

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	SW24060241	S	555 567 Ramona AVE	SB	274	STD	3	\$73,200		\$545,000 	\$267.42	2038	1920/PUB	15,115/0.347	N	2	08/02/24	88/88
2	IV24118775	S	16738 Verde ST	VTVL	VIC	STD	3	\$43,020		\$600,000 	\$285.71	2100	1930/ASR	12,197/0.28	N	2	07/31/24	5/5
3	TR24080769	S	9405 Pradera AVE	MCLR	685	STD	4	\$76,320		\$1,110,000 	\$309.02	3592	1962/ASR	7,200/0.1653	N	4	07/30/24	3/3
4	WS24096480	S	1156 W Stoneridge CT	ONT	686	STD	4	\$54,300		\$852,000 	\$230.27	3700	1960/PUB	10,440/0.2397	N	0	07/29/24	8/70

Closed • **Triplex**

List / Sold: **\$559,000/\$545,000** ↓

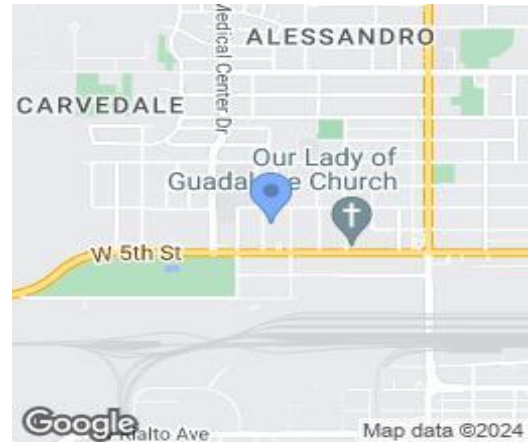
555 567 Ramona Ave • San Bernardino 92411

88 days on the market

3 units • **\$186,333/unit** • **2,038 sqft** • **15,115 sqft lot** • **\$267.42/sqft** •
Built in 1920

Listing ID: SW24060241

215 freeway to the 10 get off 5th st



This unique property is currently a legal 2 unit with pending permits for the third unit. Property also needs work. Cash Only Permits will be issued soon for a 3 bed 2 bath and a 2 bed 2 bath and a one bedroom 1 bath. The lot next door is included in the sales price making this over a 15,000 sq ft lot. Currently there is a workshop and a garage on the other parcel, has water and electric also. See attached plans under supplements. Nice quiet street. Walking distance to Ramona-Alessandro Elementary School. This is a great way to supplement your monthly mortgage payment with rentals. Back on Market! Buyers could not perform. No fault of Sellers. Priced Reduction \$20,000!

Facts & Features

- Sold On 08/02/2024
- Original List Price of \$579,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$1,092 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Individual Room, Outside, Stackable
- \$73200 Gross Scheduled Income
- \$60910 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Front Yard, Level with Street, Lot 10000-19999 Sqft, Level, Paved, Walkstreet, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,640
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01526757
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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	3	2	2	Unfurnished	\$0	\$0	\$2,250
2:	1	2	2	2	Unfurnished	\$0	\$0	\$2,050
3:	1	1	1	2	Unfurnished	\$1,600	\$1,600	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0138102230000

Michael Lembeck

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

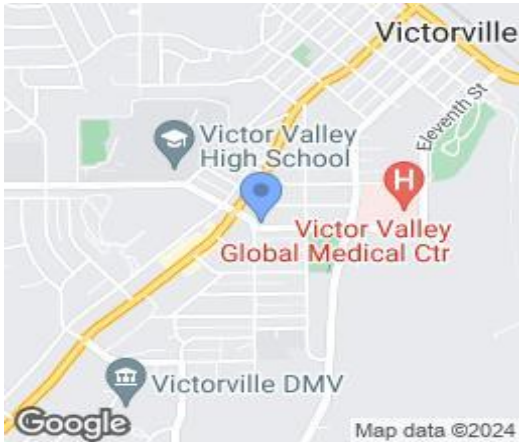
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

 Click arrow to display photos







Excellent Triplex, offering a 3 bedroom 2 bathroom house with a separate duplex, featuring two 1 bedroom, 1 bathroom apartments. The property includes a detached garage and generous property space, giving you many options. Located near schools, shops, resteraunts the 15 fwy and more. This is your opportunity.

Facts & Features

- Sold On 07/31/2024
 - Original List Price of \$629,000
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - Heating: Central
 - \$498 (Estimated)
 - SellerConsiderConcessionYN: Yes
- Laundry: See Remarks
 - \$43020 Gross Scheduled Income
 - \$32020 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,694
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$720
 - Cable TV: 01927637
 - Gardener:
 - Licenses:
- Insurance: \$1,974
 - 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	3	2	2	Unfurnished	\$1,450	\$1,450	\$2,000
2:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,150
3:	1	1	1	0	Unfurnished	\$985	\$985	\$1,150

Of Units With:

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

Additional Information

- Standard sale
- VIC - Victorville area

• Buyer Agency Compensation: 1.5%

• San Bernardino County
• Parcel # 0477062230000

Michael Lembeck

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

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4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: IV24118775

Printed: 08/04/2024 6:33:25 AM

Closed • **Quadruplex**

List / Sold:

\$1,080,000/\$1,110,000 ↑

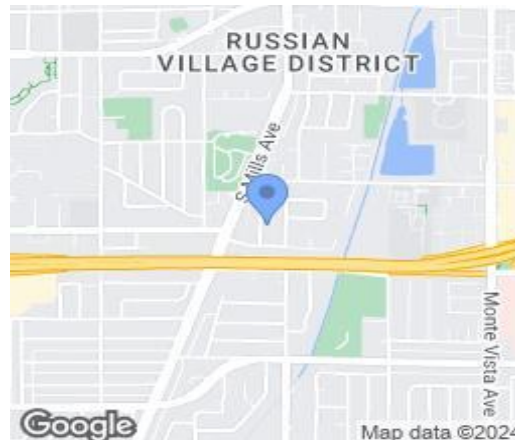
9405 Pradera Ave • Montclair 91763

3 days on the market

4 units • **\$270,000/unit** • **3,592 sqft** • **7,200 sqft lot** • **\$309.02/sqft** •
Built in 1962

Listing ID: TR24080769

Take exit 47 for Indian Hill Blvd toward Claremont. Turn right onto W San Jose Ave. Turn right onto S Mills Ave. Turn left onto Bonnie Brae St. Turn left onto Pradera Ave.



4 units apartment with all 2 bedroom 1 bathroom units. Long term tenants. Rents are below market. 4 car detached garage and 2 parking spaces. Separate electric and gas meters. Very convenient, centrally located: near 10, 57, 71, 15, 210, and 60 Freeways. Minutes from Costco, Montclair Place Mall, parks, schools, restaurants, medical facilities, faith organizations, theaters, and much more!

Facts & Features

- Sold On 07/30/2024
- Original List Price of \$1,080,000
- 1 Buildings
- 6 Total parking spaces
- \$594 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$76320 Gross Scheduled Income
- \$44193 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,401
- Electric: \$278.00
- Gas: \$2,340
- Furniture Replacement:
- Trash: \$1,997
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$1,710
- Maintenance: \$5,590
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,851
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,590	\$1,590	\$1,900
2:	1	2	1	1	Unfurnished	\$1,590	\$1,590	\$1,900
3:	1	2	1	1	Unfurnished	\$1,590	\$1,590	\$1,900
4:	1	2	1	1	Unfurnished	\$1,590	\$1,590	\$1,900

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%

- 685 - Montclair area
- San Bernardino County
- Parcel # 1009102050000

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: TR24080769

Printed: 08/04/2024 6:33:25 AM

Closed • Apartment

List / Sold: \$845,000/\$852,000 ↑

1156 W Stoneridge Ct • Ontario 91762

8 days on the market

4 units • \$211,250/unit • 3,700 sqft • 10,440 sqft lot • \$230.27/sqft •
Built in 1960

Listing ID: WS24096480

On stoneridge



Facts & Features

- Sold On 07/29/2024
- Original List Price of \$845,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- \$620 (Estimated)
- SellerConsiderConcessionYN:
- \$54300 Gross Scheduled Income
- \$37700 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00972163
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Unfurnished	\$1,250	\$1,250	\$1,250
2:	1	1	0	0	Unfurnished	\$1,125	\$1,125	\$1,125
3:	1	1	0	0	Unfurnished	\$1,075	\$1,075	\$1,075
4:	1	1	0	0	Unfurnished	\$1,075	\$1,075	\$1,075

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- 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 # 1010521360000

Michael Lembeck
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Cell Phone: 714-742-3700

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