

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	JT23087126	S	61972 Mountain View CIR	JT	DC612	REO	2	\$0		\$267,500 ↓	\$339.04	789	1949/ASR	11,557/0.2653	N	1	07/25/23	27/27
2	HD23123001	S	16100 Juniper ST	HSP	HSP	STD	2	\$0		\$440,000	\$244.44	1800	1980/APP	8,875/0.2037	N	2	07/25/23	3/3
3	EV23091670	S	34993 Avenue H	YUCP	269	STD,TRUS	3	\$63,000		\$850,000	\$277.14	3067	1950/APP	14,625/0.3357	N	6	07/26/23	28/28
4	IV23048956	S	16175 Spruce ST	HSP	HSP	STD	3	\$36,000		\$560,000	\$311.11	1800	1957/ASR	25,844/0.5933	N	0	07/26/23	55/92
5	AR23097799	S	1040 May LN	BSTW	BSTW	STD	22	\$0		\$1,500,000 ↓		0	1986/PUB	50,000/1.1478	N	20	07/24/23	0/0

Closed • **Single Family Residence**

List / Sold: **\$299,000/\$267,500** ↓

61972 Mountain View Cir • Joshua Tree 92252

27 days on the market

2 units • **\$149,500/unit** • **789 sqft** • **11,557 sqft lot** • **\$339.04/sqft** •

Listing ID: JT23087126

Built in 1949

Hwy 61 East, right on Mountain View Circle, property is on the right.



BEST PRICED DUPLEX in JOHUA TREE – by a long shot. Old school Joshua Tree at its finest – built in 1949, one of the first duplexes in town – with modest, small studio apartments full of cozy, character in a chill environment that more than makes up for any shortcomings. Sit on the front porch of this time capsule, look out at the boulder mountains to the east and breath in the air of history. Central downtown location – walking distance to the Farmers Market in the morning, Coyote Hole for nature hikes in the afternoon and the JT Saloon during late evenings. Private courtyard. Set deep and far from street for privacy. Big semicircular driveway. Additional building with garage and separate laundry room – could be converted for additional living space, such as an office, studio, game room or communal living room. Live in one unit, rent the other to help pay the mortgage. Units delivered vacant – you pick your own tenants, you set your own prices. Sold in “As-Is” Condition. No repairs.

Facts & Features

- Sold On 07/25/2023
- Original List Price of \$299,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Evaporative Cooling
- \$566 (Estimated)
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02089414
- 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	0	0	Unfurnished	\$0	\$0	\$0
2:	1	1	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Real Estate Owned sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- DC612 - Joshua Tree Village area
- San Bernardino County
- Parcel # 0603152060000

Michael Lembeck

State License #: 01019397

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Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$440,000/\$440,000**

3 days on the market

16100 Juniper St • Hesperia 92345

**2 units • \$220,000/unit • 1,800 sqft • 8,875 sqft lot • \$244.44/sqft •
Built in 1980**

5th Ave

Listing ID: HD23123001



Welcome to the ultimate investment opportunity in the heart of Hesperia. This stunning duplex boasts two units, each with 2 bedrooms and 1 bath offering endless possibilities for rental income or multi-generational living. The kitchen features ample counter space, making meal prep a breeze. The units also includes laundry hook ups in garage, 2 car garage and providing secure parking for residents. Each unit also has its own private backyard, providing residents with their own oasis to enjoy the beautiful Hesperia weather. This duplex is the perfect opportunity for anyone looking to invest in a property that offers both income potential and lifestyle convenience. Don't miss out on this rare opportunity - schedule a viewing today and take the first step towards securing your financial future!

Facts & Features

- Sold On 07/25/2023
- Original List Price of \$440,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$211 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01193841
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- 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	2	Unfurnished	\$1,250	\$1,250	\$0
2:	1	2	1	2	Unfurnished	\$1,300	\$1,300	\$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
 - Buyer Agency Compensation: 2%
 - HSP - Hesperia area
 - San Bernardino County
 - Parcel # 0407284160000
-

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: HD23123001

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Closed • **Triplex**

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

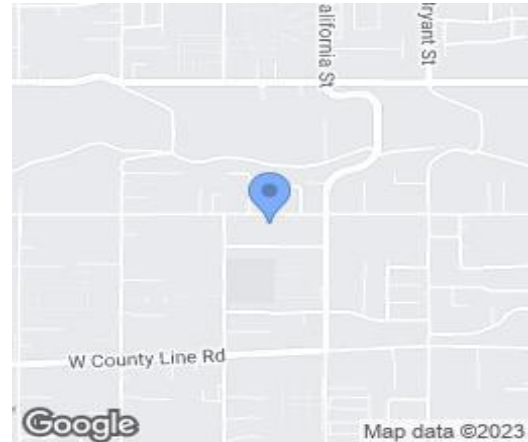
34993 Avenue H • Yucaipa 92399

28 days on the market

**3 units • \$283,333/unit • 3,067 sqft • 14,625 sqft lot • \$277.14/sqft •
Built in 1950**

Listing ID: EV23091670

Avenue H between 2nd and California on the south side of street



Wonderful 3 Homes on one lot in Yucaipa. Rear house is a 3 bedroom and 1-bath and the other 2 homes are 2 bedrooms and 1 bath. All have 2 car garages and yards. The 3 bedroom home has been recently updated and the 2 bedroom homes have just been updated. The 2 bedroom homes have a backyard and the 3 bedroom home has a backyard and a nice side yard with a covered patio off the house. Good location with schools close and uptown Yucaipa.

Facts & Features

- Sold On 07/26/2023
- Original List Price of \$850,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- \$1,388 (Estimated)
- Laundry: In Kitchen
- \$63000 Gross Scheduled Income
- \$55500 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$750
- Cable TV: 01866793
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,750
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,750	\$1,750	\$2,100
2:	1	2	1	2	Unfurnished	\$0	\$0	\$1,950
3:	1	2	1	2	Unfurnished	\$0	\$0	\$1,950

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%

- 269 - Yucaipa/Calimesa area
- San Bernardino County
- Parcel # 0319262670000

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Unit 1 - 34993 Ave H, Yucaipa, CA



Floor Plan measurements and square footages are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

08/16/23

Unit 2 - 34995 Ave H, Yucaipa, CA



Floor Plan measurements and square footages are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

08/16/23

Unit 3 - 34997 Ave H, Yucaipa, CA



Floor Plan measurements and square footages are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

08/16/23

Closed • **Triplex**

List / Sold: **\$560,000/\$560,000**

16175 Spruce St • Hesperia 92345

55 days on the market

**3 units • \$186,667/unit • 1,800 sqft • 25,844 sqft lot • \$311.11/sqft •
Built in 1957**

Listing ID: IV23048956

Main St to 5th to Spruce



This triplex located on Spruce Street rests in a peaceful, family residential neighborhood. It consists of three units, each containing 2 bedrooms/1 bathroom that have all recently been renovated to be in great shape. One of these units is currently occupied at a month-to-month rent basis while the other two are vacant at this time. Tenants have access to a spacious and grass-filled front yard and backyard. This offering is also in a very centralized location, providing tenants easy accessibility to the local hospital, schools, public transportation, shopping, and job opportunities all within minutes reach. In fact, just blocks away one can find major retail centers like the Hi Desert Plaza and the Jess Ranch Marketplace. Hesperia is also just minutes from the Cajon Pass, providing a minimal commute time to the nearby Ontario, San Bernardino, and Riverside area. With the city's influx of residents and increase in business growth, this is a great investment opportunity for those looking to buy an already well-kept property.

Facts & Features

- Sold On 07/26/2023
- Original List Price of \$560,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Central
- \$345 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$36000 Gross Scheduled Income
- 3 electric meters available
- 3 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: 01961952
- 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:	3	2	1	0	Unfurnished	\$36,000	\$36,000	\$64,800

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
- Buyer Agency Compensation: 3%
- HSP - Hesperia area
- San Bernardino County
- Parcel # 0407283210000

Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed • **Apartment**

List / Sold:

\$1,590,000/\$1,500,000 ↓

0 days on the market

Listing ID: AR23097799

1040 May Ln • **Barstow 92311**

22 units • **\$72,273/unit** • **0 sqft** • **50,000 sqft lot** • **No \$/Sqft data** •
Built in 1986

N/15



SoCal Premier Properties is pleased to offer for sale the eloquent apartment community in Barstow, California: The May Lane Apartments located on 1040 May Lane. This now 22-unit complex sits on the north side of Interstate 15, west of the Barstow Road Freeway exit. May Lane boasts a peaceful, quiet environment ideal for families and couples alike. Built in 1986, May Lane Apartment is one of the newer and more luxurious communities available in the well-known City of Barstow. Fantastic unit mix, 14units - two bedroom+two bath , 8units - two bedroom+one bath. Community pool adds color to the dessert life. Plenty of Parking space: 20 garages + 24 carports. New owner could explore the option of short-term rental (airbnb) for an even HIGHER return on your capital. GREAT INVESTMENT OPPORTUNITY

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$1,590,000
- 3 Buildings
- Levels: Two
- 44 Total parking spaces
- 24 Total carport spaces
- \$0 (Unknown)
- Laundry: Community
- 23 electric meters available
- 23 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 21-25 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02164070
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- 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:	14	2	2	2	Unfurnished	\$1,000	\$14,000	\$16,800
2:	8	2	2	2	Unfurnished	\$1,000	\$3,000	\$7,000

Of Units With:

- Separate Electric: 23
- Gas Meters: 23
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%
- BSTW - Barstow area
- San Bernardino County
- Parcel # 0428122280000

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

Re/Max Property Connection

State License #: 01891031
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