

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	EV23040219	S	3232 Garden DR	SB	274	STD	2	\$1		\$525,000 	\$283.78	1850	1953/ASR	7,280/0.1671	N	0	07/07/23	16/16
2	EV23016923	S	347 W 20th ST	SB	274	STD	3	\$6,100		\$638,000 	\$274.05	2328	1905/ASR	7,000/0.1607	N	0	07/06/23	14/14
3	CV22226223	S	614 Forest Shade RD	CRLN	286	STD	3	\$0		\$435,000 	\$388.39	1120	1930/PUB	4,480/0.1028	N	0	07/05/23	101/101

Closed • Duplex

List / Sold: **\$574,900/\$525,000** ↓

3232 Garden Dr • San Bernardino 92404

16 days on the market

2 units • \$287,450/unit • 1,850 sqft • 7,280 sqft lot • \$283.78/sqft •

Listing ID: EV23040219

Built in 1953

30th st



This attractive duplex is located in the desirable North end of San Bernardino and boasts a spacious main home that features 3 bedrooms, 2 bathrooms, a living room, and a bonus family room. The home has been thoughtfully upgraded with dual panel windows and central A/C and heat, providing enhanced energy efficiency and comfort. Both restrooms have been outfitted with tile flooring and shower walls, ensuring that they are as functional as they are stylish. An indoor washer and dryer room adds to the convenience of this already impressive property. The exterior of both homes has been recently painted, further elevating their curb appeal. The rear home is equally inviting, offering a 1 bedroom, 1 bathroom, living room, and new kitchen interior paint, as well as new waterproof laminate flooring. A large backyard provides plenty of space for both units to enjoy, making it an ideal space for families or tenants. This duplex is move-in ready, providing a turnkey solution for anyone seeking a high-quality rental property or a comfortable home for themselves.

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$574,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$750 (Estimated)
- Laundry: Inside
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01462353
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished			
2:	1	1	1		Unfurnished			

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0271371230000

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: EV23040219

Printed: 07/09/2023 7:25:34 AM

Closed • **Triplex**

List / Sold: **\$645,000/\$638,000** ↑

347 W 20th St • San Bernardino 92405

14 days on the market

3 units • \$215,000/unit • 2,328 sqft • 7,000 sqft lot • \$274.05/sqft • Built in 1905

Listing ID: EV23016923

Highland Av



This exceptional triplex has undergone a complete transformation, resulting in three fully remodeled homes that are essentially brand new. The front home boasts 3 bedrooms and 2 bathrooms, while the two rear units each feature 2 bedrooms and 1 bathroom. The exterior of the front home has been painted, while the two rear units have received new stucco. Additionally, all three homes have undergone extensive upgrades, including new roof plywood and lifetime shingles. Inside, all three units showcase new light fixtures, dual panel windows, drywall, PEX water lines, sewer lines, and electrical wiring throughout. The kitchens in each unit have been outfitted with new solid wood White shaker cabinets, elegant quartz countertops, and waterproof laminate flooring. Recessed lighting, new electrical outlets, and baseboards have also been added to each unit. The bathrooms have been fully gutted and upgraded with tile shower walls, ensuring that no detail has been overlooked in the renovation of this stunning property. It is evident that no corners were cut in the remodel of this exceptional triplex, resulting in three homes that are truly remarkable in every way.

Facts & Features

- Sold On 07/06/2023
- Original List Price of \$599,900
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Ductless
- Heating: Combination
- \$280 (Estimated)
- \$6100 Gross Scheduled Income
- \$5800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$4
- Electric: \$1.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1
- Cable TV: 02116752
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,500	\$2,500	\$2,500
2:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$1,800
3:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$1,800

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0145062190000

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 • **Single Family Residence**

List / Sold: **\$430,000/\$435,000** ↑

614 Forest Shade Rd • Crestline 92325

101 days on the market

3 units • **\$143,333/unit** • **1,120 sqft** • **4,480 sqft lot** • **\$388.39/sqft** •
Built in 1930

Listing ID: CV22226223

North of Pioneer Camp Rd, South of Lee Bert Way, West of Lake Gregory Dr. East of Heatherly Lane



Welcome to Crestline! Invest in a property that contains 3 rental units. Each unit has 1 bedroom and 1 bathroom, as well as its own parking space. Enjoy being within walking distance of Lake Gregory, as well as Lake Drive entertainment and shopping! All offers are welcome!

Facts & Features

- Sold On 07/05/2023
- Original List Price of \$430,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$711 (Estimated)
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Park Nearby, Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$10,618
- Electric: \$1,141.00
- Gas: \$4,495
- Furniture Replacement:
- Trash: \$2,261
- Cable TV: 02062675
- Gardener:
- Licenses:
- Insurance: \$1,098
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,623
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,300
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,300
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,300

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
- Buyer Agency Compensation: 2%
- 286 - Crestline Area area
- San Bernardino County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

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