

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	EV23109146	S	11 Parkwood DR	REDL	268	PRO	2	\$36,600		\$684,300 ↓	\$419.30	1632	1926/ASR	7,500/0.1722	N	0	08/10/23	12/12
2	EV23068369	S	517 Walnut AVE	REDL	268	STD	2	\$66,000	6	\$779,000 ↓	\$564.90	1379	1959/PUB	10,800/0.2479	N	2	08/10/23	26/26
3	CV23100907	S	4233 N 4th AVE	SB	274	STD	2	\$0		\$580,000 ↓	\$290.00	2000	1959/ASR	8,990/0.2064	N	0	08/07/23	9/9
4	HD23070885	S	133 W Williams ST #A-B	BSTW	699	STD	2	\$15,000		\$190,000 ↓	\$188.49	1008	1954/ASR	7,500/0.1722	N	0	08/08/23	89/89
5	CV23099044	S	350 Alpine ST #1-4	UPL	690	STD,TRUS	4	\$84,780		\$1,375,000 ↓	\$319.99	4297	1979/ASR	8,140/0.1869	N	0	08/08/23	22/22
6	CV23099043	S	320 Alpine ST #1-4	UPL	690	STD,TRUS	4	\$85,440		\$1,375,000 ↓	\$319.99	4297	1979/ASR	8,140/0.1869	N	0	08/08/23	22/22
7	IG23092650	S	56230 Papago Trail	YCCV	DC521	STD	4	\$0		\$601,000 ↓	\$163.27	3681	1979/ASR	20,200/0.4637	N	0	08/11/23	14/14
8	CV23091638	S	5358 Howard ST	ONT	686	STD	7	\$193,020	6	\$2,550,000 ↓	\$375.77	6786	1963/ASR	35,250/0.8092	N	7	08/11/23	62/62

Closed • Duplex

List / Sold: **\$697,000/\$684,300** ↓

11 Parkwood Dr • Redlands 92373

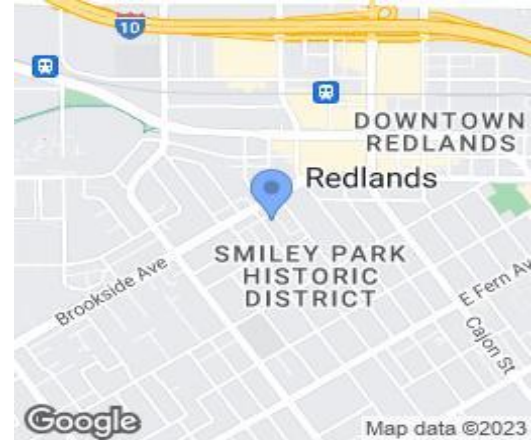
12 days on the market

2 units • **\$348,500/unit** • **1,632 sqft** • **7,500 sqft lot** • **\$419.30/sqft** •

Built in 1926

Listing ID: EV23109146

Units are 11 & 15



Rare investment opportunity in the desirable Smiley Park Historic District of South Redlands! Property is a single building duplex with separate entrances, there are currently tenants in place. This duplex is conveniently located close to the Redlands Bowl, Smiley Library and walking distance to historic downtown Redlands. 11 & 15 Parkwood, each unit is 1 bd & 1 bth with kitchen and living space, laundry inside. Please do not disturb tenants, drive by only! Please see agent remarks in MLS for information and instructions.

Facts & Features

- Sold On 08/10/2023
- Original List Price of \$697,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$347 (Estimated)
- Laundry: Inside
- \$36600 Gross Scheduled Income
- \$24111 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bedroom
- Appliances: Gas Range, Water Heater
- Other Interior Features: Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2
- Cable TV: 01273093
- Gardener:
- Licenses:
- Insurance: \$1,034
- 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:	2	1	1	0	Unfurnished	\$36,600	\$36,600	\$0
# Of Units With:								
	• Separate Electric: 2				• Drapes:			
	• Gas Meters: 2				• Patio:			
	• Water Meters: 2				• Ranges:			
	• Carpet:				• Refrigerator:			
	• Dishwasher:				• Wall AC:			

- Disposal:

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2%

- 268 - Redlands area
- San Bernardino County
- Parcel # 0171241070000

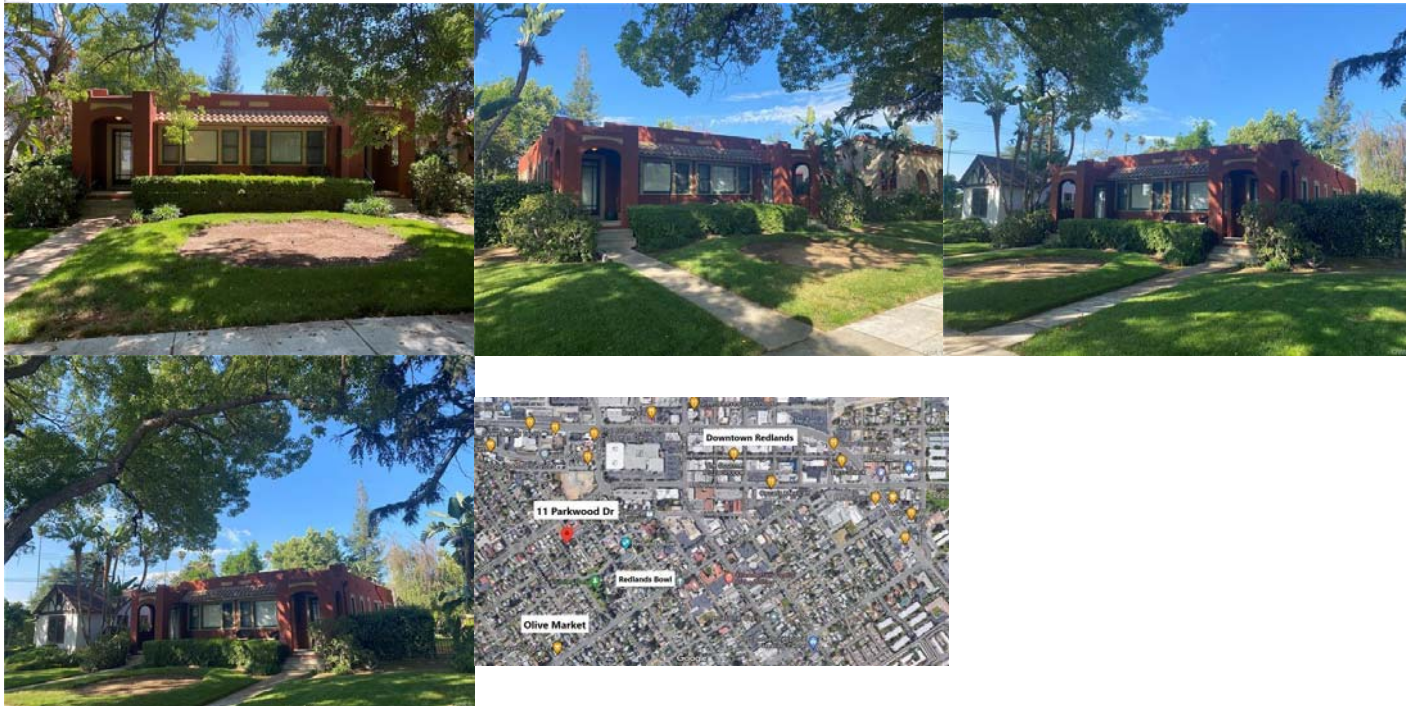
Michael Lembeck

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: EV23109146

Printed: 08/13/2023 8:59:12 AM

Closed • **Single Family Residence**List / Sold: **\$789,000/\$779,000** ↓**517 Walnut Ave** • Redlands 92373**26 days on the market****2 units** • **\$394,500/unit** • **1,379 sqft** • **10,800 sqft lot** • **\$564.90/sqft** •
Built in 1959**Listing ID: EV23068369****Head South on S Center St toward Highland Ave, East on Walnut Ave toward Alvarado St. Located between Ramona Dr and S Center St**



Welcome home to this south Redlands gem! The 3 bedroom, 2 bath, 1379 sq ft main home has been newly remodeled to include new doors and windows, open kitchen with large granite island, indoor laundry, 2 brand new bathrooms with dual master shower, new interior paint with exterior stucco and trim. The spacious .25 acre lot includes a partially finished structure, currently being utilized as a shed with city permits in process to convert to a 1 bedroom, 1 bath detached ADU with 722 sq ft of living space and 228 sq ft of loft storage space. Full engineering plans will be included for the new owners to finish the structure as desired. The expansive backyard was completely reimaged with thoughtfully manicured landscape and hardscape to create the ultimate sanctuary experience! The private oasis includes multiple seating and entertaining areas, covered patio, gas fire pit and gourmet outdoor California kitchen. Experience peace and tranquility with nature close to home in the certified wildlife habitat and wildflower garden. Grow your own fruits and vegetables in the fully irrigated planter with established fruit bearing trees (Orange, Avocado, Lime, Lemon and Loquat). The spacious two car garage is insulated and includes an AC unit for those hot summer days. The front driveway was completely redone to include extra parking space with new main line waste and water supply ran to the house and cleanouts. A new redwood fence was installed to add privacy to the entire property surrounded by hedges for the ultimate privacy. Desirably located on a quiet street in Redlands Historical District and a short walk to Prospect Park and Gerrards Market. Located in an excellent Redlands unified school district with access to Kimberly Elementary School, Cope Middle School and Redlands High School all within walking distance. This unique and full of opportunity turnkey home is a must see and won't last long!

Facts & Features

- Sold On 08/10/2023
 - Original List Price of \$849,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$1,156 (Estimated)
 - Laundry: Dryer Included, Inside, Washer Included
 - Cap Rate: 5.95
 - \$66000 Gross Scheduled Income
 - \$50521 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available
-

Interior

- Rooms: All Bedrooms Down, Living Room, Loft, Master Bathroom, Master Bedroom, Master Suite
 - Floor: Laminate
 - Appliances: Barbecue, Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Cooktop, Ice Maker, Range Hood, Refrigerator, Tankless Water Heater, Water Line to Refrigerator
 - Other Interior Features: Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Storage
-

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Park Nearby, Patio Home, Secluded, Sprinkler System, Sprinklers Drip System, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Treed Lot, Up Slope from Street, Utilities - Overhead, Yard
 - Security Features: Carbon Monoxide Detector(s), Security Lights, Security System, Smoke Detector(s)
 - Fencing: Redwood
 - Sewer: Public Sewer
 - Other Exterior Features: Barbecue Private, Lighting
-

Annual Expenses

- Total Operating Expense: \$15,479
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$480
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance: \$1,237
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Negotiable	\$0	\$0	\$3,600
2:	1	0	1	0	Unfurnished	\$0	\$0	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 268 - Redlands area
- San Bernardino County
- Parcel # 0173213080000

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: EV23068369

Printed: 08/13/2023 8:59:12 AM

Closed • Duplex

List / Sold: **\$580,000/\$580,000** ↓

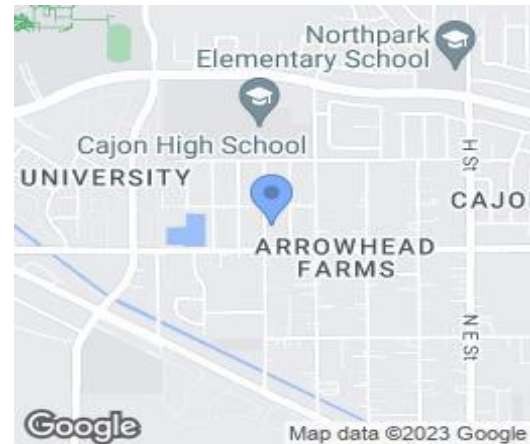
4233 N 4th Ave • San Bernardino 92407

9 days on the market

2 units • **\$290,000/unit** • **2,000 sqft** • **8,990 sqft lot** • **\$290.00/sqft** •
Built in 1959

Listing ID: CV23100907

GOOGLE maps



TWO UNITS IN NORTH SAN BERNARDINO RURAL AREA, WITH MOUNTAIN VIEW. BACK HOUSE IS 3 BEDROOMS 2 BATHS FRONT HOUSE IS TWO BEDROOMS 1 BATH PLEASE DRIVE BY FOR NOW MORE INFORMATION TO COME. PLENTY OF ROOM TO GROW. 2 CAR GARAGE, NEW DRIVEWAY.

Facts & Features

- Sold On 08/07/2023
- Original List Price of \$585,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$1,157 (Estimated)
- Laundry: Common Area
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01244831
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	2	0	Unfurnished	\$1,600	\$1,600	\$1,600

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- 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 # 0265102060000

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: CV23100907

Printed: 08/13/2023 8:59:12 AM

Closed • Duplex

List / Sold: **\$199,000/\$190,000** ↓

133 W Williams St # A-B • Barstow 92311

89 days on the market

2 units • \$99,500/unit • 1,008 sqft • 7,500 sqft lot • \$188.49/sqft • Built in 1954

Listing ID: HD23070885

From the 15 freeway exit L Ave, make a left then right on Main St., make a Right on 1 St. then right on Williams St.



Facts & Features

- Sold On 08/08/2023
- Original List Price of \$199,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$133 (Estimated)
- \$15000 Gross Scheduled Income
- \$13300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV: 02025142
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- 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	1	1	0	Unfurnished	\$625	\$625	\$675
2:	1	1	1	0	Unfurnished	\$625	\$625	\$675

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%
- 699 - Not Defined area
- San Bernardino County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

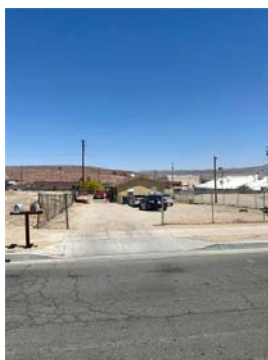
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos



Closed • **Quadruplex**

List / Sold:

\$1,398,000/\$1,375,000 ↓

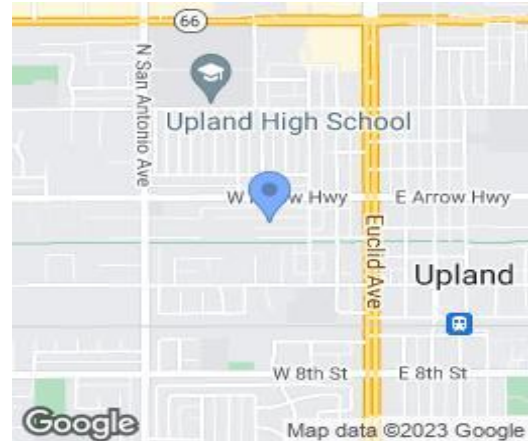
22 days on the market

Listing ID: CV23099044

350 Alpine St # 1-4 • Upland 91786

**4 units • \$349,500/unit • 4,297 sqft • 8,140 sqft lot • \$319.99/sqft •
Built in 1979**

W/EUCLID & S/ARROW HWY



Great investment opportunity! 320 & 350 Alpine St., Upland (SOLD TOGETHER), an exceptional residential property offering a unique opportunity. This remarkable property consists of two adjacent parcels being sold together, presenting a total of 8 thoughtfully designed units. Located in a desirable neighborhood, this property is a testament to comfort, style, and convenience. Upon entering the units, you will be captivated by the meticulous attention to detail and the charm that radiates throughout. Several units have undergone renovations, boasting modern upgrades and contemporary finishes that enhance the overall appeal. The inclusion of recessed lighting creates a warm and inviting atmosphere, while highlighting the spacious living rooms, ideal for both relaxation and entertainment. Inside, the well-designed floor plans accommodate the needs of residents, with good-sized bedrooms that offer comfort and privacy. The units have been carefully crafted to provide a harmonious balance between functionality and aesthetic appeal, ensuring a comfortable living experience for all occupants. In addition to the private patio yard, some units feature the added luxury of a balcony, presenting stunning views of the surrounding neighborhood and serving as a tranquil retreat where one can bask in the beauty of their surroundings. Situated in Upland, a vibrant community known for its charm and convenient amenities, residents of 320 & 350 Alpine St. will enjoy easy access to shopping centers, restaurants, parks, and recreational facilities. This location also offers proximity to major transportation routes, allowing for seamless commuting to other parts of the city. Don't miss the chance to make this exceptional property a great investment. PROPERTIES TO BE SOLD TOGETHER

Facts & Features

- Sold On 08/08/2023
- Original List Price of \$1,499,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Community
- \$84780 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Appliances: Dishwasher, Free-Standing Range, Gas Range, Gas Water Heater, Range Hood

Exterior

- Lot Features: Level with Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- Gardener:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,725	\$1,725	\$0
2:	1	2	2	0	Unfurnished	\$1,895	\$1,895	\$0
3:	1	2	2	0	Unfurnished	\$1,895	\$1,895	\$0
4:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- 690 - Upland area
- San Bernardino County
- Parcel # 1046372030000

Michael Lembeck

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

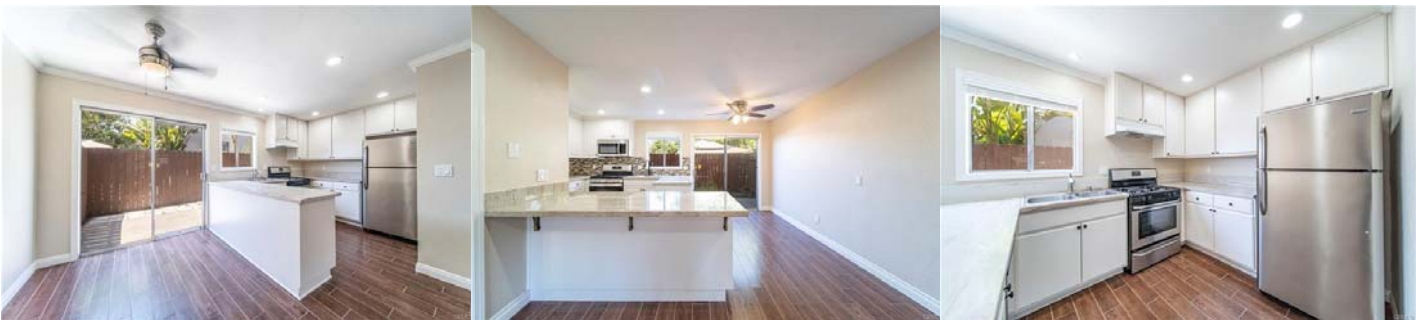
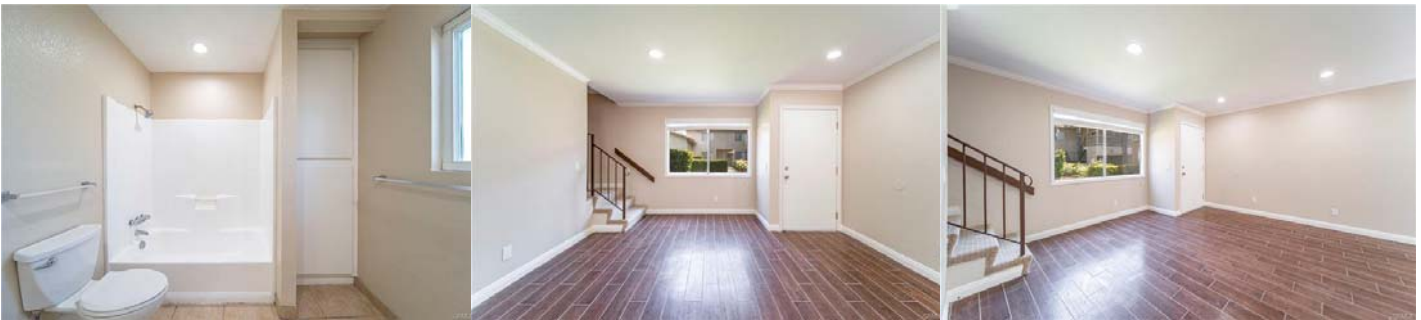
Re/Max Property Connection

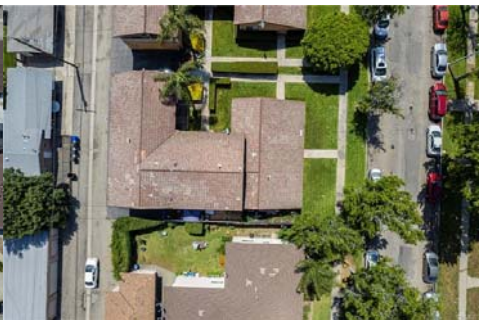
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

☐ Click arrow to display photos











Closed • **Quadruplex**

List / Sold:

\$1,398,000/\$1,375,000 ↓

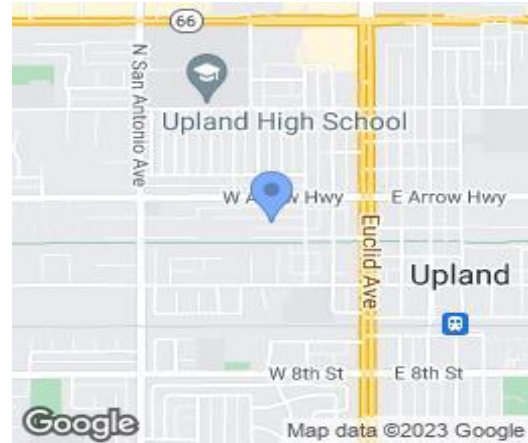
22 days on the market

Listing ID: CV23099043

320 Alpine St # 1-4 • Upland 91786

**4 units • \$349,500/unit • 4,297 sqft • 8,140 sqft lot • \$319.99/sqft •
Built in 1979**

W/EUCLID & S/ARROW HWY



Great investment opportunity! 320 & 350 Alpine St., Upland (SOLD TOGETHER), an exceptional residential property offering a unique opportunity. This remarkable property consists of two adjacent parcels being sold together, presenting a total of 8 thoughtfully designed units. Located in a desirable neighborhood, this property is a testament to comfort, style, and convenience. Upon entering the units, you will be captivated by the meticulous attention to detail and the charm that radiates throughout. Several units have undergone renovations, boasting modern upgrades and contemporary finishes that enhance the overall appeal. The inclusion of recessed lighting creates a warm and inviting atmosphere, while highlighting the spacious living rooms, ideal for both relaxation and entertainment. Inside, the well-designed floor plans accommodate the needs of residents, with good-sized bedrooms that offer comfort and privacy. The units have been carefully crafted to provide a harmonious balance between functionality and aesthetic appeal, ensuring a comfortable living experience for all occupants. In addition to the private patio yard, some units feature the added luxury of a balcony, presenting stunning views of the surrounding neighborhood and serving as a tranquil retreat where one can bask in the beauty of their surroundings. Situated in Upland, a vibrant community known for its charm and convenient amenities, residents of 320 & 350 Alpine St. will enjoy easy access to shopping centers, restaurants, parks, and recreational facilities. This location also offers proximity to major transportation routes, allowing for seamless commuting to other parts of the city. Don't miss the chance to make this exceptional property a great investment. PROPERTIES TO BE SOLD TOGETHER

Facts & Features

- Sold On 08/08/2023
- Original List Price of \$1,499,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Community
- \$85440 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Appliances: Dishwasher, Free-Standing Range, Gas Range, Gas Water Heater, Range Hood

Exterior

- Lot Features: Level with Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- Gardener:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,850	\$1,850	\$0
2:	1	2	2	0	Unfurnished	\$1,650	\$1,650	\$0
3:	1	2	2	0	Unfurnished	\$1,750	\$1,750	\$0
4:	1	2	1	0	Unfurnished	\$1,745	\$1,745	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- 690 - Upland area
- San Bernardino County
- Parcel # 1046372040000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

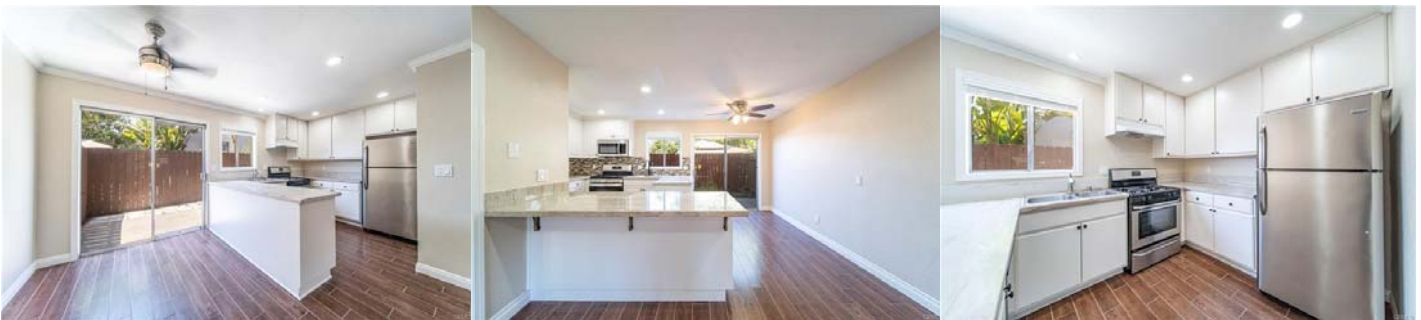
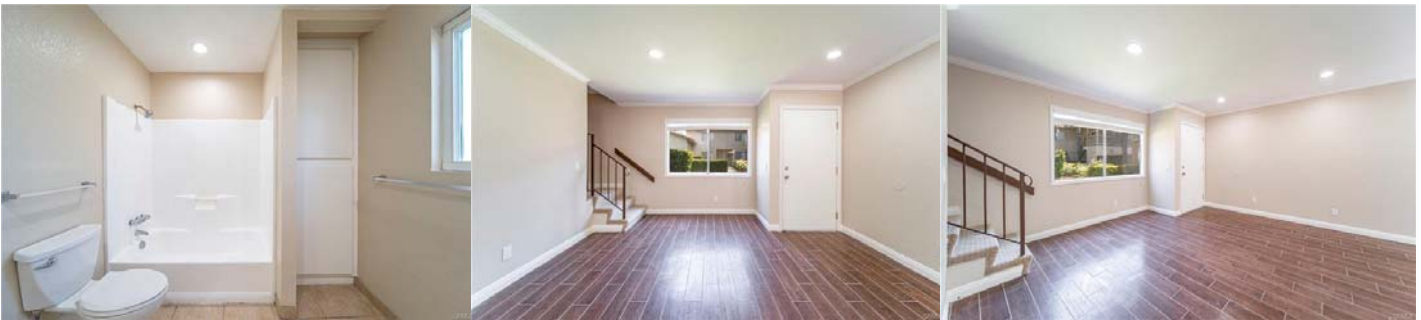
26371 Crown Valley Pkwy, #180

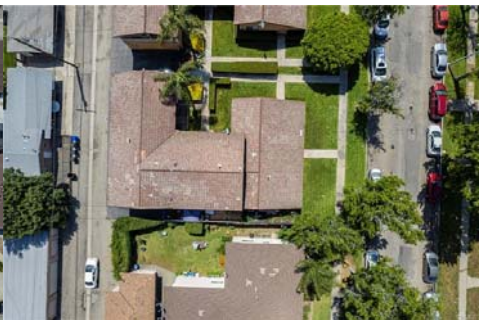
Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold: **\$600,000/\$601,000** ↓

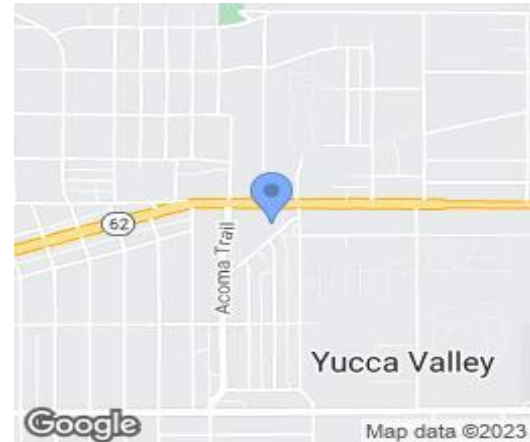
56230 Papago Trail • **Yucca Valley 92284**

14 days on the market

4 units • **\$150,000/unit** • **3,681 sqft** • **20,200 sqft lot** • **\$163.27/sqft** •
Built in 1979

Listing ID: IG23092650

Cross Streets: 29 palms hwy/Church



Investor Opportunity With This Well Kept 4-plex Each Unit Is Assigned It's Own Carport. With One Extra. 5 Stall Carport. Light & Bright With An Entrance Into Your Living Room, Kitchen Dining Area And Two Spacious Bedrooms. Each Unit Is Spacious With Approximately 920 Sq. Ft.Of Living Space. Walk Out Back To Your Private, Fenced In Patio Off The Kitchen. This Property Has A 108 Sq. Ft Laundry Room, Could Be Fixed Up, Add Quarter Machines and Make Extra Income. Carpet, Linoleum and Tile Are In These Units. Nice Area, Walk On Over To John's Place For Breakfast. Enjoy This Beautiful Desert Community.

Facts & Features

- Sold On 08/11/2023
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$0 (Public Records)
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Main Floor Bedroom
- Floor: Carpet, Tile, Vinyl
- Appliances: Free-Standing Range, Disposal, Gas & Electric Range
- Other Interior Features: Ceiling Fan(s), Formica Counters

Exterior

- Lot Features: Back Yard, Lot 10000-19999 Sqft
- Fencing: Average Condition, Chain Link, Fair Condition
- Sewer: Sewer Assessments, Sewer On Bond

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- 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	2	1	1	Unfurnished	\$900	\$10,800	\$1,200
2:	1	2	1	1	Unfurnished	\$725	\$8,700	\$1,200
3:	1	2	1	1	Unfurnished	\$753	\$9,036	\$1,200
4:	1	2	1	1	Unfurnished	\$715	\$8,580	\$1,200

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 4

- Patio: 4
- Ranges: 4
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- DC521 - Central West area
- San Bernardino County
- Parcel # 0587292150000

Michael Lembeck

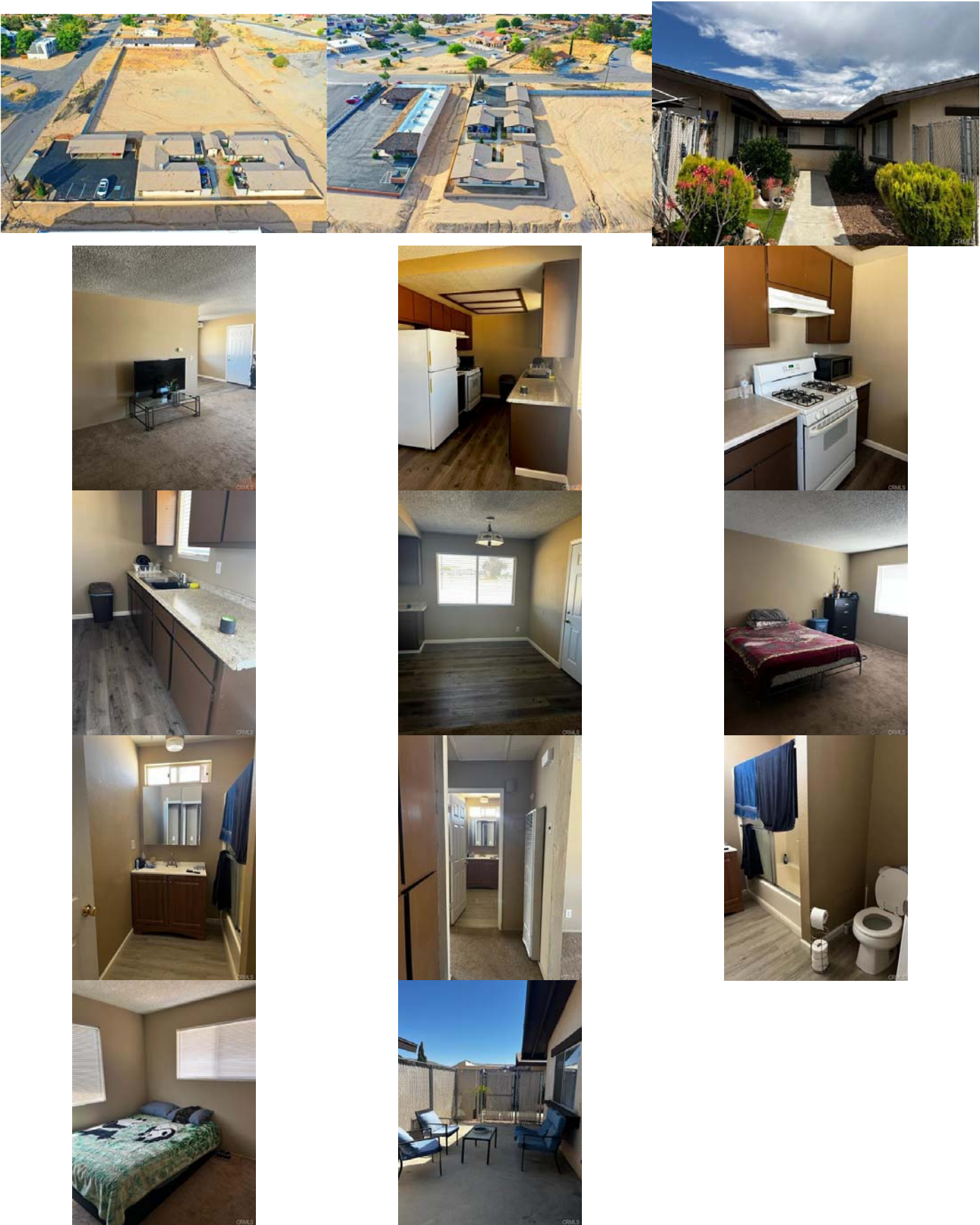
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed • **Apartment**

List / Sold:

\$2,575,000/\$2,550,000 ↓

62 days on the market

Listing ID: CV23091638

5358 Howard St • Ontario 91762

**7 units • \$367,857/unit • 6,786 sqft • 35,250 sqft lot • \$375.77/sqft •
Built in 1963**

Use GPS | South of I-10, East of CA-71; Near the Intersection of Central Ave & Howard St



We are pleased to offer for sale this TURN-KEY, fully rehabbed, 7 unit multi-family residential property in the city of Ontario. The subject property consists of 7 individual cottage style units that are situated on an oversized 35,250 SqFt Lot. Over the course of the last year the current owners have extensively improved the property which includes; INTERIOR: New Electrical Throughout (New Electrical Sub-Panels, New Romex Wiring, New Recessed Lighting, New Decora Plugs and Switches), Majority of Plumbing Updated, New Tile Flooring Throughout, Fully Remodeled Kitchens, Fully Remodeled Bathrooms, New Interior Paint, Acoustic Ceiling Removal, New Dual-Pane Windows, 3 A/C Units per unit, New Ceiling Fans, New Entry and Interior Doors, EXTERIOR: New Roof and wood sheeting on (4) of the Units (remaining 3 roofs in good condition), New Exterior Paint and Stucco Repair, Xeriscape Landscaping Throughout for Minimal Water Expense, & New Exterior Lighting. The unit mix is comprised of 1(3Bed/1Bath) stand alone cottage and 5(2Bed/1Bath) stand alone cottages. The units are separately metered for electricity and gas while the owner pays for water and trash. Each unit has access to an attached 1 car garage with an additional 2 open parking spaces. Tenants enjoy interior washer/dryer hookups as well as private backyards with covered patios. The current CAP Rate based on existing rents is 5.5% with a current 13.34GRM. This property offers a new investor an opportunity to purchase a true pride of ownership asset, with excellent rental rates in place, and most importantly, stable monthly cash-flow with little to no maintenance required.

Facts & Features

- Sold On 08/11/2023
- Original List Price of \$2,575,000
- 6 Buildings
- Levels: One
- 21 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks
- \$281 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- Cap Rate: 5.51
- \$193020 Gross Scheduled Income
- \$141861 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Appliances: Gas Range

Exterior

- Lot Features: 6-10 Units/Acre, Lot 20000-39999 Sqft
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$45,369
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,576
- Cable TV: 02121645
- Gardener:
- Licenses:
- Insurance: \$2,714
- Maintenance: \$3,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,846
- Other Expense: \$4,050
- Other Expense Description: Septic+R

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	3	1	1	Unfurnished	\$2,850	\$2,850	\$2,950
2:	1	2	1	1	Unfurnished	\$2,295	\$2,295	\$2,475
3:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,475
4:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,395
5:	1	2	1	1	Unfurnished	\$2,295	\$2,295	\$2,395
6:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$2,395
7:	1	2	1	1	Unfurnished	\$2,245	\$2,245	\$2,395

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- 686 - Ontario area
- San Bernardino County
- Parcel # 1011451250000

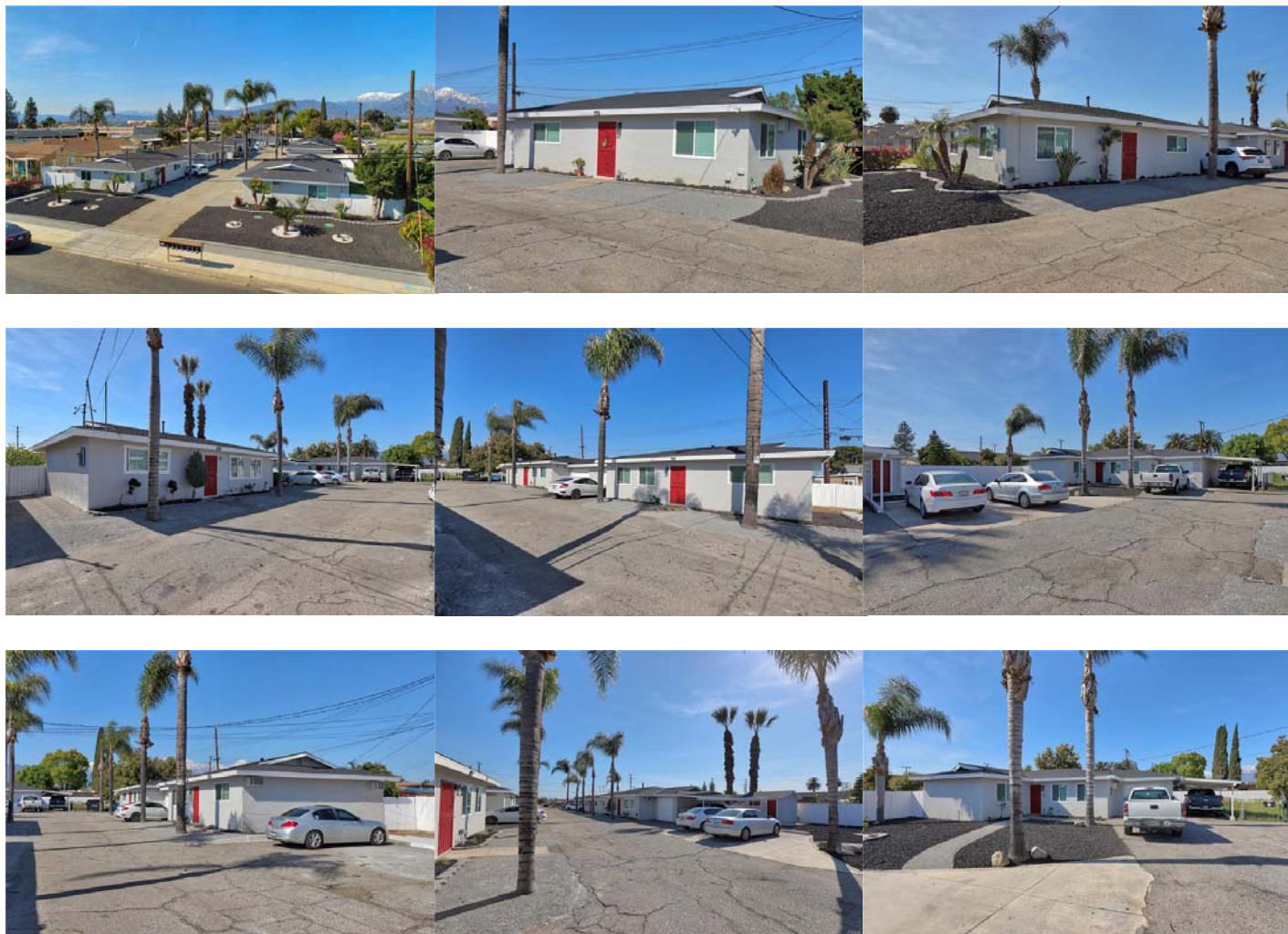
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CUSTOMER FULL: Residential Income LISTING ID: CV23091638

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