

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	IV24111246	S	4851 Kingsley ST #2	MCLR	685	TRUS	2	\$30,000		\$750,000 	\$446.43	1680	1958/ASR	7,200/0.1653	N	2	07/24/24	5/6
2	DW24031304	S	21429 Del Oro RD	APPV	APPV	STD	2	\$0		\$360,000 	\$358.57	1004	1960/ASR	81,510/1.8712	N	2	07/25/24	79/79
3	HD24124468	S	135 W Grace ST	BSTW	BSTW	STD	2	\$2,700		\$275,000 	\$180.45	1524	1962/ASR	6,993/0.1605	N	0	07/25/24	10/10
4	24399383	S	60325 Alta Loma DR	JT	DC615	STD	2			\$430,000 	\$176.81	2432	1980	18,720/0.4298	N	4	07/23/24	50/50
5	TR24104468	S	15216 Hibiscus AVE	FONT	264	STD	3	\$81,000		\$850,000 	\$378.79	2244	1951/ASR	8,680/0.1993	N	0	07/23/24	20/20
6	CV24029313	S	27205 Main ST	HLND	276	STD	6	\$98,736	5	\$1,050,000	\$300.52	3494	1950/ASR	8,667/0.199	N	0	07/26/24	121/121

Closed • Duplex

List / Sold: **\$749,950/\$750,000** ↑

4851 Kingsley St # 2 • Montclair 91763

6 days on the market

2 units • \$374,975/unit • 1,680 sqft • 7,200 sqft lot • \$446.43/sqft •

Listing ID: IV24111246

Built in 1958

W of Central, N of Holt



Two houses on one lot.....Property has been well taken care of.... Roof is less than one year old.... New Wall A/C less than one year.... Dual Pane windows, security screen doors..... Back unit freshly painted..... 2 one car garages, located off of alleyway. Completely fenced-in yards.

Facts & Features

- Sold On 07/24/2024
- Original List Price of \$749,950
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$227 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- \$30000 Gross Scheduled Income
- \$22400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,430	\$1,430	\$2,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Trust sale
- 685 - Montclair area

- Buyer Agency Compensation: 2%

- San Bernardino County
- Parcel # 1009451340000

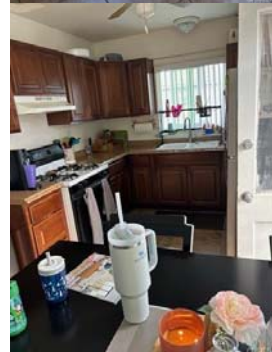
Michael Lembeck

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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Single Family Residence**

List / Sold: **\$399,000/\$360,000** ↓

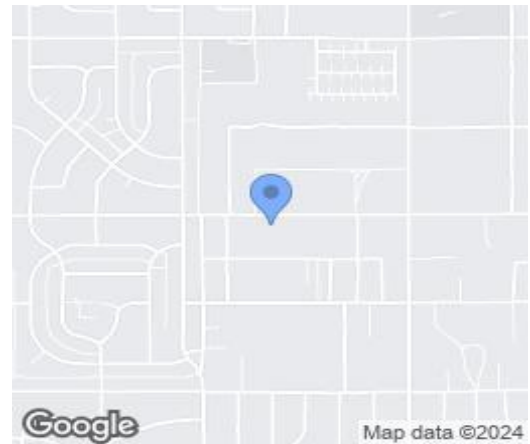
21429 Del Oro Rd • **Apple Valley 92308**

79 days on the market

2 units • **\$199,500/unit** • **1,004 sqft** • **81,510 sqft lot** • **\$358.57/sqft** •
Built in 1960

Listing ID: DW24031304

Mohawk to Del Oro



Duplex in Apple Valley, It is a must see Gem. Two parcels. First Parcel is (27,060 sq ft). Second Parcel is (54,450 sq ft). Room to expand or for you toys!!!! Beautiful views of the desert and mountains. Live in one and rent the other or just rent both. So Many Possibilities, build your dream home on the vacant parcel!!!

Facts & Features

- Sold On 07/25/2024
- Original List Price of \$399,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- \$292 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Outside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Desert Back, Desert Front, Front Yard, Lot Over 40000 Sqft
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01904691
- 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	2	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$750	\$750	\$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%
- APPV - Apple Valley area
- San Bernardino County

• Parcel # 0434451150000

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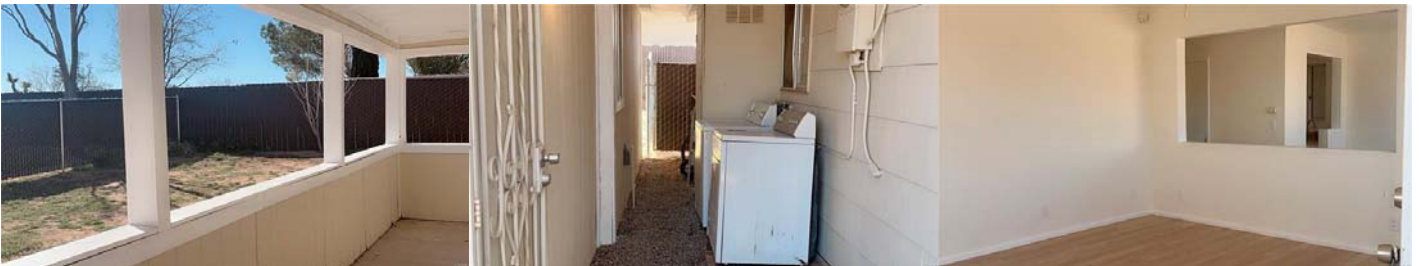
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: DW24031304

Printed: 07/28/2024 7:26:30 AM

Closed • Duplex

135 W Grace St • Barstow 92311

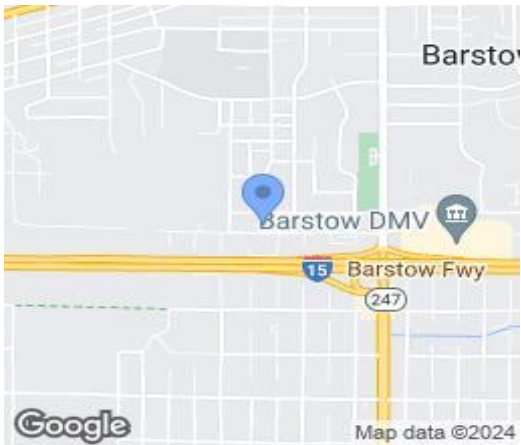
2 units • \$134,500/unit • 1,524 sqft • 6,993 sqft lot • \$180.45/sqft • Built in 1962

I-15 N, exit 183 for CA-247/Barstow Rd, left onto CA-247 N/Barstow Rd, left onto E Grace St, Destination will be on the right

List / Sold: \$269,000/\$275,000 ↑

10 days on the market

Listing ID: HD24124468



Seize the Opportunity!!! 2 Unit income property knocking at your door! 2 bdrm 1 ba duplex in Barstow. New evaporative coolers and new roof in 2018. The Duplex is being sold WITH the vacant lot attached for a total lot size of 12,276 sf. Rents need to be raised to \$1350.00 according to Zillow. The tenants in the property now are long time tenants with low rents. Great location near shopping, schools, and 15 freeway. Jump on board the BNSF train! BIG things are happening in town, bringing with it a surge in housing demand. With 20,000 jobs on the horizon, the time to act is now. Opportunities to snag properties at this price point won't last, so don't miss your chance. Perfectly positioned to capitalize on the growth. Act fast, because once the BIG project is complete, you'll regret not seizing this moment. Take advantage of this exciting opportunity before it's gone!

Facts & Features

- Sold On 07/25/2024
 - Original List Price of \$269,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Evaporative Cooling
 - Heating: Wall Furnace
 - \$125 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Kitchen
 - \$2700 Gross Scheduled Income
 - \$2400 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down, Center Hall
 - Floor: Carpet, Tile
- Appliances: Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre, Bluff, Level with Street, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$300
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$30
 - Cable TV: 01182091
 - Gardener:
 - Licenses:
- Insurance: \$210
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$60
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$1,425	\$1,425	\$1,425
# Of Units With:								
	• Separate Electric: 2				• Drapes: 0			

- Gas Meters: 2
- Water Meters: 2
- Carpet: 1
- Dishwasher: 0
- Disposal: 2

- Patio:
- Ranges: 2
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- BSTW - Barstow area
- San Bernardino County
- Parcel # 0183071100000

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Closed •

List / Sold: **\$449,000/\$430,000** ↓

60325 Alta Loma Dr • Joshua Tree 92252

50 days on the market

2 units • \$224,500/unit • 2,432 sqft • 18,720 sqft lot • \$176.81/sqft • Built in 1980

Listing ID: 24399383

West of Park Blvd, South of Twentynine Palms Highway



TWO completely separate Single Family Homes offered in prime Joshua Tree. This is a very rare and unique opportunity in this price range. Live in one for free while leasing out the other house, lease both out, maybe Airbnb - so many possibilities! This property is a fixer and needs cosmetic updating. Front 3 Bedroom + 2 Bathroom house has a nice open floor plan with a rustic brick fireplace in the living room, a new evaporative cooler system, new wall heater, septic has been certified, new garage door opener and solar flex roof coating. Private yard & patio for enjoying the outdoors. The back 2 Bedroom + 1 Bathroom house is super charming! Roof was replaced here in 2021 with energy saving shingles, new septic system that is traffic rated in Jan 2024. Both homes have their own attached garages, private driveways, yards and have their own gas and electric meters. Highly desirable Joshua Tree area - so close to Joshua Tree National Park and Old Town Joshua Tree.

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$449,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Central, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$48150 Net Operating Income

Interior

- Rooms: Center Hall, Primary Bathroom
- Appliances: Built-In, Range

Exterior

- Lot Features: Back Yard, Yard
- Security Features: 24 Hour Security
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$10,050
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01812614
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$50
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$2,850
2:	2	2	1		Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 3.000%

- DC615 - Upper Friendly Hills area
- San Bernardino County
- Parcel # 0588141100000

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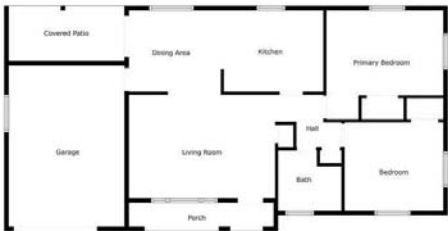
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Measurements Are Estimated By Software Technology. Staircase Rights Reserved But Not Guaranteed.



Closed • **Triplex**

List / Sold: **\$850,000/\$850,000** ↑

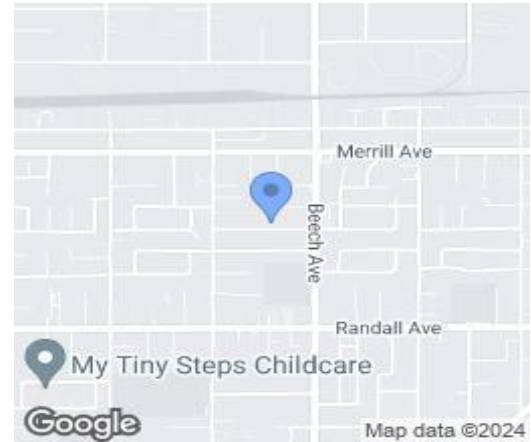
15216 Hibiscus Ave • Fontana 92335

20 days on the market

3 units • **\$283,333/unit** • **2,244 sqft** • **8,680 sqft lot** • **\$378.79/sqft** •
Built in 1951

Listing ID: TR24104468

West of Beech Ave and North of San Bernardino Ave



Great Investment Opportunity to own THREE fully remodeled homes all detached in Fontana. Front house consist of 3 bedrooms & 1 bath 1,036 sqft of living space & recently redone inside/out with update kitchen & appliances, new vinyl flooring, fresh paint, new central A/C, new windows, update bathroom, new roof, updated electrical, etc. The larger detached rear home has 2 bedrooms & 1 bath with 808 sqft & new interior/exterior paint, updated kitchen & appliances, vinyl flooring, new windows, mini split AC, new roof, along with redone bathroom. Detached small back 2 bedroom home with around 400 sqft has also been remodeled with new interior/exterior paint, updated kitchen, new vinyl flooring, new window, fixtures, mini split AC, and updated bathroom. The Backyard also has a large 24x12 shed/room that also has all new vinyl flooring, fixtures, windows, etc. This is great home to live in one & rent the other homes pay your mortgage or rent all three and get great income.

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$799,900
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Ductless
- Heating: Central, Ductless
- \$61 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- \$81000 Gross Scheduled Income
- \$68600 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, See Remarks
- Floor: See Remarks, Vinyl
- Appliances: Gas Range, Microwave
- Other Interior Features: Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Sprinklers In Front
- Fencing: Wood
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$12,400
- Electric: \$4,500.00
- Gas: \$1,400
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02190063
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished			\$2,650
2:	1	2	1	0	Unfurnished			\$2,200

3: 1 2 1 0 Unfurnished \$1,900

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 264 - Fontana area
- San Bernardino County
- Parcel # 0233071320000

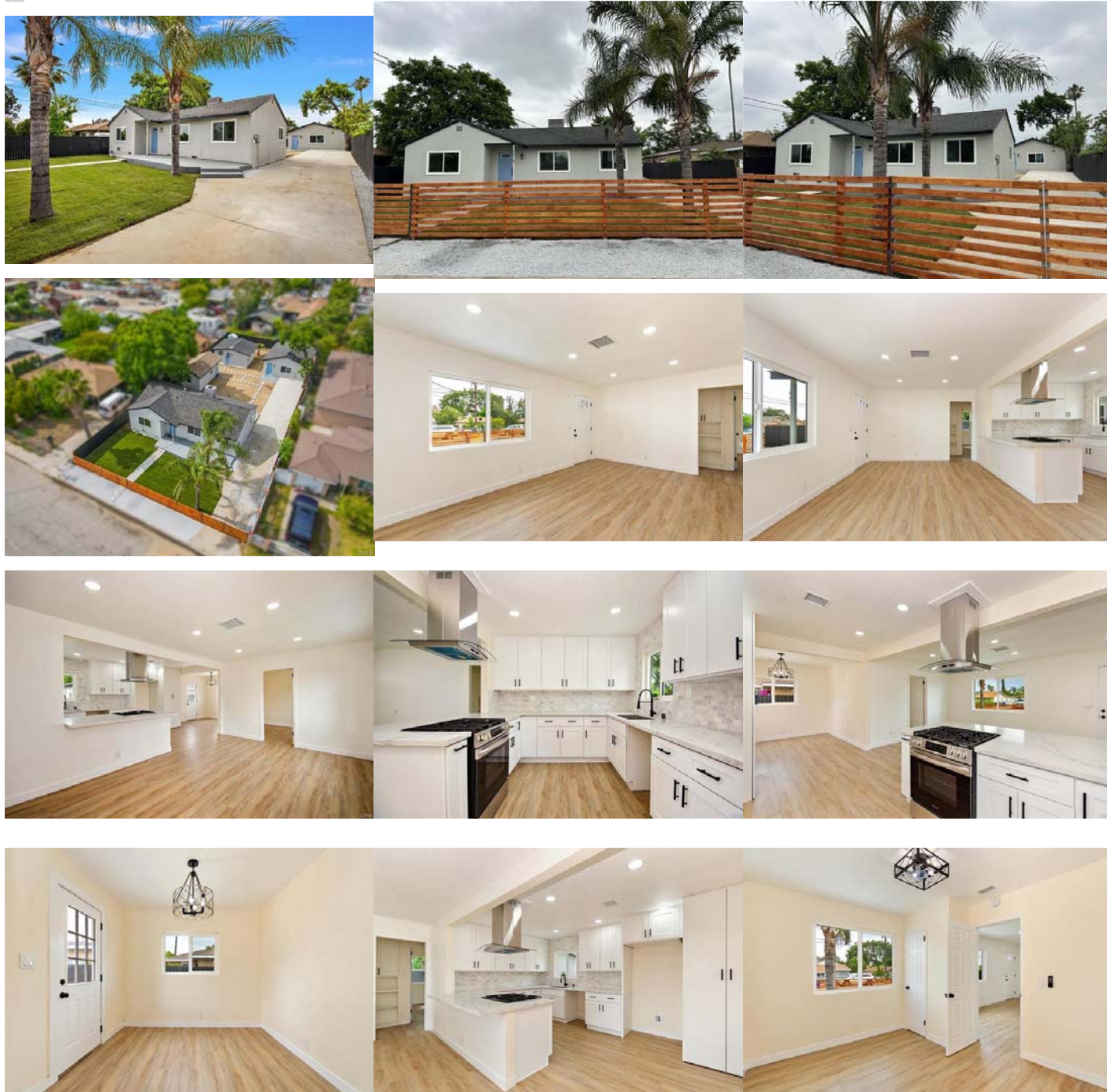
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CUSTOMER FULL: Residential Income LISTING ID: TR24104468

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Closed • **Apartment**

List / Sold:

\$1,050,000/\$1,050,000

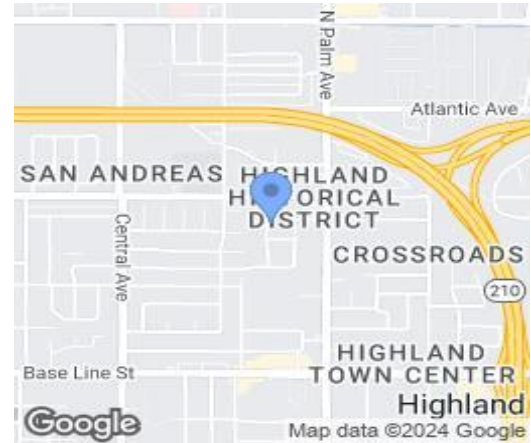
121 days on the market

Listing ID: CV24029313

27205 Main St • Highland 92346

**6 units • \$175,000/unit • 3,494 sqft • 8,667 sqft lot • \$300.52/sqft •
Built in 1950**

Merge onto I-210 W, Exit Baseline Road, Turn Left on Base Line Street, Turn Right onto Palm Ave, Turn Left onto Main Street



Portfolio Sale Opportunity: This property is available for Individual Purchase or as part of a Portfolio Sale with 394 W. 17th Street, San Bernardino and 3717 Roosevelt Street, Riverside. We are pleased to present the opportunity to acquire a six-unit property located at 27205 Main Street in the city of Highland. The property building size totals $\pm 3,394$ SF and is situated on a well-maintained $\pm 8,667$ square foot lot. 27205 Main Street is conveniently located minutes away from the 210 Freeway and its cross streets are Cole Avenue and Pacific Street. The property offers convenient access to the San Bernardino Downtown Metrolink rail station, shopping centers, restaurants, and other popular retailers all within a short distance. 27205 Main Street features a small courtyard and well-kept mature landscaping. The property has an on-site laundry facility, a small courtyard, surface vehicle parking and ample street parking. Most of the units have been updated and feature fully equipped kitchens with appliances, new vinyl plank flooring, ceiling fans, recessed lighting, mirrored closets, vertical blinds, wall air conditioning and heating, and private patios or yards. The property offers convenient access to the 210, 215 and 10 freeways connecting to Riverside, Orange, and Los Angeles Counties. Neighboring cities include San Bernardino, Colton, Redlands, Yucaipa, and Loma Linda. Significant local landmarks within a 20-mile radius include: San Bernardino International Airport, Highland Crossing Shopping Center, Highland Avenue Plaza, San Bernardino National Forest, Loma Linda University Medical Center, Cal State San Bernardino and Yaamava' Resort & Casino, to name a few. 27205 Main Street is a prime Inland Empire income-producing property and a great long-term investment. The property offers stability for any type of investor whether it may be a first-time purchaser, seasoned investor, or those seeking a 1031 exchange opportunity.

Facts & Features

- Sold On 07/26/2024
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,292 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 5.32
- \$98736 Gross Scheduled Income
- \$55872 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$37,927
- Electric: \$240.00
- Gas: \$840
- Furniture Replacement:
- Trash: \$2,496
- Cable TV: 00848848
- Gardener:
- Licenses:
- Insurance: \$3,900
- Maintenance: \$4,690
- Workman's Comp:
- Professional Management: 5628
- Water/Sewer: \$3,720
- Other Expense: \$1,500
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$950	\$11,400	\$1,200
2:	3	1	1	0	Unfurnished	\$1,400	\$40,680	\$1,500
3:	1	2	1	0	Unfurnished	\$1,500	\$18,000	\$1,700
4:	1	3	2	0	Unfurnished	\$2,288	\$27,456	\$2,288

Of Units With:

- Separate Electric: 6
 - Gas Meters: 6
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 276 - Highland area
 - San Bernardino County
 - Parcel # 1191471510000

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