

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	CV23035644	S	3920 N Mountain View AVE	SB	274	STD	2	\$0		\$750,000	\$350.30	2141	2022/BLD	8,050/0.1848	N	3	07/31/23	0/0
2	EV23143426	S	419 Cajon Street	REDL	268	STD	3	\$55,200		\$795,000	\$367.72	2162	1930/ASR	6,315/0.145	N	0	08/02/23	0/0
3	23281921	S	563 Edgemoor RD	BB	289	STD	3			\$925,000 	\$829.60	1115	1986	9,600/0.22	N		08/01/23	4/118
4	CV23056595	S	504 N Parkside DR	ONT	686	STD	4	\$64,800	3	\$1,158,000 	\$317.35	3649	1965/ASR	9,600/0.2204	N	0	08/04/23	6/6

Closed • Duplex

List / Sold: **\$750,000/\$750,000**

3920 N Mountain View Ave • San Bernardino 92405

0 days on the market

2 units • **\$375,000/unit** • **2,141 sqft** • **8,050 sqft lot** • **\$350.30/sqft** •

Listing ID: CV23035644

Built in 2022

South of 40th



New construction 3bd/2ba and a 2Bd/2Ba ***SOLD PROIR TO ENTERING MLS COMP PURPOSES ONLY***

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$168 (Estimated)
- Laundry: In Closet
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: Gas Range

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- 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	2	2	Unfurnished	\$0	\$0	\$2,300
2:	1	2	2	1	Unfurnished	\$0	\$0	\$1,900

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: 3%
- 274 - San Bernardino area
- San Bernardino County

• Parcel # 0271062180000

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: CV23035644

Printed: 08/06/2023 6:19:24 AM

Closed • **Triplex**

List / Sold: **\$795,000/\$795,000**

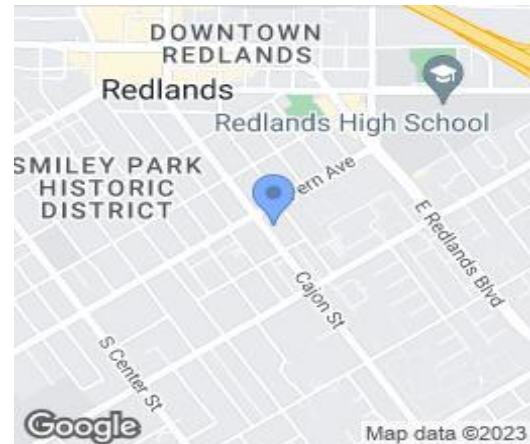
419 Cajon Street • Redlands 92373

0 days on the market

**3 units • \$265,000/unit • 2,162 sqft • 6,315 sqft lot • \$367.72/sqft •
Built in 1930**

Listing ID: EV23143426

Cajon and Fern



Check out this Vintage home in the heart of Redlands! An updated 4 bd /1-½ba home with a bit of Charm... A nice sized Foyer awaits as you enter from the front and Large covered porch. The Living Room and Dining are open to each other and provide a nice atmosphere of living space. The Kitchen has High Ceilings, a Butlers pantry, a good amount of storage. The Mud Room, ½ bath and Laundry area are located off the kitchen. Up the stairs you will find the bedrooms and a Full Large Hall Bath. The Bedrooms all have Ceiling Fans, Window AC's and provide natural lighting. The back yard is a Shared space with the Duplex that has a 1bd/1ba on each side along with a small patio area off the kitchens in back. This is commuter friendly, close to shopping, schools and medical facilities. All units are currently rented, each are metered separately for gas/electric.

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$795,000
- 2 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- \$1,225 (Assessor)
- Laundry: Inside
- \$55200 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$350
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01911957
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$75
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,800	\$2,800	\$2,950
2:	1	1	1	0	Unfurnished	\$1,275	\$1,275	\$1,300
3:	1	1	1	0	Unfurnished	\$525	\$525	\$1,300

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.25%
- 268 - Redlands area
- San Bernardino County
- Parcel # 0173051080000

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: EV23143426

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Closed •

List / Sold: **\$939,000/\$925,000** ↓

563 Edgemoor Rd • Big Bear 92315

4 days on the market

**3 units • \$313,000/unit • 1,115 sqft • 9,600 sqft lot • \$829.60/sqft •
Built in 1986**

Listing ID: 23281921

From Big Bear Lake Blvd go north on Edgemoor for about half a mile and the units will be on your right hand side on the south east corner.



Facts & Features

- Sold On 08/01/2023
- Original List Price of \$939,000
- 2 Buildings
- Heating: Wall Furnace, Natural Gas
- Laundry: Outside, In Garage
- \$71000 Net Operating Income

Interior

- Floor: Carpet, Tile

Exterior

Annual Expenses

- Total Operating Expense: \$12,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- 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		Unfurnished	\$0	\$0	\$2,800
2:	2	3	2		Unfurnished	\$2,200	\$2,200	\$2,800
3:	3	2	2		Unfurnished	\$2,000	\$2,000	\$2,200

4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 289 - Big Bear Area area
- San Bernardino County
- Parcel # 0307204120000

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:

\$1,150,000/\$1,158,000 ↑

6 days on the market

Listing ID: CV23056595

504 N Parkside Dr • Ontario 91764

4 units • \$287,500/unit • 3,649 sqft • 9,600 sqft lot • \$317.35/sqft • Built in 1965

Grove Ave to E G St to Virginia Ave to Flora St to N Parkside Dr



Great investment opportunity!! I am pleased to present 504 North Parkside Drive in Ontario. This 4 unit multifamily community is located on a 9,600 square foot lot, built in 1965. Each unit includes 2 bedrooms and 1 1/2 bathrooms. Unit A has been remodeled. The complex grounds are well maintained and gated. Each unit is offered a gated carport for parking and storage. Conveniently located off of the 10 freeway, very close to the 71 and 60 and 15 freeways which gives easy access to Ontario Airport shopping at Ontario Mills or Victoria Gardens and entertainment, local dining, schools, churches and employment. In addition to this being the perfect place for any tenant to reside, it's also the perfect place for someone interested in an owner occupied investment. Do not miss this opportunity!!

Facts & Features

- Sold On 08/04/2023
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$654 (Estimated)
- Laundry: Common Area
- Cap Rate: 3.13
- \$64800 Gross Scheduled Income
- \$34386 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Gas Oven

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,760
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,880
- Cable TV: 02021351
- Gardener:
- Licenses:
- Insurance: \$1,250
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,880
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,350	\$1,350	\$1,800
2:	1	2	2	0	Unfurnished	\$1,350	\$1,350	\$1,800
3:	1	2	2	0	Unfurnished	\$1,350	\$1,350	\$1,800
4:	1	2	2	0	Unfurnished	\$1,350	\$1,350	\$1,800

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 686 - Ontario area
- San Bernardino County
- Parcel # 1048451240000

Michael Lembeck

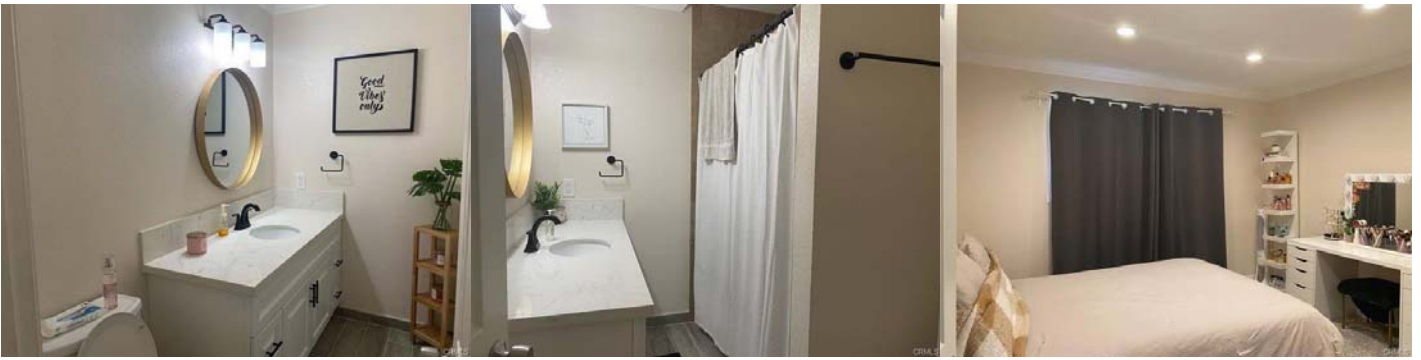
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: CV23056595

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