

### 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 | <a href="#">EV23102348</a> | S                                                                                   | 18201 <a href="#">Marygold AVE</a>           | BLM  | 265  | STD  | 2     | \$0      |     | \$689,000    | \$552.08 | 1248 | 1952/ASR | 41,598/0.955  | N       | 2        | 07/19/23 | <a href="#">8/8</a>     |
| 2 | <a href="#">EV23073826</a> | S                                                                                   | 554 W <a href="#">E ST</a>                   | CLTN | 273  | TRUS | 2     | \$49,800 |     | \$600,000    | \$377.36 | 1590 | 1957/PUB | 7,500/0.1722  | N       | 2        | 07/21/23 | <a href="#">10/10</a>   |
| 3 | <a href="#">EV23063895</a> | S                                                                                   | 1906 <a href="#">Mentone BLVD #A &amp; B</a> | MENT | 284  | STD  | 2     | \$32,400 |     | \$335,000    | \$215.16 | 1557 | 1930/PUB | 17,640/0.405  | N       | 1        | 07/17/23 | <a href="#">66/66</a>   |
| 4 | <a href="#">CV22257941</a> | S  | 720 S <a href="#">Sultana AVE #2</a>         | ONT  | 686  | STD  | 2     | \$27,000 |     | \$595,000                                                                                       | \$392.48 | 1516 | 1938/ASR | 4,745/0.1089  | N       | 0        | 07/18/23 | <a href="#">148/148</a> |
| 5 | <a href="#">DW23022841</a> | S                                                                                   | 616 E <a href="#">Buena Vista ST</a>         | BSTW | BSTW | STD  | 2     | \$26,400 |     | \$208,000    | \$106.23 | 1958 | 1945/ASR | 10,615/0.2437 | N       | 0        | 07/21/23 | <a href="#">129/129</a> |
| 6 | <a href="#">EV23102370</a> | S                                                                                   | 802 N <a href="#">Mountain View AVE</a>      | SB   | 274  | STD  | 3     | \$39,384 |     | \$465,000    | \$268.48 | 1732 | 1930/ASR | 5,000/0.1148  | N       | 0        | 07/17/23 | <a href="#">12/12</a>   |
| 7 | <a href="#">IV23086915</a> | S                                                                                   | 155 <a href="#">Lassen PL</a>                | ONT  | 686  | STD  | 4     | \$70,000 |     | \$1,200,000  | \$301.13 | 3985 | 1986/ASR | 12,096/0.2777 | N       | 8        | 07/20/23 | <a href="#">6/6</a>     |

**Closed** • **Single Family Residence**

List / Sold: **\$675,000/\$689,000** ↑

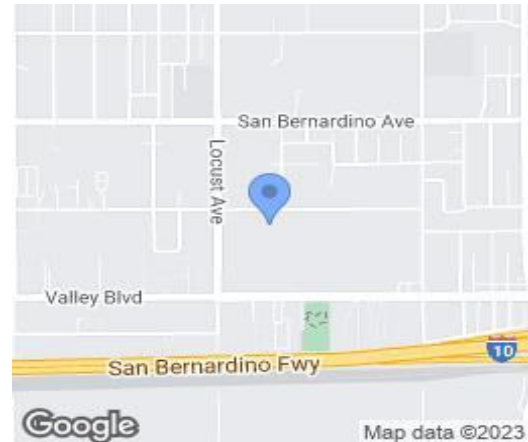
**18201 Marygold Ave** • **Bloomington 92316**

**8 days on the market**

**2 units** • **\$337,500/unit** • **1,248 sqft** • **41,598 sqft lot** • **\$552.08/sqft** •  
**Built in 1952**

**Listing ID: EV23102348**

**between Valley Blvd & San Bernardino Ave**



This 3BR home offers great opportunity ,convenient location, needs some TLC. Detached Garage is converted to a living area. Huge lot excellent for ADU.

### Facts & Features

- Sold On 07/19/2023
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$577 (Estimated)
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01523278
- 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     | 3    | 1     | 2      | Unfurnished | \$1,400     | \$1,400    | \$1,400   |
| 2: | 2     | 0    | 1     | 0      | Unfurnished | \$0         | \$0        | \$0       |

### # Of Units With:

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

### Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 265 - Bloomington area
- San Bernardino County
- Parcel # 0252091050000

**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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 Click arrow to display photos





**Closed** • Duplex

List / Sold: **\$599,000/\$600,000** ↑

**554 W E St • Colton 92324**

**10 days on the market**

**2 units • \$299,500/unit • 1,590 sqft • 7,500 sqft lot • \$377.36/sqft • Built in 1957**

**Listing ID: EV23073826**

**Valley Blvd to 4th St and turn right. Go to E St and turn left.**



Two Homes on One Lot!! You don't want to miss out on this excellent opportunity to own an Investment Property! This wonderful duplex consist of two completely detached homes that sit on a large 7,500sf lot. First home has 3 bedrooms and 1 bathroom and the second home is 2 bedroom 1 bath. Each has its own front and back yard and its own garage and are nestled in a great Colton neighborhood. These homes have been freshly painted on the outside and both are completely fenced. You can live in one and rent out the other or rent them both out! Close to freeways, schools, parks, shopping, restaurants and more. Schedule your showing today, these won't last!

### Facts & Features

- Sold On 07/21/2023
- Original List Price of \$599,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$274 (Estimated)
- Laundry: In Kitchen, Washer Hookup
- \$49800 Gross Scheduled Income
- \$47400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$2,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01129578
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 1     | 1      | Unfurnished | \$1,000     | \$12,000   | \$2,200   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$820       | \$9,840    | \$1,950   |

### # Of Units With:

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

- Disposal:

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## Additional Information

- Trust sale
- Buyer Agency Compensation: 2%

- 273 - Colton area
- San Bernardino County
- Parcel # 0162031250000

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### Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

### Re/Max Property Connection

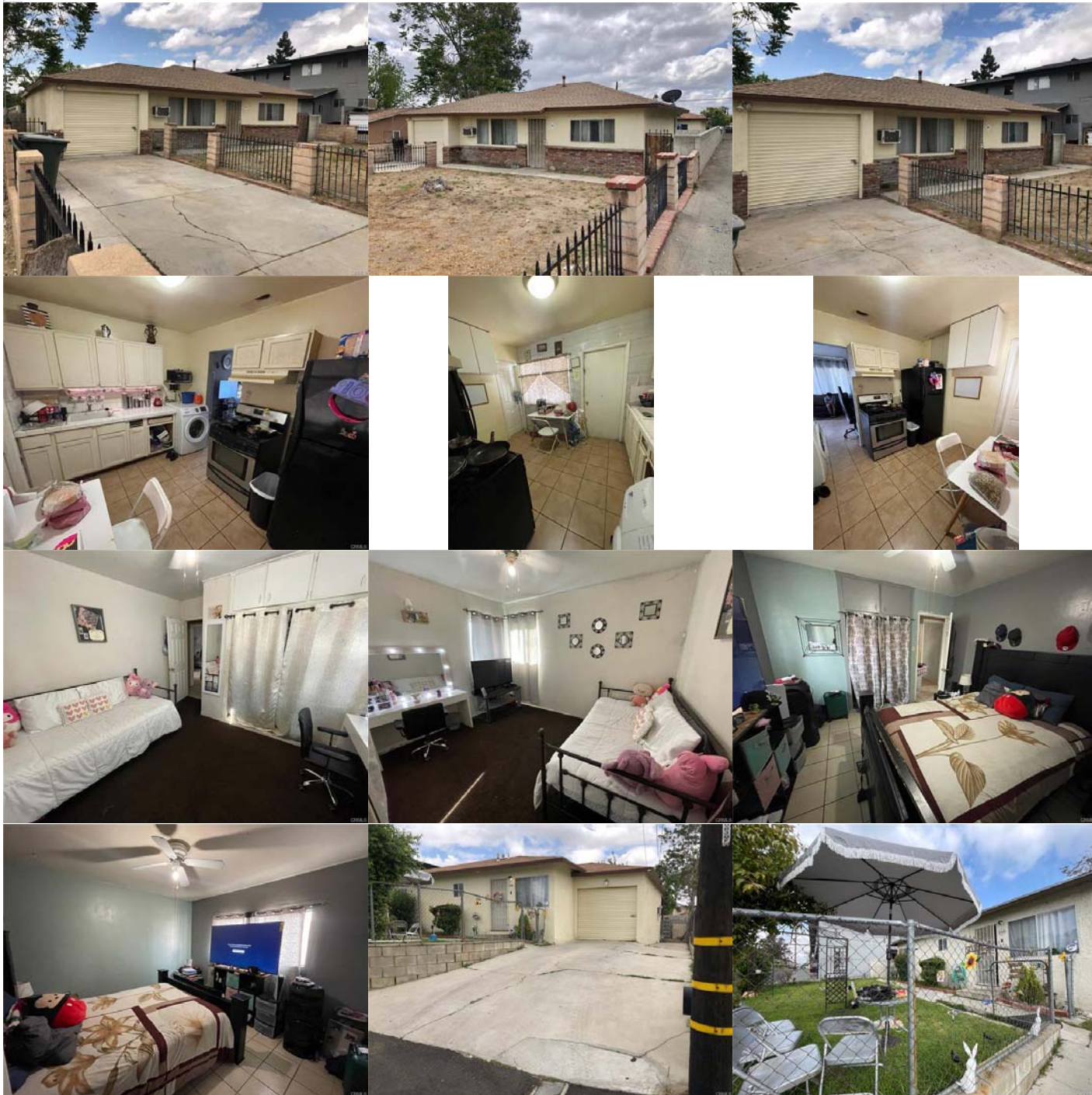
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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**Closed** • Duplex

List / Sold: **\$365,000/\$335,000** ↓

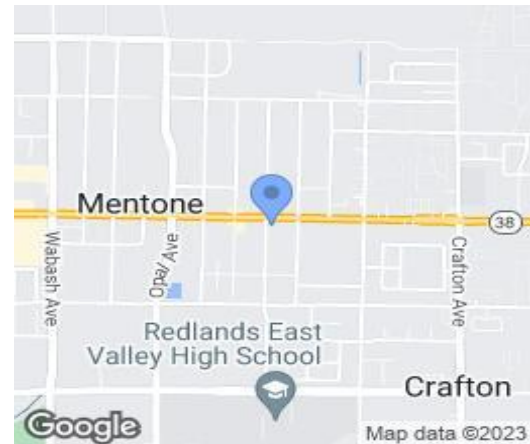
**1906 Mentone Blvd # A & B • Mentone 92359**

**66 days on the market**

**2 units • \$182,500/unit • 1,557 sqft • 17,640 sqft lot • \$215.16/sqft • Built in 1930**

**Listing ID: EV23063895**

**Corner of Mentone Blvd. & Beryl Ave**



INVESTMENT OPPORTUNITY! CASH ONLY! DUPLEX RENTAL INCOME PROPERTY AVAILABLE located in Mentone, CA. Total square feet of the two units combined is 1557. Unit 1906-A offers 1 Bedroom, 1 Bathroom. Flooring, paint, dual pane windows and new stove updated recently in Unit A. Unit 1906-B has the potential to be a 2 Bedroom (currently no closet in bedrooms) with 1 Bathroom. Unit B is in need of completion, the seller has cleaned out the space and is ready for someone to finish the project and turn this property into a great rental property. Separate Gas and Electric meters on property. Water and trash are currently together. Duplex sits on a LARGE LOT! Property SOLD AS-IS.

### Facts & Features

- Sold On 07/17/2023
- Original List Price of \$365,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$396 (Estimated)
- Laundry: Outside
- \$32400 Gross Scheduled Income
- \$31400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

### Interior

### Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Septic Type Unknown

### Annual Expenses

- Total Operating Expense: \$1,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01993288
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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     | 1    | 1     | 0      | Unfurnished | \$900       | \$900      | \$900     |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,800     | \$1,800    | \$1,800   |

### # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

## Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 284 - Mentone area
- San Bernardino County
- Parcel # 0298113010000

## 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: EV23063895

Printed: 07/23/2023 6:22:57 AM

**Closed** • Duplex

List / Sold: **\$595,000/\$595,000**

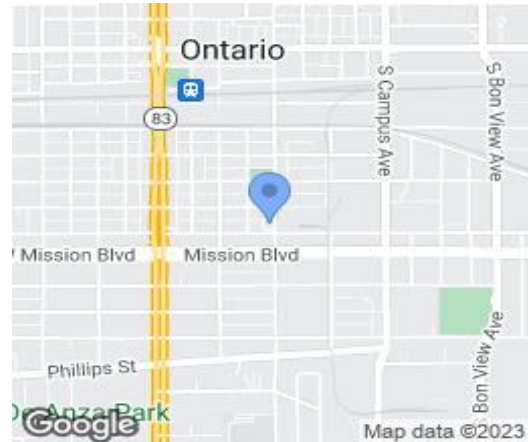
**720 S Sultana Ave # 2 • Ontario 91761**

**148 days on the market**

**2 units • \$297,500/unit • 1,516 sqft • 4,745 sqft lot • \$392.48/sqft •  
Built in 1938**

**Listing ID: CV22257941**

**mission and sultana**



## Facts & Features

- Sold On 07/18/2023
- Original List Price of \$595,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$287 (Estimated)
- Laundry: Individual Room
- \$27000 Gross Scheduled Income
- \$25000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

## Interior

## Exterior

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

## Annual Expenses

- Total Operating Expense: \$700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525571
- 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     | 3    | 1     | 0      | Unfurnished | \$1,210     | \$1,210    | \$2,200   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$1,100     | \$1,100    | \$1,700   |

### # 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: 2%
- 686 - Ontario area
- San Bernardino County
- Parcel # 1049258060000

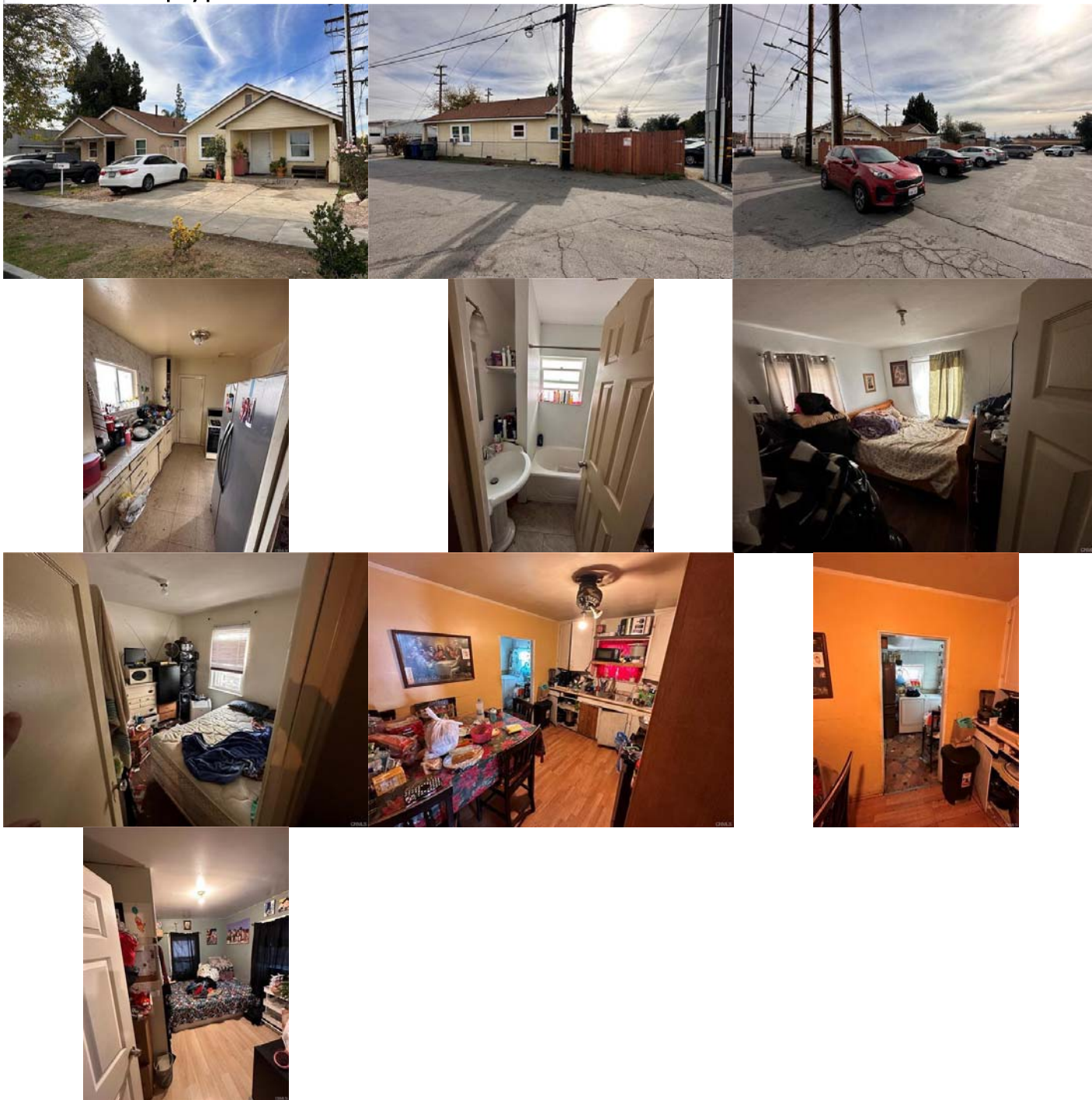
**Michael Lembeck**

**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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CUSTOMER FULL: Residential Income LISTING ID: CV22257941

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**Closed** • Duplex

List / Sold: **\$249,999/\$208,000** ↓

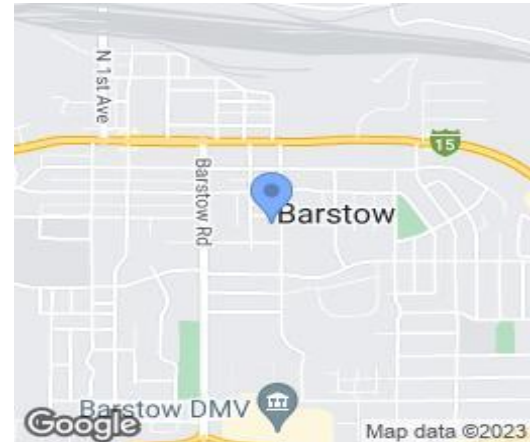
**616 E Buena Vista St • Barstow 92311**

**129 days on the market**

**2 units • \$125,000/unit • 1,958 sqft • 10,615 sqft lot • \$106.23/sqft • Built in 1945**

**Listing ID: DW23022841**

**South of The 15 freeway**



Great investment opportunity in the city of Barstow. Near the 15 freeway and many shopping centers. 2 units situated on a large lot of over 10,000 sq ft. The front unit offers 2 bedrooms, 1 bathroom and a bonus room/office. The back unit has 2 bedrooms and 1 bathroom. This is a great starter home for a buyer where you can live in one and rent the other, or an investor looking for a good return on investment.

### Facts & Features

- Sold On 07/21/2023
- Original List Price of \$274,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$230 (Estimated)
- Laundry: Individual Room
- \$26400 Gross Scheduled Income
- \$22800 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: \$3,000
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01963125
- Gardener:
- Licenses:
- Insurance: \$50
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 0      | Unfurnished | \$0         | \$0        | \$1,200   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$1,000     | \$1,000    | \$1,000   |

### # 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: 2%
- BSTW - Barstow area
- San Bernardino County

**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** • **Single Family Residence**

List / Sold: **\$450,000/\$465,000** ↑

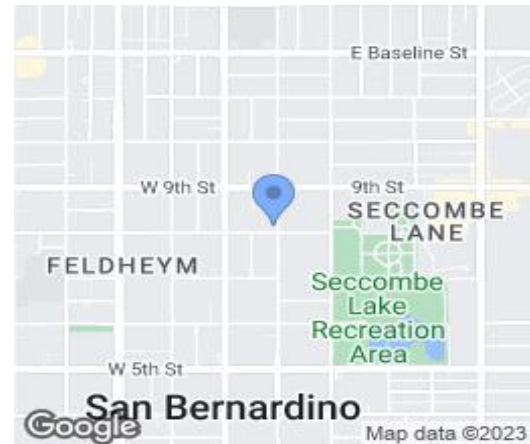
**802 N Mountain View Ave** • San Bernardino 92401

**12 days on the market**

**3 units** • **\$150,000/unit** • **1,732 sqft** • **5,000 sqft lot** • **\$268.48/sqft** •  
**Built in 1930**

**Listing ID: EV23102370**

**From 5th St turn north on Mountain View. Property is at the corner of 8th and N Mountain View**



Property boasts three units (2 beds/1 bath and 2 studios) with 3 separate yard areas. Long term tenants. Building can be delivered with or without current tenants. Close to I215, downtown San Bernardino and across the street from Norton Elementary. Sold AS IS.

### Facts & Features

- Sold On 07/17/2023
- Original List Price of \$450,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Combination
- \$496 (Estimated)
- Laundry: Inside
- \$39384 Gross Scheduled Income
- \$32285 Net Operating Income
- 1 electric meters available
- 0 gas meters available
- 0 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Concrete, Vinyl, Wood
- Appliances: Gas Oven

### Exterior

- Lot Features: Corner Lot
- Security Features: Window Bars
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$7,099
- Electric: \$2,484.00
- Gas: \$960
- Furniture Replacement:
- Trash: \$1,260
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$1,135
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,260
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 0      | Unfurnished | \$1,237     | \$14,844   | \$1,685   |
| 2: | 1     | 0    | 1     | 0      | Unfurnished | \$1,045     | \$12,540   | \$1,485   |
| 3: | 1     | 0    | 1     | 0      | Unfurnished | \$1,000     | \$12,000   | \$1,385   |

#### # Of Units With:

- Separate Electric: 1
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

## Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0140221190000

## 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:

**\$1,300,000/\$1,200,000** ↓

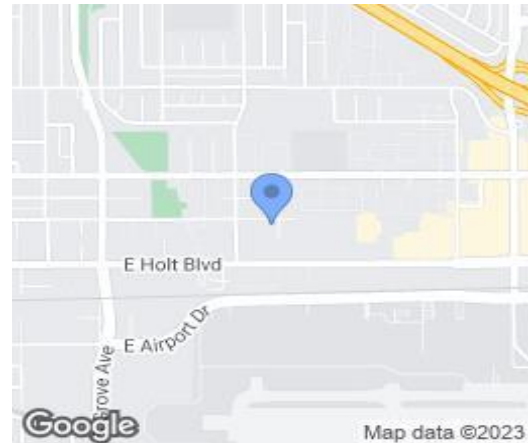
**155 Lassen Pl** • **Ontario 91764**

**6 days on the market**

**4 units** • **\$325,000/unit** • **3,985 sqft** • **12,096 sqft lot** • **\$301.13/sqft** •  
**Built in 1986**

**Listing ID: IV23086915**

**Use Navigator Directions**



Great investment Opportunity to own a large FOURPLEX or live in one unit and rent the other three units !! Excellent location near to Ontario Mills and surrounding areas. This Spacious property is what you call a rare find. 2 units feature 3 bedrooms and 1.5 Bathrooms and the other 2 units are 2 bedrooms and 1 bathroom. Each unit has his own two car garage, privately fenced for access only to owner and tenants in place. Very conveniently located close to 10 FWY, 60 FWY, Ontario Airport, Ontario Mills and other Shopping Centers, also close to schools, and parks.. THIS WONT LAST!!!!

### Facts & Features

- Sold On 07/20/2023
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$358 (Estimated)
- Laundry: In Garage
- \$70000 Gross Scheduled Income
- \$59020 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

### Interior

### Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$10,980
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$6,000
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$3,300
- 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     | 2      | Furnished  | \$1,000     | \$12,000   | \$12,000  |
| 2: | 1     | 2    | 1     | 2      | Furnished  | \$0         | \$0        | \$19,896  |
| 3: | 1     | 2    | 1     | 2      | Furnished  | \$0         | \$0        | \$17,496  |
| 4: | 1     | 2    | 1     | 2      | Furnished  | \$0         | \$0        | \$17,496  |

#### # 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
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 686 - Ontario area
- San Bernardino County
- Parcel # 0110072210000

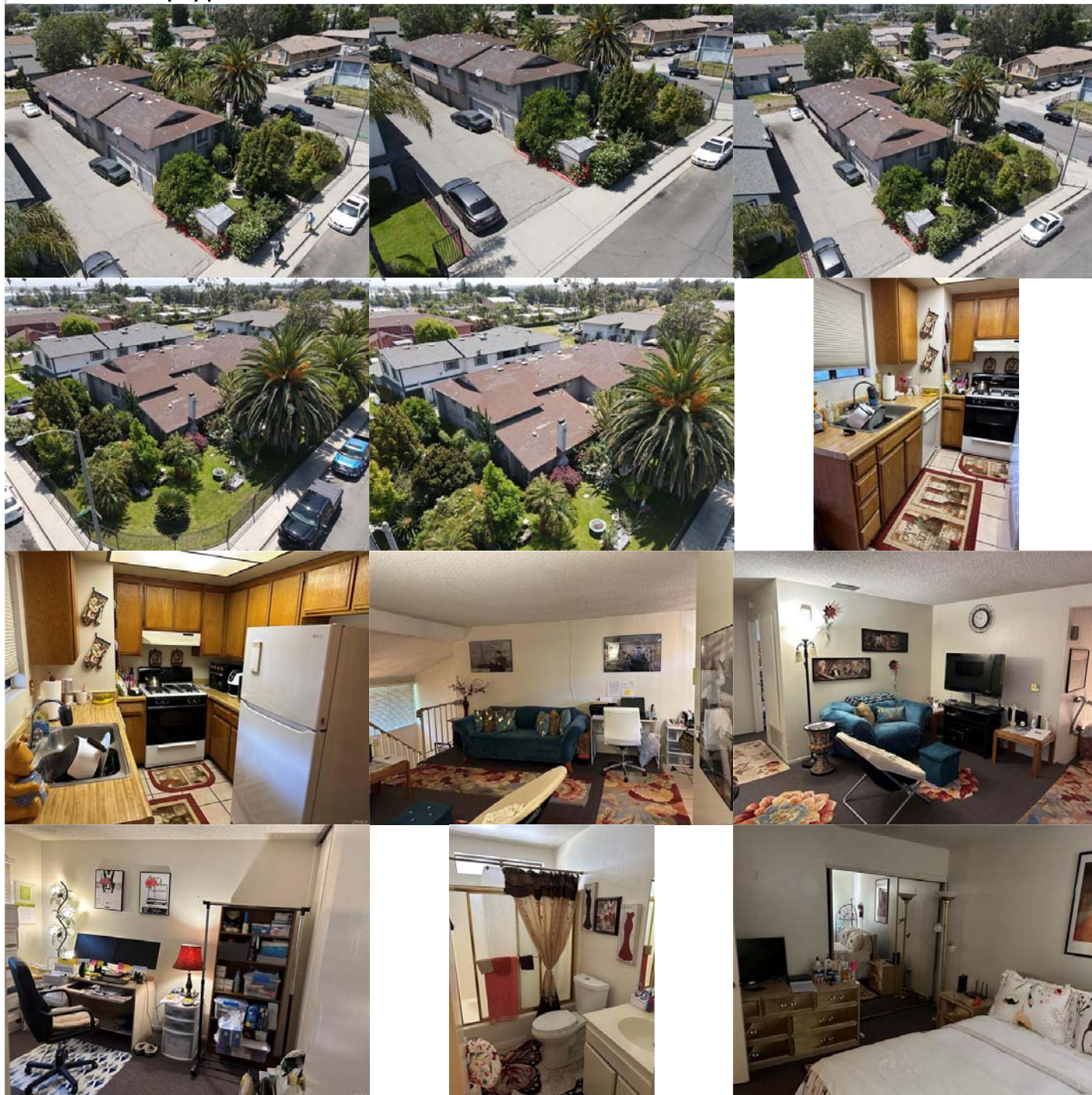
## Michael Lembeck

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: IV23086915

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