!!! This is a great time to invest in Needles, CA along the Colorado River and Historic Route 66! This property offers (4) 2 bedroom, 1 bathroom units. Two units are 950 square feet and the other 2 units are 750 square feet. Each unit has tile throughout and granite countertops in kitchen. ALL the units are currently rented. Plenty of carport parking on the property and street parking. Located in the center of town, these units are close to the Post Office, shopping, restaurants, utility company, schools and much more! Don't let this investment opportunity pass you by! Call today for your private tour.

Facts & Features

- Sold On 07/19/2024
 - Original List Price of \$290,000
 - 1 Buildings
 - Levels: Two
 - 8 Total parking spaces
 - 4 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - \$470 (Estimated)
 - SellerConsiderConcessionYN:
- 4 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

- Rooms: Kitchen, Living Room
 - Floor: Tile
- Appliances: Gas Range, Microwave, Refrigerator, Water Heater
 - Other Interior Features: Granite Counters, High Ceilings, Open Floorplan, Storage

Exterior

- Lot Features: Back Yard, Near Public Transit, No Landscaping
 - Waterfront Features: Fishing in Community
- Fencing: Chain Link, Wood
 - Sewer: Public Sewer
 - Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$0
 - Cable TV: 01146095
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp: \$0
 - 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:	1	2	1	0	Unfurnished	\$750	\$750	\$700
2:	1	2	1	0	Unfurnished	\$800	\$800	\$750
3:	1	2	1	0	Unfurnished	\$800	\$800	\$750
4:	1	2	1	0	Unfurnished	\$900	\$900	\$850

Of Units With:

- Separate Electric: 4
- Gas Meters: 0
- Water Meters: 0
- Carpet: 0
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio: 4
- Ranges: 4
- Refrigerator: 4
- Wall AC: 4

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%
- DC770 - Needles area
- San Bernardino County
- Parcel # 0186138080000

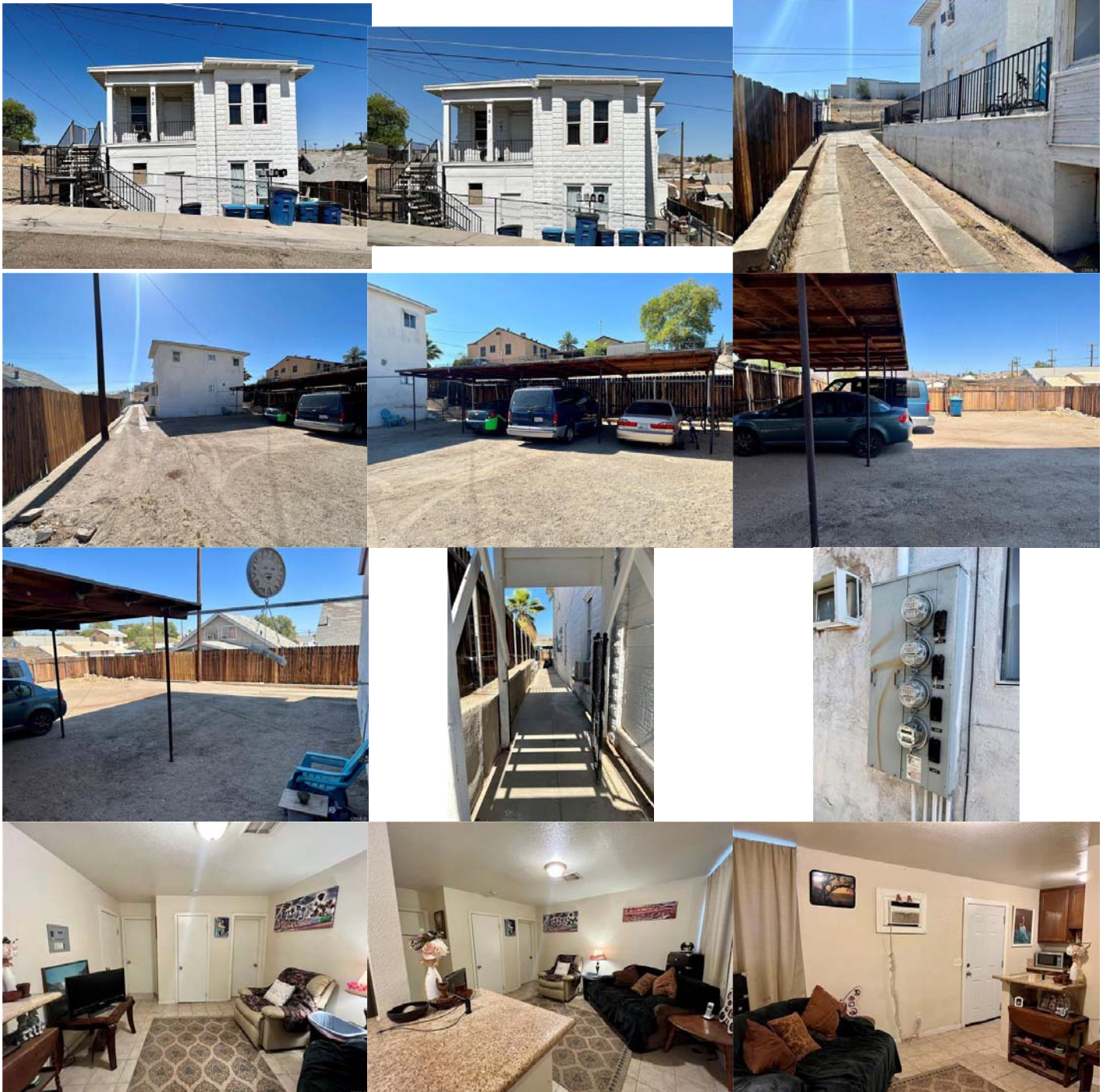
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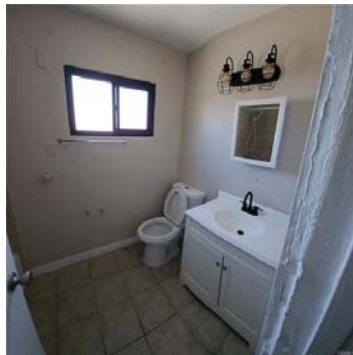
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Closed • **Apartment**

List / Sold:

\$1,488,888/\$1,445,000 ↓

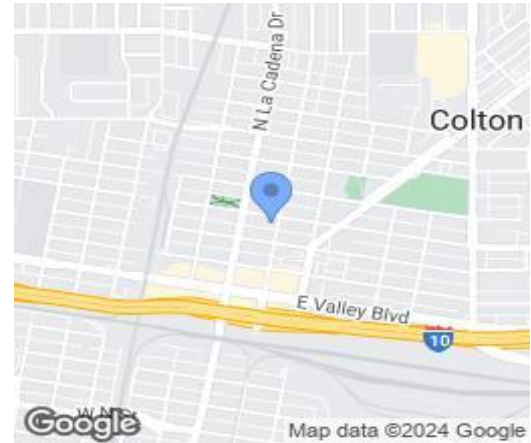
10 days on the market

Listing ID: TR24092028

481 N 9th St • Colton 92324

9 units • \$165,432/unit • 6,932 sqft • 15,000 sqft lot • \$208.45/sqft • Built in 1939

North on 9th St. from 10 frwy. Corner of 9th and F Street.



Amazing Investment Opportunity on this Beautiful Garden Style Apartment Complex. It has a large Courtyard and sits on an extra large corner lot, Five Buildings total. One 2 story and Four single story apartment buildings. These units have great curb appeal with well maintained landscaping. All units have a one car garage. Most units have been updated fully with electrical, freshly painted and remodeled with new tile, laminated & wood floors. Remodeled kitchen & baths as well. Nine Units Total! Each one bedroom one bath unit is an extra large unit with approx 665 SF. Extra income with owned Laundry facilities on site. Total rental income: \$8275/mo. (All Below Market Value at this time) Proforma Income \$12,600/mo. Lots of parking. ADDITIONAL LOT INCLUDED IN SALE, located at 461 N. 9th St/APN #0162101070000. Extra lot holds 3600 sq ft with 4 garages & storage room(960 sq. ft.). 11 garages total. Potential for the 2 extra garages to produce income. New rental development across the Street. Great desirable Rental Area! Safe neighborhood with the Police Station 1 block away. Also, one block from up-and-coming downtown renovations and Fleming Park. These units remain FULLY OCCUPIED!

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$1,488,888
- 6 Buildings
- Levels: One, Two
- 20 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$101200 Gross Scheduled Income
- \$64770 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,430
- Electric: \$386.00
- Gas: \$440
- Furniture Replacement:
- Trash: \$5,140
- Cable TV: 01238581
- Gardener:
- Licenses:
- Insurance: \$4,600
- Maintenance: \$6,800
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,269
- Other Expense: \$11,465
- Other Expense Description: TAXES

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,400
2:	1	1	1	1	Unfurnished	\$950	\$950	\$1,400
3:	1	1	1	2	Unfurnished	\$925	\$925	\$1,400
4:	1	1	1	1	Unfurnished	\$925	\$925	\$1,400
5:	1	1	1	1	Unfurnished	\$925	\$925	\$1,400
6:	1	1	1	1	Unfurnished	\$925	\$925	\$1,400
7:	1	1	1	1	Unfurnished	\$900	\$900	\$1,400
8:	1	1	1	1	Unfurnished	\$900	\$900	\$1,400

9: 1 1 1 1 Unfurnished \$825 \$825 \$1,400

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 1
- Drapes:
- Patio:
- Ranges: 9
- Refrigerator:
- Wall AC: 15

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- 273 - Colton area
- San Bernardino County
- Parcel # 0162101060000

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CUSTOMER FULL: Residential Income LISTING ID: TR24092028

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