

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	DW23132860	S	2350 N Arrowhead AVE	SB	274	STD	2	\$0		\$585,000 		2	1930/ASR	8,100/0.186	N	2	08/23/23	13/13
2	DW23120838	S	18481 Jonathan ST	AD	ADL	STD	2	\$22,800		\$335,000 	\$239.29	1400	1946/ASR	7,354/0.1688	N	0	08/24/23	20/20
3	IV23100900	S	11537 Elbow RD	MGOV	DC511	STD	2	\$50,000		\$410,500 	\$196.79	2086	1956/PUB	23,458/0.5385	N	2	08/21/23	37/37
4	HD23131476	S	15739 Wanague RD	APPV	APPV	STD	4	\$42,084		\$780,000	\$196.97	3960	1983/EST	21,780/0.5	N	4	08/23/23	3/3
5	HD23116507	S	16278 Orick AVE	VTVL	VIC	STD	4	\$37,200		\$570,000 	\$146.15	3900	1987/PUB	20,575/0.4723	N	4	08/22/23	0/0

Closed • Duplex

List / Sold: **\$550,000/\$585,000** ↑

2350 N Arrowhead Ave • San Bernardino 92405

13 days on the market

2 units • **\$275,000/unit** • **2 sqft** • **8,100 sqft lot** • **No \$/Sqft data** •

Listing ID: DW23132860

Built in 1930

Highland and Arrowhead Avenue



Honey stop the car!!! Do not miss out on this amazing opportunity!! Spanish style two story duplex on a beautiful tree lined street. Each unit is 2 spacious bedrooms with 2 baths and each unit has its own laundry plus each unit also has its own private backyard. Each unit also has its own garage. One of the unit's garages has been converted to a 1 bedroom 1 bath with a kitchen and cozy living room (not permitted but it is definitely a plus that you can rent out) You will not be disappointed. These units are close to restaurants, shopping, church and so much more. Hurry this great and rare opportunity will sell fast.

Facts & Features

- Sold On 08/23/2023
- Original List Price of \$550,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$1,037 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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	2	2	1	Unfurnished	\$0	\$2,000	\$2,000
2:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0149212120000

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:** DW23132860

Printed: 08/27/2023 8:32:25 AM

Closed • Duplex

List / Sold: **\$335,000/\$335,000** ↓

18481 Jonathan St • Adelanto 92301

20 days on the market

**2 units • \$167,500/unit • 1,400 sqft • 7,354 sqft lot • \$239.29/sqft •
Built in 1946**

Listing ID: DW23120838

Off Hwy 395, Head East on Chamberlain Way, Make Right Jonathan St. Property on Left hand side



Great opportunity to own this duplex in the city of Adelanto with 2 separate addresses. Both units are 2 bedrooms and 1 bath each, sitting on a large lot with plenty of parking. Each unit has their own gas and electric meter. Each unit has their own private yard and Long Driveway to fit 4 cars. PERFECT TO LIVE IN ONE AND RENT THE OTHER OR GREAT INVESTMENT FOR CASHFLOW.

Facts & Features

- Sold On 08/24/2023
- Original List Price of \$345,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$389 (Unknown)
- \$22800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 02057006
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$120
- Other Expense:
- Other Expense Description:

Unit Details

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

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: 2.5%
- ADL - Adelanto area
- San Bernardino County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

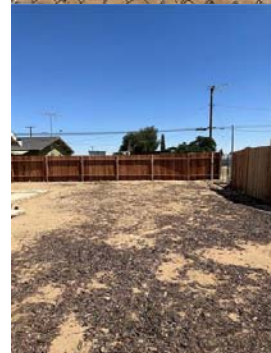
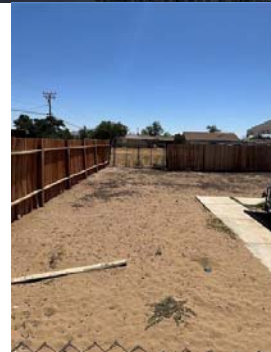
Re/Max Property Connection

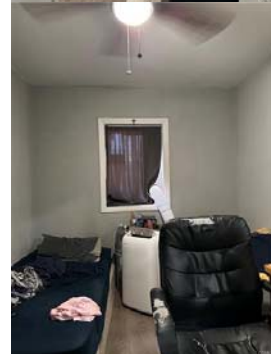
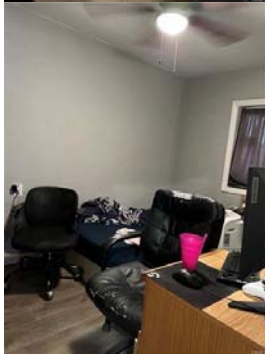
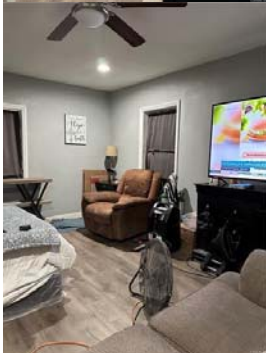
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$395,000/\$410,500** ↑

11537 Elbow Rd • Morongo Valley 92256

37 days on the market

2 units • **\$197,500/unit** • **2,086 sqft** • **23,458 sqft lot** • **\$196.79/sqft** •
Built in 1956

Listing ID: IV23100900

follow GPS



Introducing a stunning duplex property in the desirable Morongo Valley area, offering an exceptional opportunity for investors and homeowners alike. This property consists of two parcels, combining to offer an impressive living space. The first parcel encompasses the duplex itself, situated on a spacious 13,000 square foot lot. The second parcel serves as the backyard, spanning 10,458 square feet. This duplex consists of two separate dwellings, each with 2 bedrooms and 1 bathroom. It boasts attractive features, including a lovely stone fireplace, a spacious 2-car garage, RV parking, and an expansive 23,458 square foot combined lot. With its generous size, there's potential to add an ADU. The property has been recently updated with fresh interior and exterior paint, radiating a modern and appealing charm. Both units feature new flooring, seamlessly blending contemporary elements with practicality. The bathrooms and kitchens have been meticulously remodeled, adding a touch of sophistication. Residents will relish the tranquility and natural beauty of the surrounding area while still enjoying easy access to Palm Springs, Joshua Tree, Cabazon outlets, and Twentynine Palms. Don't miss out on this extraordinary opportunity to experience the epitome of modern duplex living in Morongo Valley.

Facts & Features

- Sold On 08/21/2023
- Original List Price of \$395,000
- 2 Buildings
- Levels: One
- 12 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$513 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup, Washer Included
- \$50000 Gross Scheduled Income
- \$50000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Basement, Living Room
- Floor: Laminate, Vinyl
- Appliances: Dishwasher, Gas Oven, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s), Open Floorplan, Track Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Corner Lot, Front Yard, Horse Property, Lot 10000-19999 Sqft, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01129578
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,167	\$2,167	\$2,500
2:	1	2	1	2	Unfurnished	\$2,000	\$2,000	\$2,200

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: 2.5%
- DC511 - NW Morongo area
- San Bernardino County
- Parcel # 0584142090000

Michael Lembeck

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

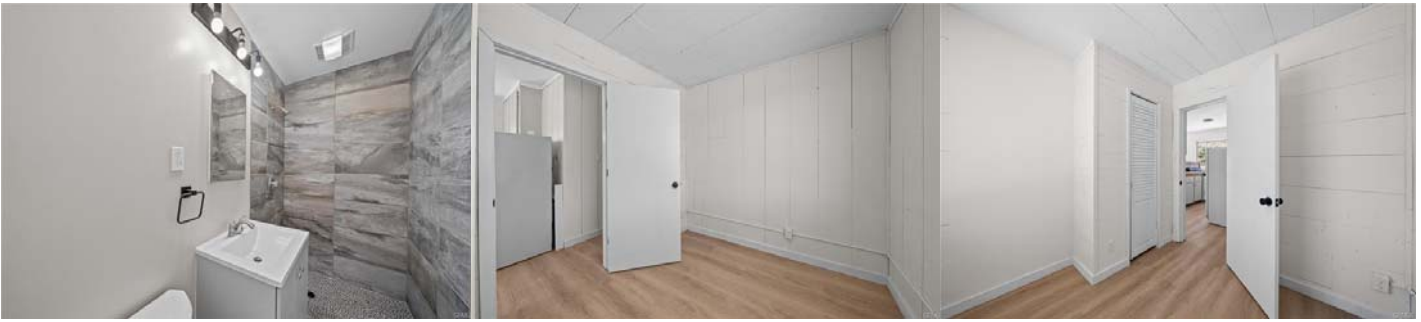
Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold: **\$780,000/\$780,000**

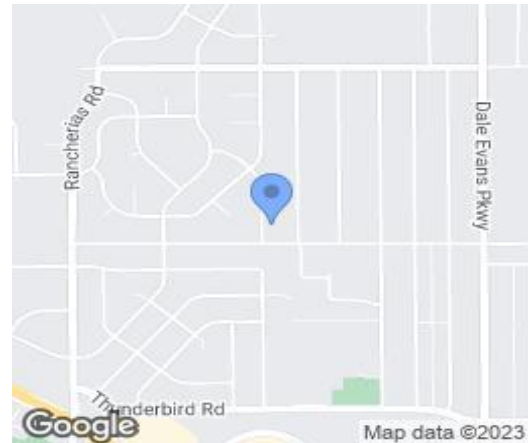
15739 Wanaque Rd • Apple Valley 92307

3 days on the market

4 units • **\$195,000/unit** • **3,960 sqft** • **21,780 sqft lot** • **\$196.97/sqft** •
Built in 1983

Listing ID: HD23131476

15 North to D Street, head east. D street becomes US Highway 18. Head north on Rancherias, east on Zuni Rd and north on Wanaque. PIQ is first property on right side.



Four (4) unit apartment building in northern Apple Valley – each unit 2 bedrooms 1 bath, 2 car attached garage, with washer & dryer hookups. Conveniently situated just north of the Target shopping center and within walking distance of many retail shops, restaurants, entertainment and more. Each unit features beautifully maintained wood laminate flooring throughout, with tile in kitchen and bathroom, ceiling fans in every bedroom, two-tone paint, fireplaces and private back yards. The property recently had the roof replaced in September of 2021, and full exterior paint was completed this year in June. Fencing has been upgraded to vinyl fencing. Two units are occupied by Owner/family and two units occupied by tenants. Each unit is separately metered for gas and electricity, and tenants are billed for water by the management company. Property is connected to sewer.

Facts & Features

- Sold On 08/23/2023
- Original List Price of \$780,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$736 (Estimated)
- Laundry: See Remarks
- \$42084 Gross Scheduled Income
- \$27800 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$38,328
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$262
- Cable TV: 00549936
- Gardener:
- Licenses:
- Insurance: \$1,187
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,745
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$865	\$865	\$1,495
2:	1	2	1	2	Unfurnished	\$1,292	\$1,292	\$1,495
3:	1	2	1	2	Unfurnished	\$1,350	\$1,350	\$1,495
4:	1	2	1	2	Unfurnished	\$0	\$0	\$1,495

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0441102020000

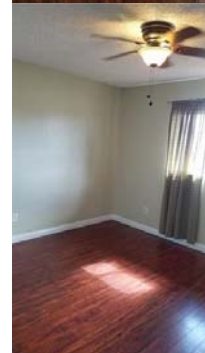
Michael Lembeck

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: **\$599,999/\$570,000** ↓

16278 Orick Ave • Victorville 92394

0 days on the market

4 units • **\$150,000/unit** • **3,900 sqft** • **20,575 sqft lot** • **\$146.15/sqft** •
Built in 1987

Listing ID: HD23116507

From Interstate 15 take Mojave Dr west to Village Dr North (RT) to Vasquez Ave left to Orick Dr Left to PIQ



Value Add, Four-unit apartment in Victorville. All large 975sf 2bedroom 2 bath units with attached garage. All rents low, \$725/month, property needs significant capital improvements.

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$599,999
- 2 Buildings
- 4 Total parking spaces
- \$499 (Estimated)
- Laundry: Washer Hookup
- \$37200 Gross Scheduled Income
- \$27900 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,444
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,196
- Cable TV: 01857050
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,248
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	2	1	Unfurnished	\$775	\$3,100	\$5,200

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
- Rent Controlled
- Buyer Agency Compensation: 2%
- VIC - Victorville area
- San Bernardino County
- Parcel # 0395052160000

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: HD23116507

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