

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	IV22150085	S	1275 Davidson AVE	SB	274	STD	2	\$38,400		\$480,000 	\$285.37	1682	1956/ASR	10,000/0.2296	N	2	08/25/22	12/12
2	CV22149776	S	12524 Ross AVE	CH	681	STD,TRUS	2	\$2,200		\$880,000 	\$366.67	2400	1955/PUB	30,080/0.6905	N	2	08/22/22	19/19
3	SW22080756	S	309 Wilshire PL	BSTW	BSTW	STD	3	\$25,994		\$300,000 	\$156.58	1916	1949/PUB	8,250/0.1894	N	2	08/24/22	43/43
4	PW22159196	S	1428 Bordwell BLVD	CLTN	273	STD	5	\$88,500		\$1,100,000 	\$289.47	3800	1958/ASR	17,600/0.404	N	5	08/24/22	6/65
5	541934	S	19269 US 18 HWY	APPV		STD	7	\$0		\$950,000	\$145.93	6510	0	22,700/0.52	N	7	08/22/22	15/15
6	22183459	S	12950 5th ST	CH	681	STD	10		5	\$3,105,000 	\$406.41	7640	1963	11,502/0.26		13	08/24/22	7/7

Closed • Duplex

List / Sold: **\$460,000/\$480,000** ↑

1275 Davidson Ave • San Bernardino 92411

12 days on the market

2 units • **\$230,000/unit** • **1,682 sqft** • **10,000 sqft lot** • **\$285.37/sqft** •

Listing ID: IV22150085

Built in 1956

Baseline-Davidson



Duplex each with 2 bedrooms and 1 bath each approximately 841 Square Feet each featuring Living room, dining area, Kitchen and indoor area for Washer and dryer. 1 single car garage with each unit. Newer Roof. Each with its own gas meter and electrical meter. Each have access to their own private yards. Entire property Privately gated. Long driveway for additional Parking. Close to both 215 and 210 freeways.

Facts & Features

- Sold On 08/25/2022
- Original List Price of \$460,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- \$38400 Gross Scheduled Income
- \$26500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$960
- Cable TV: 01391478
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense: \$2,200
- Other Expense Description: Prop Tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$950	\$950	\$1,600
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,600

Of Units With:

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

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0144202310000

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 • **Single Family Residence**

List / Sold: **\$880,000/\$880,000** ↓

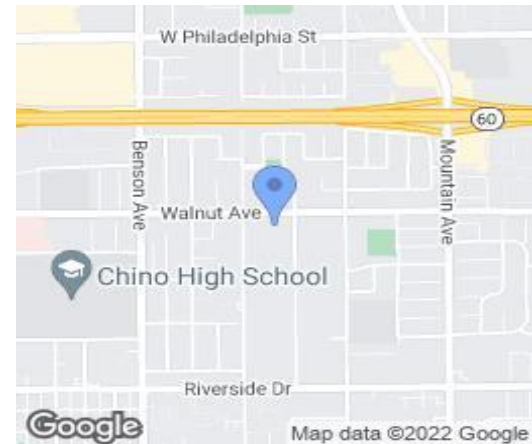
12524 Ross Ave • Chino 91710

19 days on the market

**2 units • \$440,000/unit • 2,400 sqft • 30,080 sqft lot • \$366.67/sqft •
Built in 1955**

Listing ID: CV22149776

Take Ramona Ave, Monte Vista Ave, W Mission Blvd and S Benson Ave to Ross Ave in Chino



This one-of-a-kind home is located in a quiet residential neighborhood in Chino. Single Family Home consisting of a total of 4 bedrooms & 3 full bathrooms! This includes the main house which is extremely spacious and beautifully laid out with 3 bedrooms & 2 bathrooms and is approximately 1,500 sq ft! There is also an additional permitted ADU setting in the backyard that consists of 1 bedroom(originally built as a 2 bedroom), 1 bathroom, living room, and kitchen which is approximately 900 sq ft. In the main house, you will notice the spacious living room, tile flooring throughout the entire property, and vanities in each bathroom. The kitchen features plenty of cabinets/storage space. Continuing to make your way through the home, you'll discover each bedroom is very generous in size and offer an ample amount of closet space. With a little TLC, this could be the perfect rental property! The ADU/guesthouse is the gem of the backyard. It has its own entrance and is prime for your guests, rental income, or for a separate office! There is plenty of parking with an extra-long driveway and a two-car garage. The large backyard which is over 3/4 acres is legally subdivided into 3 lots. Horse Property with plenty of room to build on. Conveniently located in the heart of Chino, close to fantastic restaurants, great shopping, grocery stores, parks, hiking trails, top-rated schools, and convenient freeway access. This one won't last! Act Fast! (three Parcels being sold as one)

Facts & Features

- Sold On 08/22/2022
- Original List Price of \$898,800
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$318 (Estimated)
- Laundry: Inside
- \$2200 Gross Scheduled Income
- \$2200 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Horse
- Sewer: Public Sewer
- Property, Lot 20000-39999 Sqft, Rectangular Lot

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 02135552
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,200	\$2,200	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Drapes:
- Patio:

- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale

- 681 - Chino area
- San Bernardino County
- Parcel # 1015431350000

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Triplex**

List / Sold: **\$360,000/\$300,000** ↓

309 Wilshire Pl • Barstow 92311

43 days on the market

**3 units • \$120,000/unit • 1,916 sqft • 8,250 sqft lot • \$156.58/sqft •
Built in 1949**

Listing ID: SW22080756

E Fredricks St & Wilshire Pl



This great investment opportunity, in the heart of Barstow, CA, is a 4-bedroom, 3-bathroom triplex on 1,916 square feet and a stand alone two-car garage. The first stand-alone unit is a 1 bedroom, 1 bathroom with a one-car garage and private fenced yard. The second unit is a duplex : UNIT 1 is a freshly painted 1 bedroom, 1 bathroom with new windows, updated bathroom, interior doors and light fixtures. It also enjoys the seclusion of a private fenced-in yard. UNIT 2 is a 2 bedroom, 1 bathroom, also with a private fenced-in yard and access to a 1 car garage. Occupied units are currently on month to month. One parcel, 3 different addresses for mailing purposes. This parcel has 3 separate meters for utilities and seller pays for trash/sewer currently.

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$360,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$2,296 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$25994 Gross Scheduled Income
- \$23653.08 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,341
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$166
- Cable TV:
- 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	1	Unfurnished	\$0		\$850
2:	1	2	1	1	Unfurnished	\$0		\$1,200
3:	1	1	1		Unfurnished			\$800

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

- BSTW - Barstow area
- San Bernardino County
- Parcel # 0181161620000

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Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$1,200,000/\$1,100,000 ↓

6 days on the market

1428 Bordwell Blvd • Colton 92324
5 units • \$240,000/unit • 3,800 sqft • 17,600 sqft lot • \$289.47/sqft •
Built in 1958
north of La Cadena

Listing ID: PW22159196



Welcome to this absolutely stunning income producing property for sale in the quiet and rural town of Colton, CA where you are collecting a total of \$7,375/month!! Property shows great pride of ownership as the entire exterior has been fully updated. You can own this 5-unit property with the potential for a 6th unit. This building comes with 6 electrical meters and 6 gas meters and with approved plans for a 6th unit. This cash cow consists of four 2 bed 1 bath units and one 3-bed 1 bath unit. You have the potential for major upside while collecting very healthy rents. Located in a very desirable location, within walking distance to shopping centers, restaurants, and much more. Colton, referred to as the hub of the Inland Empire, is located in a suburb 60 mins from Los Angeles, Palm Springs, and Big Bear. Strategically located next to the I-10 and the I-215 freeways connecting destinations in every direction. Adjacent is the California University of Science and Medicine (CUSM) with Loma Linda University Medical Center and Kaiser Permanente less than six miles away. This will not last!

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$0 (Estimated)
- Laundry: Community, In Kitchen
- \$88500 Gross Scheduled Income
- \$71880 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01950109
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- 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	Furnished	\$1,400	\$1,400	\$1,400
2:	1	2	1	1	Furnished	\$1,400	\$1,400	\$1,400
3:	1	2	1	1	Furnished	\$1,425	\$1,425	\$1,425
4:	1	2	1	1	Furnished	\$1,500	\$1,500	\$1,500
5:	1	3	1	1	Furnished	\$1,650	\$1,650	\$1,650

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 273 - Colton area
- San Bernardino County
- Parcel # 0160261310000

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$975,000/\$950,000**

19269 US 18 Hwy • Apple Valley 92307

15 days on the market

7 units • **\$139,286/unit** • **6,510 sqft** • **22,700 sqft lot** • **\$145.93/sqft** •
Built in 0

Listing ID: 541934

Cross Street: Mandan.



7 unit multi-family complex located on Highway 18 in Apple Valley, short distance to Apple Valley Commons, and Jess Ranch. Units have spacious open living rooms, onsite laundry room, single car garages, central heating and air.

Facts & Features

- Sold On 08/22/2022
- Original List Price of \$950,000
- 3 Buildings
- 14 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas
- \$0
- Laundry: Individual Room

Interior

- Floor: See Remarks
- Appliances: Oven, Disposal
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00549936
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2				\$1,100	
2:	1	2	2				\$925	
3:	1	2	2				\$900	
4:	1	2	2				\$795	
5:	1	2	2				\$900	
6:	1	2	2				\$1,080	
7:	1	2	2				\$860	

Of Units With:

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

Additional Information

- Standard sale

- San Bernardino County
 - Parcel # 0473042160000
-

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 541934

Printed: 08/28/2022 10:41:09 AM

Closed •

List / Sold:

\$3,200,000/\$3,105,000 ↓

7 days on the market

Listing ID: 22183459

12950 5th St • Chino 91710

**10 units • \$320,000/unit • 7,640 sqft • 11,502 sqft lot • \$406.41/sqft •
Built in 1963**

Head out on the 60 freeway, take the exit onto Central Ave. Turn on 5th St.



12950 5th St is a 'Pride Of Neighborhood' apartment complex in a purely residential area of Chino California. The living area is 7,640sf with an oversized 11,502sf lot. There are 8 X 2bd/1ba and 2 X 1bd/1ba. All units are large and airy with good natural light. Eight of the ten units have remodeled kitchens and all units have various updates completed, such as updated plumbing, bathrooms, windows, flooring, and paint. Roof has a new layer added less than 3 years ago. There are abundant 13 covered parking spaces and 3 uncovered spaces (16 total), allowing a savvy investor to take advantage of new ADU laws, converting some covered parking into TWO additional units! Because of the residential surrounding area, there is always ample street parking. Offered at a high cap rate (5%), 12950 5th street provides consistent cash flow, low maintenance, with a rental upside and ADU upside. 10 units are currently generating \$19,600/mo gross revenue and net around \$13,340/mo after all expenses, including property taxes, property management, insurance, utilities, trash, and various licenses. Year 2 NOI is 5.50%, and Year 3 NOI is 6.01%, assuming annual rent increases of 7.5%. Since AB1482 limits rent increases to 5% + CPI (cost of living/inflation), the limit should be higher over the next several years. Rental demand in this area of San Bernardino county is very strong. Tenant profile is middle class, working families, with consistent income. 2019 census states Chino, CA has a population of 89,631, median household income \$81,711/yr, and average age 37.6 yo. Chino is considered superior to neighboring cities such as Montclair, Pomona, Ontario, Upland and Corona. Chino also neighbors its sister city Chino Hills, which has recently experienced significant increases in property values. Buyer responsible to perform all due diligence themselves, and the property is sold in as-is condition.

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$3,200,000
- 3 Buildings
- 13 Total parking spaces
- Heating: Combination, Wall Furnace
- Laundry: Dryer Included, Community
- Cap Rate: 5
- \$160080 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Gated Community, Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$75,120
- 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:	8	2	1		Unfurnished	\$2,000	\$16,000	\$19,200

2:	2	1	1	Unfurnished	\$1,800	\$3,600	\$3,900
3:							
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
- 681 - Chino area
 - San Bernardino County
 - Parcel # 1020023170000

Michael Lembeck

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Re/Max Property Connection

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