

### 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 | <a href="#">MB23126728</a> | S | 1109 S <a href="#">Bon View AVE</a>    | ONT  | 686   | STD | 2     | \$52,800  |     | \$615,000    | \$478.97 | 1284 | 1948/ASR | 6,500/0.1492  | N       | 0        | 08/18/23 | <a href="#">8/8</a>     |
| 2 | <a href="#">IV23057964</a> | S | 1407 <a href="#">Virginia AVE #A-B</a> | ONT  | 686   | STD | 2     | \$39,600  |     | \$702,000    | \$336.53 | 2086 | 1979/ASR | 6,600/0.1515  | N       | 4        | 08/14/23 | <a href="#">75/75</a>   |
| 3 | <a href="#">PW23113282</a> | S | 6426 <a href="#">Mountain View ST</a>  | JT   | DC612 | STD | 2     | \$0       |     | \$430,000    | \$271.46 | 1584 | 1979/ASR | 6,750/0.155   | N       | 2        | 08/14/23 | <a href="#">3/3</a>     |
| 4 | <a href="#">IV23130563</a> | S | 16485 <a href="#">Pine ST</a>          | HSP  | HSP   | STD | 2     | \$39,360  |     | \$465,000    | \$308.36 | 1508 | 1980/ASR | 7,100/0.163   | N       | 2        | 08/17/23 | <a href="#">0/0</a>     |
| 5 | <a href="#">CV23114680</a> | S | 40041 <a href="#">Forest RD</a>        | BBLK | 289   | STD | 3     | \$60,000  |     | \$585,000    | \$314.01 | 1863 | 1946/ASR | 4,838/0.1111  | N       | 0        | 08/17/23 | <a href="#">12/191</a>  |
| 6 | <a href="#">PW23112046</a> | S | 357 N <a href="#">Olive AVE</a>        | RLT  | 272   | STD | 4     | \$5,900   |     | \$930,000    | \$315.90 | 2944 | 1982/ASR | 9,300/0.2135  | N       | 4        | 08/14/23 | <a href="#">12/12</a>   |
| 7 | <a href="#">22194025</a>   | S | 4043 N <a href="#">F ST</a>            | SB   | 274   | STD | 4     |           |     | \$685,000    | \$272.80 | 2511 | 1955     | 19,200/0.44   |         |          | 08/15/23 | <a href="#">313/313</a> |
| 8 | <a href="#">WS23111974</a> | S | 839 N <a href="#">Vineyard AVE</a>     | ONT  | 686   | STD | 4     | \$89,580  |     | \$1,378,000  | \$359.60 | 3832 | 1963/ASR | 25,500/0.5854 | N       | 4        | 08/14/23 | <a href="#">21/21</a>   |
| 9 | <a href="#">IG23135687</a> | S | 5418 <a href="#">Howard ST</a>         | ONT  | 686   | STD | 7     | \$124,200 |     | \$2,220,000  | \$378.58 | 5864 | 1954/ASR | 76,560/1.7576 | N       | 8        | 08/16/23 | <a href="#">1/1</a>     |

**Closed** • Duplex

List / Sold: **\$564,900/\$615,000** ↑

**1109 S Bon View Ave • Ontario 91761**

**8 days on the market**

**2 units • \$282,450/unit • 1,284 sqft • 6,500 sqft lot • \$478.97/sqft •  
Built in 1948**

**Listing ID: MB23126728**

**S Bon View Ave x Mission Blvd**



Fantastic opportunity to own a DUPLEX with huge potential in prime Ontario! Front house 4 bed/1 bath, back house 1 bed/1 bath. First time buyers live in one and rent the other or investors fix and flip! Ample parking in long driveway to accommodate RV or multiple cars. Enjoy the view of the park across the street from the comfort of your front porch. Cool down with central A/C in each unit & energy efficient windows. Tile flooring throughout front unit, newer water heater. Back unit has new interior paint and laminate flooring, laundry hookups and is ready to move in! Each unit has its own yard, ideal for unwinding or entertaining guests. Grow your own food in the organic vegetable garden abundant in cherry tomatoes, zucchinis, pumpkins, a variety of chiles and an avocado tree. Don't miss out, call today! Each unit seperatley metered for light. (Public records show front house 3 bed/1 bath) Some deferred maintenance reflected in price. Property being sold in as is present condition. All information deemed reliable but not guaranteed. Buyers to verify & satisfy themselves as to permits, square footage, condition, etc.

### Facts & Features

- Sold On 08/18/2023
- Original List Price of \$564,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$274 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$52800 Gross Scheduled Income
- \$48060 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Floor: Tile

### Exterior

- Lot Features: Front Yard, Garden, Sprinklers In Rear
- Fencing: Chain Link
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$4,740
- Electric: \$660.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,280
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 4    | 1     | 0      | Unfurnished | \$0         | \$0        | \$2,600   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$1,800   |

**# 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: 3%

- 686 - Ontario area
- San Bernardino County
- Parcel # 1049441070000

## 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

 Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: MB23126728

Printed: 08/20/2023 9:04:57 AM

**Closed** • Duplex

List / Sold: **\$719,000/\$702,000** ↓

**1407 Virginia Ave # A-B • Ontario 91764**

**75 days on the market**

**2 units • \$359,500/unit • 2,086 sqft • 6,600 sqft lot • \$336.53/sqft •  
Built in 1979**

**Listing ID: IV23057964**

**Nearest Cross-Streets: N. Virginia Ave at N. Grove Ave**



Two houses on the lot perfect for a large family or investment opportunity. Both houses 3bd/2bth with 2 Car Garage. Property is in need of repairs and upgrades but has TONS of potential. Centrally located near multiple freeways, shopping centers, distinguished schools, hospitals, churches, much more.

### Facts & Features

- Sold On 08/14/2023
- Original List Price of \$739,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$344 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$39600 Gross Scheduled Income
- \$36360 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down
- Appliances: None

### Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lot 6500-9999, Rectangular Lot, Yard
- Fencing: Brick, Wood, Wrought Iron
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$1,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02072854
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,240
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: | 2     | 3    | 2     | 2      | Furnished  | \$1,650     | \$3,300    | \$3,300   |

#### # 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
- Rent Controlled
- 686 - Ontario area
- San Bernardino County



• Buyer Agency Compensation: 2.5%

• Parcel # 1047432200000

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**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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▼ Click arrow to display photos











**Closed** • Duplex

List / Sold: **\$410,000/\$430,000** ↑

**6426 Mountain View St • Joshua Tree 92252**

**3 days on the market**

**2 units • \$205,000/unit • 1,584 sqft • 6,750 sqft lot • \$271.46/sqft • Built in 1979**

**Listing ID: PW23113282**

**ADDRESS ON HOME READS 6424**



6426 Mountain View is an absolutely gorgeous, remodeled DUPLEX, located in the highly sought-after Village area of Joshua Tree. The property is right in the heart of downtown Joshua Tree, where you'll find the J.T. Saloon, Farmers Market, shopping and several other dining areas. On top of this great location, for the adventurous ones, you are now only four miles from the entrance of the Joshua Tree National Park, providing endless opportunities to enjoy a peaceful ride, or a day hike. The yard is fully fenced, providing privacy and security for residents and their pets. Whether you're looking for a quiet retreat or a place to entertain guests, this property offers the perfect setting. Don't miss out on the opportunity to own two homes on one lot! I'm excited to present one of the finest duplex's on the market. Approximate square feet per unit is 2 bedroom, 960 sq. ft. and 1 bedroom, 624 sq. ft. NOTE: In August 2017, both septic tanks were replaced with concrete tanks, each 750 gallon.

### Facts & Features

- Sold On 08/14/2023
- Original List Price of \$410,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Combination, Wall Furnace
- \$613 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Vinyl
- Other Interior Features: Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02090879
- Gardener:
- Licenses:
- Insurance: \$1
- 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     | 2    | 1     | 1      | Negotiable | \$0         | \$0        | \$1,500   |
| 2: | 1     | 1    | 1     | 1      | Negotiable | \$0         | \$0        | \$1,200   |

### # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes: 2
- Patio:
- Ranges: 1



- Carpet: 0
- Dishwasher: 0
- Disposal: 2

- Refrigerator: 2
- Wall AC: 2

## Additional Information

- Standard sale
- Buyer Agency Compensation: 3%

- DC612 - Joshua Tree Village area
- San Bernardino County
- Parcel # 0603202080000

## 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

☐ Click arrow to display photos











CUSTOMER FULL: Residential Income LISTING ID: PW23113282

Printed: 08/20/2023 9:05:01 AM



**Closed** • Duplex

List / Sold: **\$450,000/\$465,000** ↑

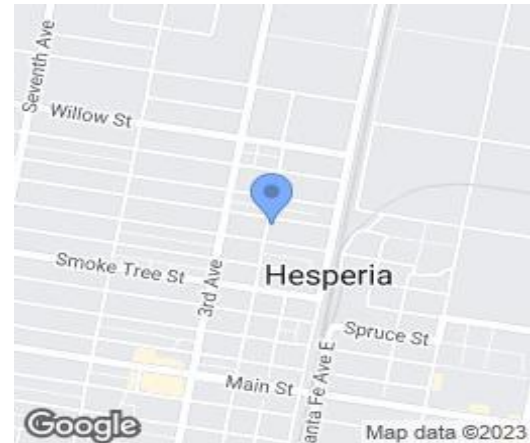
**16485 Pine St • Hesperia 92345**

**0 days on the market**

**2 units • \$225,000/unit • 1,508 sqft • 7,100 sqft lot • \$308.36/sqft •  
Built in 1980**

**Listing ID: IV23130563**

**From 15 Fwy, exit Main St-go East, to 3rd Ave-turn left, to Pine St-turn right, to property on right side on corner of Pine St & 2nd Ave.**



AMAZING OPPORTUNITY ON THIS COMPLETELY REMODELED DUPLEX IN EXCELLENT RESIDENTIAL NEIGHBORHOOD . . . . . EASY ACCCESS TO 15 FWY & ALL MAJOR SHOPPING & DINING CONVENIENCES . . . . . Property shows amazingly beautiful & upgraded . . . . . VERY LOW TAX RATE OF 1.09% . . . . . UNIT A rents for \$1650 & UNIT B rents for \$1630 on a month-to-month basis . . . Both tenants have been there between 1 year & 2 years . . . Each unit has it's own electric & gas meter . . . Property has one water meter & the bill is shared between the tenants, added to the monthly rent . . . Property looks brand new . . . Bedrooms have new ceiling fans in bedrooms & in living room . . . BOTH UNITS HAVE BEEN REMODELED COMPLETELY . . . NEW ROOF . . . NEW KITCHEN CABINETS & QUARTZ COUNTER TOPS . . . New stainless steel appliances & microwave. . . New stainless single deep sink basin . . . Each unit has dishwasher that is not stainless steel . . . NEW DOUBLE PANE ENERGY EFFICIENT WINDOWS & SLIDING DOORS . . . NEW EXTERIOR & INTERIOR PAINT . . . Newer central air conditioner/heating systems . . . New remodeled baths, new tub & new vanity . . . New wood-like laminate flooring throughout . . . EACH UNIT CONSITS OF 2 BEDROOMS, 1 BATH, & 1 CAR GARAGE WITH DIRECT ACCESS TO HOME & LAUNDRY HOOK-UP CONNECTIONS IN GARAGE . . . One of the units has an enlarged cement pad that fits about 4 cars . . . Property is on septic system that was inspected in a thorough manner with all lines jettted & inspected with camera . . . YARD IS COMPLETELY FENCED.

## Facts & Features

- Sold On 08/17/2023
- Original List Price of \$450,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air, Electric
- Heating: Forced Air, Natural Gas
- \$208 (Estimated)
- Laundry: In Garage
- \$39360 Gross Scheduled Income
- \$32956 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

## Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Laminate
- Appliances: Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Water Heater
- Other Interior Features: Copper Plumbing Full, Open Floorplan

## Exterior

- Lot Features: Front Yard, Lot 6500-9999, Rectangular Lot, Level, Near Public Transit
- Fencing: Chain Link
- Sewer: Conventional Septic

## Annual Expenses

- Total Operating Expense: \$2,990
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01406566
- Gardener:
- Licenses:
- Insurance: \$1,201
- Maintenance: \$1,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$1,800
- Other Expense Description: repairs

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 2     | 2    | 1     | 1      | Unfurnished | \$1,630     | \$3,280    | \$3,400   |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 1.5%
- HSP - Hesperia area
  - San Bernardino County
  - Parcel # 0407184070000

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: IV23130563

Printed: 08/20/2023 9:05:01 AM

**Closed** • **Triplex**

List / Sold: **\$575,000/\$585,000** ↑

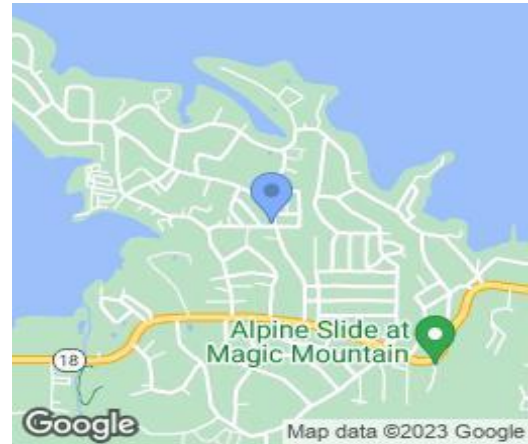
**40041 Forest Rd • Big Bear Lake 92315**

**12 days on the market**

**3 units • \$191,667/unit • 1,863 sqft • 4,838 sqft lot • \$314.01/sqft •**  
**Built in 1946**

**Listing ID: CV23114680**

**bg bear**



Amazing Location!! Good income! Triplex on the city of Big Bear Lake. 2 units, totally remodeled, with granite countertops, wood flooring. Unit 1 rented for \$1800/month , Unit 2 \$1100/ month and 1 unit can be long term tenant or AIRBNB or great vacation property. Great investment, live in one and rent the other units. Walking distance on Big Bear Lake and Big Bear Village. Enjoy summer activities with your family and friends, big bear lake. Onsite laundry and storage. No HOA.

### Facts & Features

- Sold On 08/17/2023
- Original List Price of \$575,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$1 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$60000 Gross Scheduled Income
- \$4000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s), Furnished

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$100.00
- Gas: \$120
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01333814
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$240
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 2     | 2      | Furnished   | \$1,800     | \$1,800    | \$2,200   |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$0         | \$0        | \$1,800   |
| 3: | 1     | 1    | 1     | 1      | Unfurnished | \$1,100     | \$1,100    | \$1,600   |

### # Of Units With:

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



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## Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 289 - Big Bear Area area
  - San Bernardino County
  - Parcel # 0307103230000
- 

### Michael Lembeck

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

### Re/Max Property Connection

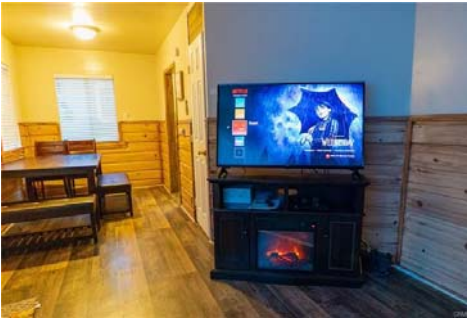
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV23114680

Printed: 08/20/2023 9:05:02 AM

**Closed** • **Quadruplex**

List / Sold: **\$930,000/\$930,000** ↑

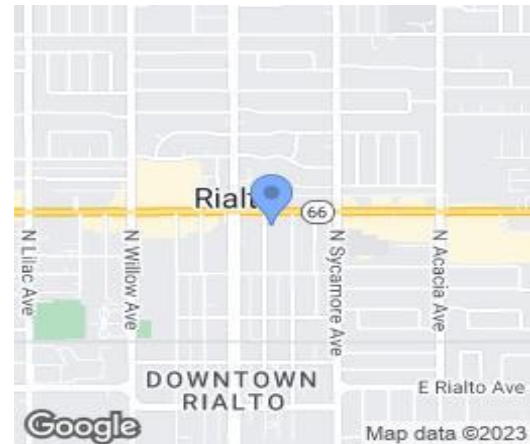
**357 N Olive Ave** • Rialto 92376

**12 days on the market**

**4 units** • **\$232,500/unit** • **2,944 sqft** • **9,300 sqft lot** • **\$315.90/sqft** •  
**Built in 1982**

**Listing ID: PW23112046**

**Cross Streets: East Riverside South Foothill**



Rialto Investment Property: Built in 1982, this property in Rialto comprises four separate units. Each unit features 2 bedrooms, 1 bathroom, and a one-car garage. With a generous lot size of 9200 square feet, there's plenty of space for parking up to 10 cars, making it ideal for tenants with multiple vehicles. The seller has replaced the roof and granted access to the roof area. Moreover, the property generates additional monthly income through its laundry facilities, making it an attractive investment opportunity.

### Facts & Features

- Sold On 08/14/2023
- Original List Price of \$877,700
- 2 Buildings
- Levels: Two
- 13 Total parking spaces
- \$767 (Estimated)
- Laundry: Inside
- \$5900 Gross Scheduled Income
- \$5179 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: 2-5 Units/Acre, Near Public Transit, Park Nearby
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$7,215
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,351
- Cable TV: 01872880
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,864
- Other Expense: \$1,440
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$1,450     | \$1,450    | \$1,700   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,450     | \$1,450    | \$1,700   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$1,400     | \$1,400    | \$1,700   |
| 4: | 1     | 2    | 1     | 1      | Unfurnished | \$1,600     | \$1,600    | \$1,700   |

### # Of Units With:

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



## Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 272 - Rialto area
- San Bernardino County
- Parcel # 0130042090000

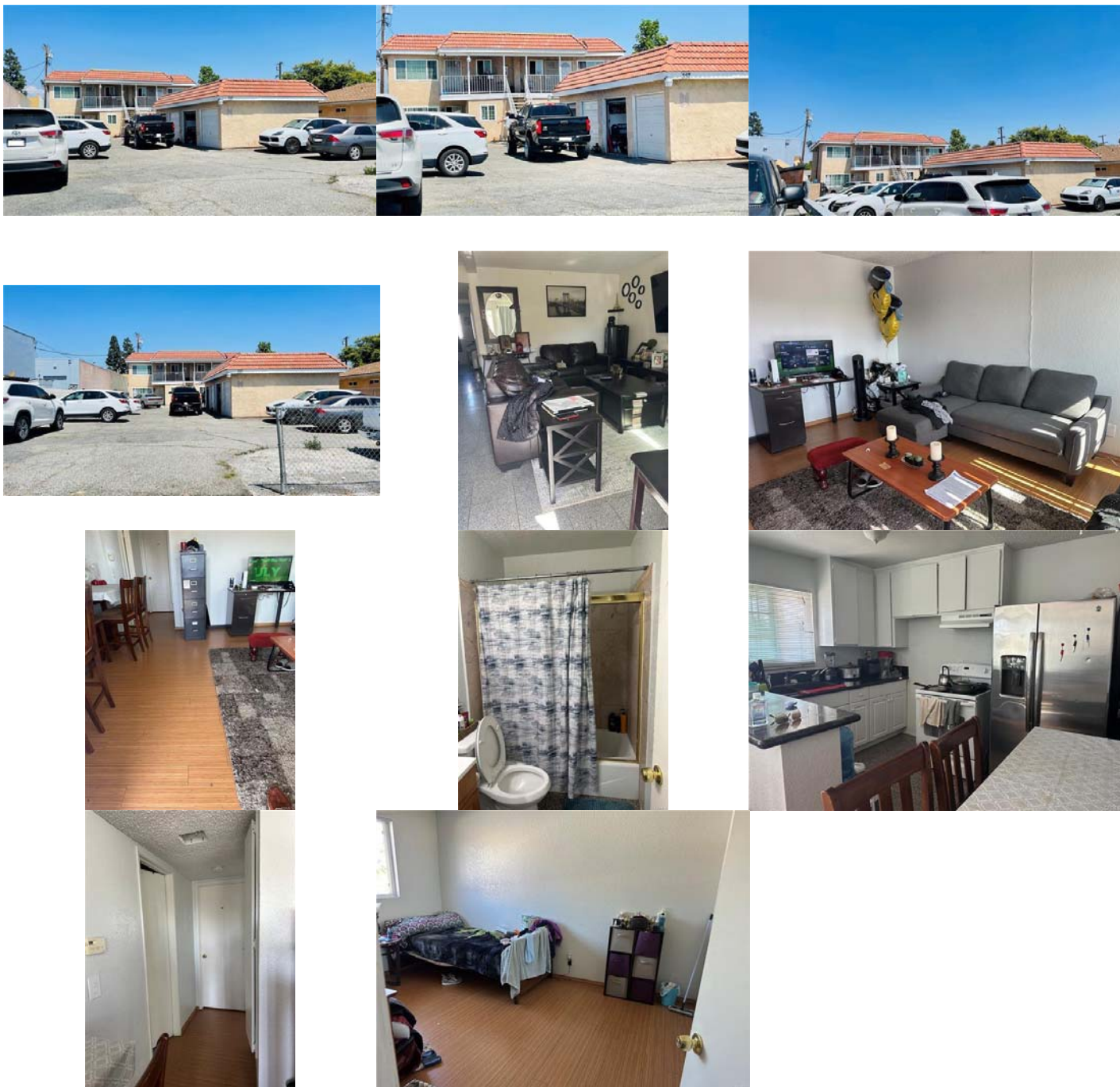
## Michael Lembeck

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

## Re/Max Property Connection

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

 Click arrow to display photos



**Closed** •

List / Sold: **\$690,000/\$685,000** ↓

**4043 N F St • San Bernardino 92407**

**313 days on the market**

**4 units • \$172,500/unit • 2,511 sqft • 19,200 sqft lot • \$272.80/sqft •  
Built in 1955**

**Listing ID: 22194025**

**PLEASE REFER TO GOOGLE MAPS**



Legal 4 unit detached complex in Arrowhead Farms. Front main unit features 2 bedrooms 1 bathroom, Unit A is 1 bed + 1 bath, Unit B is 1 bed + 1 bath, Unit C is 2 bed + 1 bath. The two only vacant units # B and # C have been freshly painted with new carpet. New roof on main unit. Unit # Main and unit # A are longtime good paying tenants who pay \$1,100 + 838 per month. FHA/VA/DOWN PAYMENT ASSISTANCE ALL WELCOME!

### Facts & Features

- Sold On 08/15/2023
- Original List Price of \$799,000
- 4 Buildings
- Heating: Wall Furnace
- \$14850 Net Operating Income

### Interior

### Exterior

- Sewer: Septic Type Unknown

### Annual Expenses

- Total Operating Expense: \$5,400
- 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     | 2    | 1     |        | Unfurnished | \$1,100     | \$1,100    | \$1,700   |
| 2: | 2     | 1    | 1     |        | Unfurnished | \$838       | \$838      | \$1,400   |
| 3: | 3     | 1    | 1     |        | Unfurnished | \$0         | \$0        | \$1,400   |
| 4: | 4     | 2    | 1     |        | Unfurnished | \$0         | \$0        | \$1,650   |

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

### # 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: 4%

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0265251270000

## 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:

**\$1,389,000/\$1,378,000** ↓

**21 days on the market**

**Listing ID: WS23111974**

**839 N Vineyard Ave** • **Ontario 91764**

**4 units** • **\$347,250/unit** • **3,832 sqft** • **25,500 sqft lot** • **\$359.60/sqft** •  
**Built in 1963**

**N Vineyard and Inland Empire**



Great opportunity to own a 4-plex in Ontario. Property mix- one 3 bed/2 bath unit and three 2 bed/1 bath units. 100% Occupied. Photos were taken before tenants moved in. Owners have kept pride of ownership in this property. Upgrades energy efficient windows, granite and quartz counter tops, water efficient landscaping, stainless steel sinks, toilets and tile in bathrooms, laminate flooring, and updated garage doors. Property includes a laundry room with coin operated washer/dryer. Convenient location. Short drive from Ontario International airport, and the shopping and dining at Ontario Mills and Victoria Gardens. Easy freeway access to the 10 and 60 freeways as well as being adjacent to new development! A great investment for those looking for growth and cash flow!

### Facts & Features

- Sold On 08/14/2023
- Original List Price of \$1,450,000
- 2 Buildings
- 4 Total parking spaces
- \$984 (Estimated)
- Laundry: Common Area
- \$89580 Gross Scheduled Income
- \$79562 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$10,018
- Electric: \$10.00
- Gas: \$1,427
- Furniture Replacement:
- Trash: \$1,700
- Cable TV: 02021351
- Gardener:
- Licenses:
- Insurance: \$1,741
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,700
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     | 1      | Unfurnished | \$2,250     | \$2,250    | \$2,750   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,995     | \$1,995    | \$2,100   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$1,701     | \$1,701    | \$2,100   |
| 4: | 1     | 2    | 1     | 1      | Unfurnished | \$1,519     | \$1,519    | \$2,100   |

### # Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:



- Disposal:

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## Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 686 - Ontario area
- San Bernardino County
- Parcel # 0110374170000

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### Michael Lembeck

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

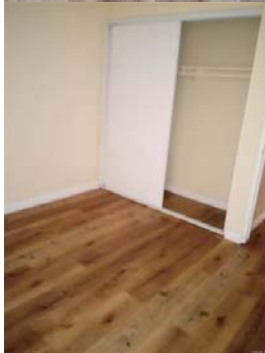
### Re/Max Property Connection

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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 Click arrow to display photos









**Closed** • **Commercial/Residential**

List / Sold:

**\$2,100,000/\$2,220,000** ↑

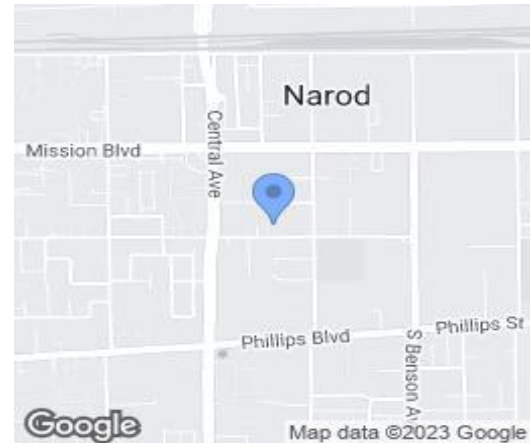
**1 days on the market**

**Listing ID: IG23135687**

**5418 Howard St • Ontario 91762**

**7 units • \$300,000/unit • 5,864 sqft • 76,560 sqft lot • \$378.58/sqft • Built in 1954**

**GPS**



Introducing a lucrative seven-unit income property nestled in the heart of Ontario, California, conveniently positioned between the 60 Freeway and the 10 Freeway. This excellent investment opportunity boasts an array of features that make it an attractive choice for savvy investors. Property Details: Number of Units: 7 Unit Configuration: All units consist of two bedrooms and one bathroom, each spanning approximately 837 square feet. Flooring: Tile flooring throughout, ensuring durability and low maintenance for the property. Tenant Stability: Current tenants have established a long-standing presence on the property, providing a stable and consistent rental income stream. Additional Income Source: The property offers abundant space for RV parking, allowing the owner to generate extra monthly income from RV tenants. Modern Amenities: All units are equipped with wall air conditioning units, ensuring comfortable living for tenants year-round. Moreover, washer dryer hookups are conveniently provided inside each unit for added convenience and desirability. Utility Configuration: Separate Electric and Gas meters for all units provide ease of management and enable tenants to have individual control over their utility expenses. Additionally, separate water units are in place, requiring monthly meter readings to allocate water costs accurately. Garages: All units come with an attached one car garage. Standalone Units: Five of the units are stand alone, 2 are attached by a garage, offering privacy and a sense of individual living spaces for tenants. Spaciousness and Land Area: The combined square footage of all units is an impressive 5,864 square feet, and the property sits on a vast and sprawling 1.75-acre lot, offering ample outdoor space and potential for further development or expansion. The property presents an exceptional opportunity for an astute investor seeking a well-maintained, income-generating property in a prime location 38 miles to downtown Los Angeles and 7 miles to Ontario International Airport.. With its established tenant base, attractive amenities, and extra income potential from RV parking, this property promises an excellent return on investment and continued financial success.

### Facts & Features

- Sold On 08/16/2023
- Original List Price of \$2,100,000
- 6 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Central
- \$269 (Estimated)
- Laundry: Gas Dryer Hookup, Inside
- \$124200 Gross Scheduled Income
- \$102861 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 7 water meters available

### Interior

- Rooms: All Bedrooms Down
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater

### Exterior

- Lot Features: Lot Over 40000 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Conventional Septic

### Annual Expenses

- Total Operating Expense: \$17,685
- Electric:
- Gas:
- Furniture Replacement:
- Insurance: \$3,400
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0



- Trash: \$3,600
- Cable TV: 01406566
- Gardener:
- Licenses:

- Water/Sewer: \$3,600
- Other Expense: \$2,045
- Other Expense Description: Property

## Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$1,400     | \$1,450    | \$1,551   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,400     | \$1,450    | \$1,551   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$1,450     | \$1,450    | \$1,551   |
| 4: | 1     | 2    | 1     | 1      | Unfurnished | \$1,450     | \$1,450    | \$1,551   |
| 5: | 1     | 2    | 1     | 1      | Unfurnished | \$1,450     | \$1,450    | \$1,551   |
| 6: | 1     | 2    | 1     | 1      | Unfurnished | \$1,500     | \$1,450    | \$1,551   |
| 7: | 1     | 2    | 1     | 1      | Unfurnished | \$1,700     | \$1,450    | \$1,551   |

### # Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 7
- Carpet:
- Dishwasher: 7
- Disposal: 7
- Drapes:
- Patio:
- Ranges: 7
- Refrigerator:
- Wall AC: 7

## Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 686 - Ontario area
- San Bernardino County
- Parcel # 1011451050000

## 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: IG23135687

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