

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	CV23104556	S	734	736 W 25th ST	SB	274	STD	2	\$0		\$446,000 	\$300.94	1482	1925/ASR	6,750/0.155	N	2	09/14/23	21/21	
2	CV23065608	S		7144 Barton ST	SB	274	STD	3	\$4,050		\$660,000 	\$233.79	2823	1956/ASR	7,600/0.1745	N	3	09/13/23	67/67	
3	CV23119036	S	1347	S Euclid AVE	ONT	686	STD,TRUS	4	\$109,200		\$1,400,000 	\$396.94	3527	1961/PUB	12,411/0.2849	N	1	09/12/23	8/8	
4	HD22251526	S	29504	US Highway 58	BSTW	BSTW	STD	6	\$45,437		\$522,500 	\$157.57	3316	1953/ASR	43,559/1	N	2	09/12/23	140/140	

Closed • Duplex

List / Sold: **\$450,000/\$446,000** ↓

734 736 W 25th St • San Bernardino 92405

21 days on the market

2 units • \$225,000/unit • 1,482 sqft • 6,750 sqft lot • \$300.94/sqft •

Listing ID: CV23104556

Built in 1925

H Street to West 25th St.



Back on the Market! Great Opportunity! DUPLEX! Both units are 1 bedroom and 1 bath. Ideal for new owners to live in one and rent the other.

Facts & Features

- Sold On 09/14/2023
- Original List Price of \$450,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$899 (Estimated)
- Laundry: In Kitchen, Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,354
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02062675
- Gardener:
- Licenses:
- Insurance: \$1,354
- 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					
2:	1	1	1					

Of Units With:

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

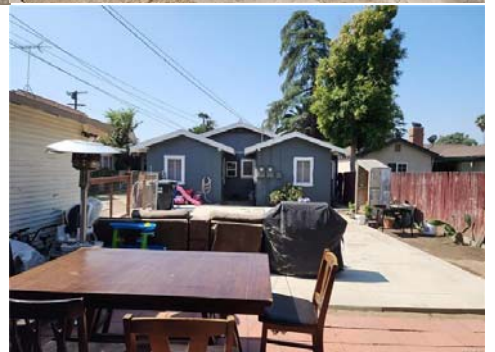
Additional Information

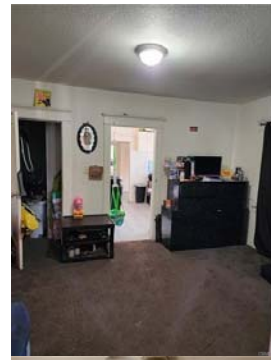
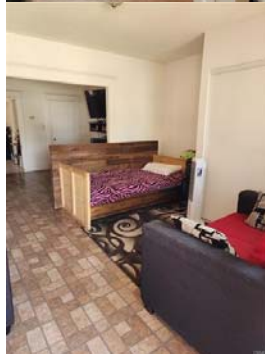
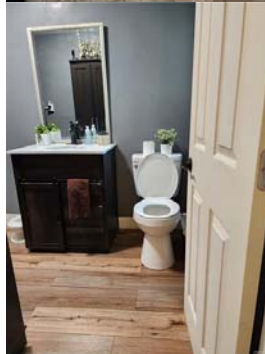
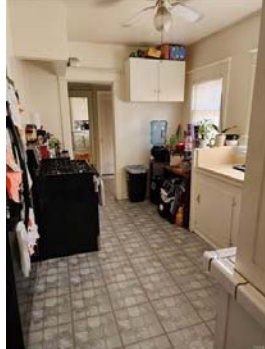
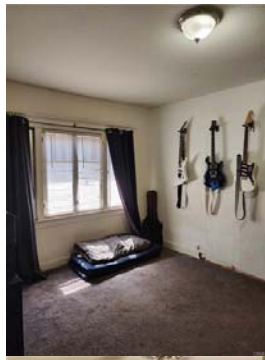
- Standard sale
- Buyer Agency Compensation: 2.5%
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0149142160000

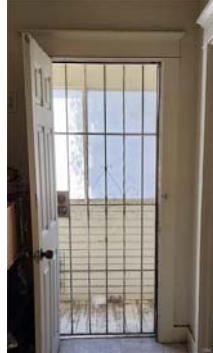
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Triplex**

List / Sold: **\$659,000/\$660,000** ↓

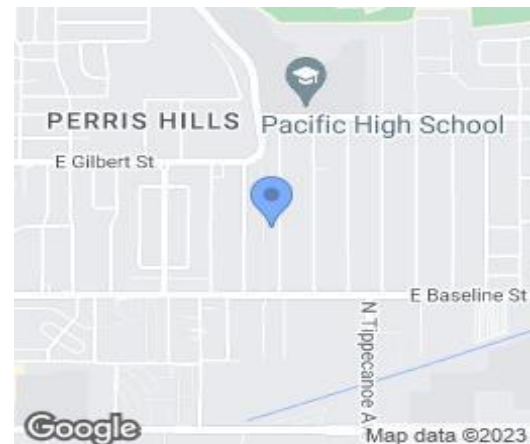
7144 Barton St • San Bernardino 92404

67 days on the market

3 units • **\$219,667/unit** • **2,823 sqft** • **7,600 sqft lot** • **\$233.79/sqft** •
Built in 1956

Listing ID: CV23065608

Cross street: E Gilbert St.



Great opportunity for rental income in the city of San Bernardino. Three units on one lot, no shared walls and plenty of parking. Units have recently been painted. Each unit has 2 bedrooms and 1 bathroom with plenty of kitchen and living space. Near restaurants, schools, parks, 210 and 215 freeway.

Facts & Features

- Sold On 09/13/2023
- Original List Price of \$679,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$188 (Estimated)
- Laundry: Inside
- \$4050 Gross Scheduled Income
- \$3760 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$860
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$1,350	\$1,840
2:	1	2	1	1	Unfurnished	\$0	\$1,350	\$1,840
3:	1	2	1	1	Unfurnished	\$0	\$1,350	\$1,840

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 2
- 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 # 0273191270000

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: CV23065608

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Closed • **Quadruplex**

List / Sold:

\$1,390,000/\$1,400,000 ↑

8 days on the market

Listing ID: CV23119036

1347 S Euclid Ave • Ontario 91762

4 units • \$347,500/unit • 3,527 sqft • 12,411 sqft lot • \$396.94/sqft • Built in 1961

South on Euclid; South of the 10 fwys, On Euclid and Acacia



Opportunity to own Four Individual Homes on 1 lot in the heart of Ontario. 1347 S Euclid, 106 E Acacia, 112 E Acacia and 118 E Acacia. Each with their own address!!! All units have their own garage, and parking in driveway. Buyers to do own due diligence on property description, operating expenses, etc.

Facts & Features

- Sold On 09/12/2023
- Original List Price of \$1,390,000
- 4 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- \$120 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, Stackable, Washer Hookup, Washer Included
- \$109200 Gross Scheduled Income
- \$72085 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Range, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: Front Yard, Sprinkler System, Sprinklers In Front, Sprinklers Timer, Yard
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,019
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,339
- 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		\$2,300	\$2,300	\$2,300
2:	1	2	1	1		\$2,200	\$2,200	\$2,200
3:	1	2	1	1		\$951	\$951	\$2,300
4:	1	2	1	1		\$891	\$891	\$2,300

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 686 - Ontario area
- San Bernardino County
- Parcel # 1049532050000

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: CV23119036

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Closed • Apartment

List / Sold: **\$599,000/\$522,500** ↓

29504 US Highway 58 • Barstow 92311

140 days on the market

6 units • **\$99,833/unit** • **3,316 sqft** • **43,559 sqft lot** • **\$157.57/sqft** •
Built in 1953

Listing ID: HD22251526

1st Street north to US Hwy 58 west to property.



Terrific 6 unit apartment property in quiet area of Barstow comprised of 1 - large, 4 bedroom/3 bathroom house and 5 - 1 bedroom/1 bathroom apartments. Property includes a 2 car detached garage and detached laundry room. A number of units have already been updated. Professionally managed with a historically low vacancy rate. BNSF's Barstow International Gateway Project, a \$1.5B state-of-the-art railway facility, will soon be breaking ground and driving housing demand in the Barstow area. Excellent 1031 exchange candidate as property provides solid cash flow with upside potential; take advantage of this great opportunity before year end.

Facts & Features

- Sold On 09/12/2023
- Original List Price of \$625,000
- 5 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$411 (Estimated)
- Laundry: Common Area
- \$45437 Gross Scheduled Income
- \$20610 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Desert Back, Desert Front, Level with Street, Rectangular Lot, No Landscaping
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,827
- Electric: \$533.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,282
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,025
- Maintenance:
- Workman's Comp:
- Professional Management: 3611
- Water/Sewer: \$2,284
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$1,395	\$1,395	\$1,400
2:	5	1	1	0	Unfurnished	\$650	\$2,391	\$3,750

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet: 6
- Dishwasher: 0
- Disposal: 6
- Drapes:
- Patio: 6
- Ranges: 6
- Refrigerator: 6
- Wall AC: 0

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- BSTW - Barstow area
 - San Bernardino County
 - Parcel # 0426032230000
-

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: HD22251526

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