

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	DW24112349	S	1042 W 7th ST	SB	274	STD	2	\$60,000		\$660,500 ↓	\$416.98	1584	1967/ASR	7,475/0.1716	N	0	08/13/24	40/40
2	PW24125095	S	26779 Crest ST	HLND	276	STD	2	\$26,400		\$415,000 ↓	\$518.75	800	1950/ASR	7,500/0.1722	N	2	08/12/24	21/21
3	FR24142085	S	416 N Cherry AVE	ONT	686	STD	3	\$49,200		\$970,000 ↓	\$349.55	2775	1906/PUB	10,620/0.2438	N	3	08/16/24	5/5
4	IV24128702	S	49834 29 Palms	MGOV	DC511	STD	3	\$0		\$325,000	\$242.18	1342	1952/ASR	8,000/0.1837	N	0	08/12/24	11/11
5	IG24104407	S	428 W Ramona DR	RLT	272	STD	4	\$7,000		\$1,000,000 ↓	\$333.56	2998	2008/ASR	7,686/0.1764	N	0	08/16/24	54/54

Closed

• Duplex

1042 W 7th St • San Bernardino 92411

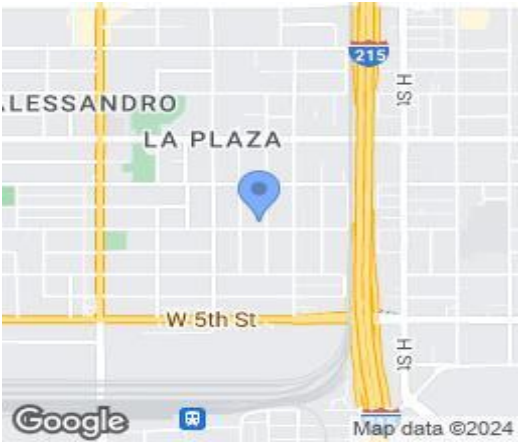
2 units • \$350,000/unit • 1,584 sqft • 7,475 sqft lot • \$416.98/sqft • Built in 1967

North of W 5th St., West of #215 freeway

List / Sold: \$699,999/\$660,500 ↓

40 days on the market

Listing ID: DW24112349



Duplex!! These spectacular units offer 2 large bedrooms and 1 Bathroom, each are fully upgraded with all many extras. Bright and Airy Floorplan opens to kitchen, dining and living room. New dual pane energy efficient windows throughout offering lots of natural light. The upgraded kitchens include cabinets with soft close door and drawers and is accented with a hand laid porcelain backsplash, perfect for tenant comfort. New steel cut quartz counter tops, stainless appliances, stainless deep well twin compartment sink with pro-faucets, stackable laundry unit hook-ups in place. Four inch base boards complement the tope of the line SPC luxury vinyl flooring. Custom tiled tubs. All Paint, flooring, lighting and fixtures have been professionally done with neutral colors, making it easy to match any decor. Manicured front yard with easy maintenance with auto drip system. Gated property has a driveway that can accommodate 6 cars, a two car center carport and rear parking area that can accommodate more parking.

Facts & Features

- Sold On 08/13/2024
 - Original List Price of \$725,000
 - 1 Buildings
 - 2 Total parking spaces
 - 2 Total carport spaces
 - \$2,154 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Kitchen, Stackable, Washer Hookup
 - \$60000 Gross Scheduled Income
 - \$58900 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
 - Electric: \$1,800.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 01927637
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$600
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0139302140000

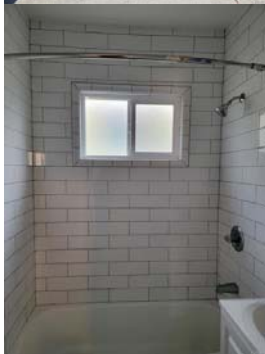
Michael Lembeck

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



CUSTOMER FULL: Residential Income LISTING ID: DW24112349

Printed: 08/18/2024 10:31:50 AM

Closed • Duplex

List / Sold: **\$430,000/\$415,000** ↓

26779 Crest St • Highland 92346

21 days on the market

2 units • **\$215,000/unit** • **800 sqft** • **7,500 sqft lot** • **\$518.75/sqft** •
Built in 1950

Listing ID: PW24125095

210 freeway to Baseline head west to Cunningham St turn left to Crest then turn left.



Wow look at this one! This wonderful property has 2 separate units. Each has 1 bedroom, kitchen and a living room. Each unit is freestanding as well as the detached garage/work shop located at the rear of the property. Each unit has its own electric meter. This recently upgraded property is close to schools, churches, Amazon, multiple freeways and entertainment centers. Property is being sold as-is.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$430,000
- 2 Buildings
- 2 Total parking spaces
- \$1,547 (Estimated)
- SellerConsiderConcessionYN:
- \$26400 Gross Scheduled Income
- \$23440 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 6500-9999, Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	2	Unfurnished	\$26,400	\$26,400	\$30,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 276 - Highland area
- San Bernardino County

• Parcel # 1192361370000

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



CUSTOMER FULL: Residential Income LISTING ID: PW24125095

Printed: 08/18/2024 10:31:51 AM

Closed • **Triplex**

List / Sold: **\$995,000/\$970,000** ↓

416 N Cherry Ave • **Ontario 91764**

5 days on the market

3 units • **\$331,667/unit** • **2,775 sqft** • **10,620 sqft lot** • **\$349.55/sqft** •
Built in 1906

Listing ID: FR24142085

East D Street and North Cherry Avenue



This multi-unit residential property located at 416 N. Cherry, 412 N. Cherry, and 405 E. D Street is an excellent investment opportunity for those seeking either straight rental income, or the option to reside in one unit and rent the others for additional income. The three separate units sit on a 10,620 square foot corner lot, close to all amenities, schools, parks, shopping and public transportation. The unit at 416 N. Cherry is 705 sq. ft. with 2 bedrooms and 1 full bath. This unit includes a garage, carport and driveway for additional parking. The unit at 412 N. Cherry is 1,224 sq. ft. with 2 bedrooms and 1 full bath, and includes a gazebo and storage basement. It also has a garage, carport and driveway for additional parking. The unit at 405 E. D Street is 1,000 sq. ft., and consists of 2 bedrooms and 1 full bath. This corner unit includes a garage and driveway and parking for a small RV or boat. All units have separate private fenced yards that enhance the appeal for families or tenants seeking outdoor living spaces. This property holds significant potential for both immediate rental income and long-term value appreciation. The close proximity of the individual units help simplify overall management and enhance operational efficiency.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$995,000
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$331 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$49200 Gross Scheduled Income
- \$38532 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,668
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,794
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,013
- 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	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,100
2:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,100
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 3

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 686 - Ontario area
- San Bernardino County
- Parcel # 1048374160000

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





Closed

• Triplex

49834 29 Palms • Morongo Valley 92256

3 units • \$108,333/unit • 1,342 sqft • 8,000 sqft lot • \$242.18/sqft • Built in 1952

10 Fwy. to 29 Plams Hwy exit North. About 5 Miles to Morongo Valley. Property is on the Left. Cross Street: Colorado.

List / Sold: \$325,000/\$325,000

11 days on the market

Listing ID: IV24128702



Renovated Triplex in Morongo Valley. Explore this recently updated triplex in Morongo Valley, featuring fresh interior and exterior paint. Renovations include new flooring, countertops, appliances, bathroom tiles, plumbing, and fixtures throughout. Unit Breakdown: Unit A: Cozy 1 bed, 1 bath. Unit B: Spacious 2 bed, 1 bath. Unit C: Studio with fenced yard. Perfect for anyone seeking modern living spaces in a tranquil setting.

Facts & Features

- Sold On 08/12/2024
 - Original List Price of \$325,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$566 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: See Remarks
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01812614
 - 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	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0
3:	1	0	1	0	Unfurnished	\$0	\$0	\$0

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
- Buyer Agency Compensation: 2%

- DC511 - NW Morongo area
- San Bernardino County
- Parcel # 0583241360000

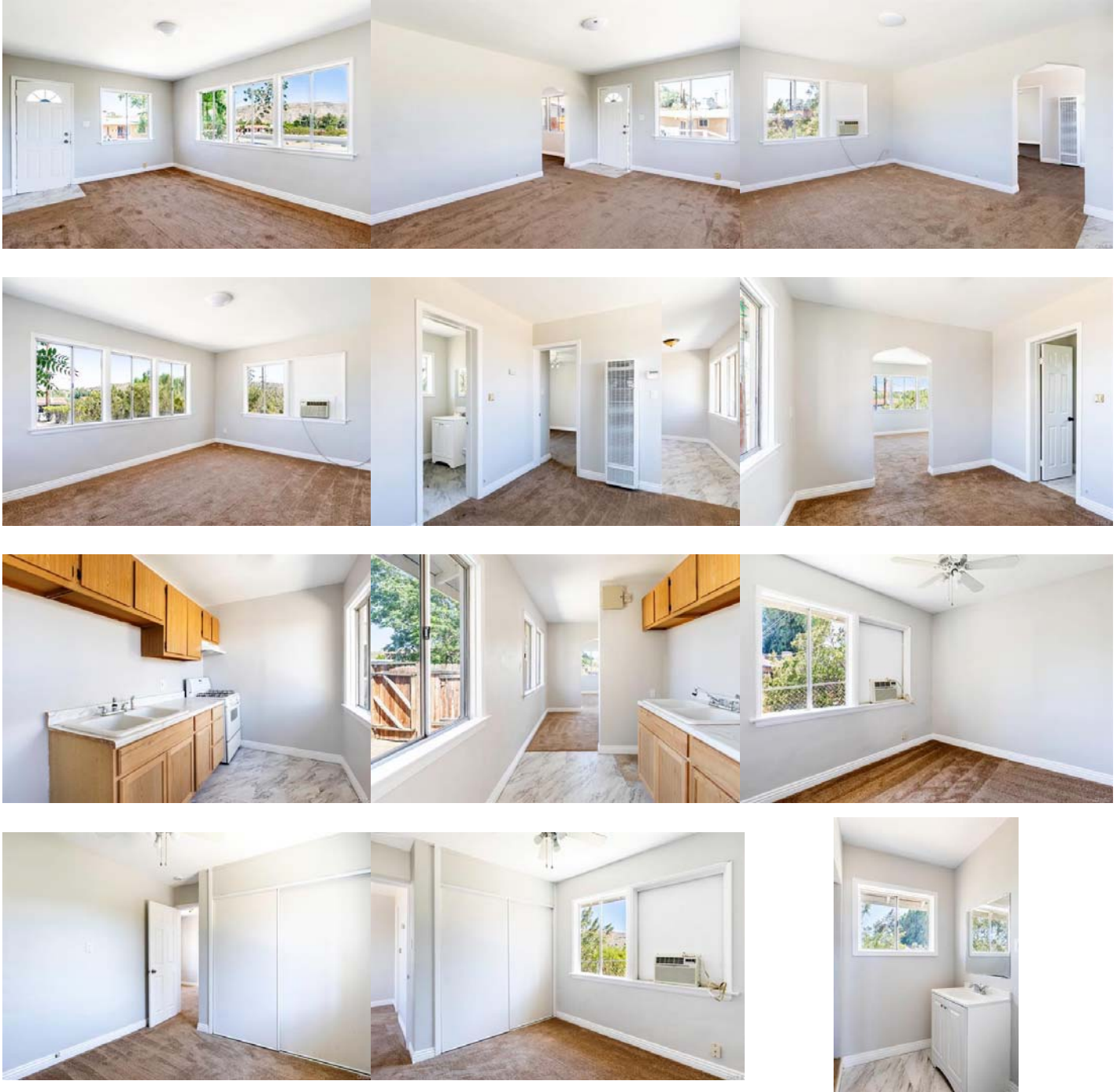
Michael Lembeck

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







Closed • **Quadruplex**

List / Sold:

\$1,250,000/\$1,000,000 ↓

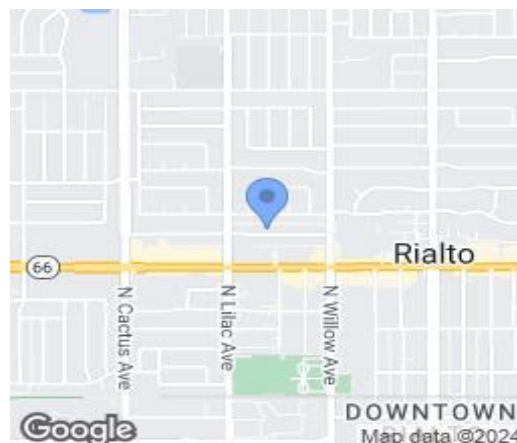
54 days on the market

Listing ID: IG24104407

428 W Ramona Dr • Rialto 92376

**4 units • \$312,500/unit • 2,998 sqft • 7,686 sqft lot • \$333.56/sqft •
Built in 2008**

Major Intersections- Riverside Ave and Foothill Blvd



GREAT INVESTMENT OPPORTUNITY. THIS IS INVESTORS' DREAM AT THE RIGHT PRICE FOR SALE. NEWLY BUILD THEN NEIGHBORING UNITS, IT IS THE OUT STANDING BUILDING. BEST FOUR-PLEX RES. INCOME PROPERTY.* SPACIOUS UNITS, LONG TERM TENANTS. FENCED IN FRONT AND BACK. FRONT YARD BEAUTIFULLY LANDSCAPED WITH PALM TREES. LOW MAINTENANCE* *THIS PROPERTY IS IN THE HEART OF THE INLAND EMPIRE- ONE OF THE FASTEST GROWING AREAS IN THE INLAND-EMPIRE. ONE OF A KIND LOCATION FOR INVESTMENTS!. CONVENIENTLY LOCATED CLOSE TO FREEWAY, RESTAURANTS, GROCERY STORES, AND SHOPS. CLOSE TO DOWNTOWN RIALTO. , CITY HALL, RECREATION PARKS, AND LIBRARY. ALL UNITS ARE 2 BEDROOMS AND ONE BATHROOM. EACH UNIT HAVE ONE CARPORT PARKING AND PLENTY OF STREET PARKING FOR EXTRA CAR OR YOUR GUEST PARKING. UNIT NO'S ARE 428,426,424,422. SQUARE FOOTAGE INFORMATION OBTAINED FROM PUBLIC RECORD. BUYER AND BUYER'S AGENT TO DO THEIR DUE DILIGENCE. DRIVE-BY-ONLY*WRITE UP OFFERS SUBJECT TO INTERIOR INSPECTION*

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$954 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$7000 Gross Scheduled Income
- \$5950 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate
- Appliances: Built-In Range

Exterior

- Lot Features: Landscaped, Park Nearby, Sprinkler System, Sprinklers In Front
- Fencing: See Remarks
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,050
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01214632
- 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:	4	2	1	1	Unfurnished	\$7,000	\$7,000	\$7,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 272 - Rialto area
- San Bernardino County
- Parcel # 0127581130000

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



