

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	IG24182479	S	1716 N G ST	SB	274	STD	2	\$36,000		\$525,000	\$217.21	2417	1938/ASR	8,250/0.1894	N	2	09/19/24	2/2
2	IV24168940	S	1337 Malachite AVE	MENT	284	STD,TRUS	2	\$14,580		\$540,000 	\$290.95	1856	1950/ASR	7,085/0.1626	N	2	09/16/24	8/8
3	EV24090325	S	537 W Aeroplane BLVD	BBCY	BBC	STD	2	\$0		\$660,000 	\$288.46	2288	1966/ASR	5,000/0.1148	Y	0	09/18/24	72/72
4	TR24133688	S	1325 Massachusetts AVE	SB	274	STD	3	\$3,900		\$645,000 	\$163.37	3948	1947/ASR	7,068/0.1623	N	3	09/17/24	6/6
5	QC24150597	S	12818 Kiowa RD	APPV	APPV	STD	3	\$28,800		\$500,000	\$192.90	2592	1986/ASR	24,100/0.5533	N	3	09/19/24	4/4
6	QC24135145	S	20221 Zuni RD	APPV	APPV	STD	3	\$31,680		\$515,000 	\$187.55	2746	1979/ASR	17,761/0.4077	N	3	09/18/24	18/18



Multi-Family Investment Opportunity in San Bernardino! Unlock immediate returns with this versatile two-unit property, perfect for investors in San Bernardino! The spacious first unit offers 1,574 sq. ft. of living space, featuring three bedrooms with two and a half bathrooms. Its open floor plan with easy-to-maintain tile flooring flows seamlessly into a cozy family room with a fireplace—ideal for entertaining. Enjoy added convenience with a dedicated laundry room and a basement storage area that’s ready to be transformed into your dream game room or man cave. The second unit, with 851 sq. ft. and tile floors throughout, includes two bedrooms and one bathroom, with a practical, open layout that maximizes comfort. An attached two-car garage offers secure parking and storage. Bonus: Both units are already occupied by tidy and responsible long-term tenants with excellent payment histories, providing a solid income stream from day one! Don't miss this opportunity—schedule a private showing today and take advantage of this prime investment before it’s gone!

Facts & Features

- Sold On 09/19/2024
 - Original List Price of \$525,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - \$462 (Estimated)
 - SellerConsiderConcessionYN: Yes
- Laundry: Inside
 - \$36000 Gross Scheduled Income
 - \$33519 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,481
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02054540
 - Gardener:
 - Licenses:
- Insurance: \$1,761
 - 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	3	3	0	Unfurnished	\$1,600	\$1,600	\$1,600
2:	1	2	1	2	Unfurnished	\$1,400	\$1,400	\$1,400

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
- Drapes:
 - Patio:

- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0145074230000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

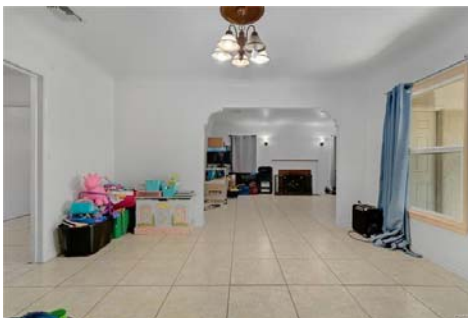
Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

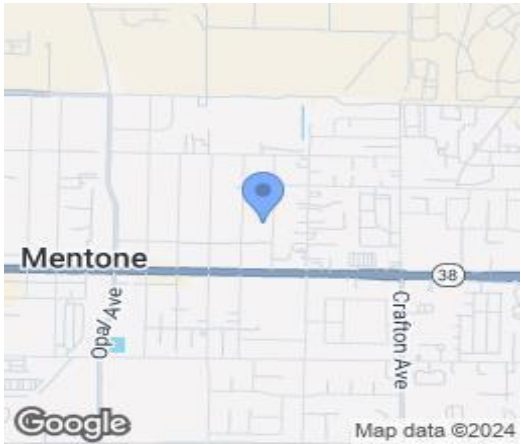
Newport Beach, 92660

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2 homes on one lot separated by fencing and gate. Each one has a separate gas and electric meter, On 2 septic systems recently certified, one is new. Back home is vacant and recently painted,recarpeted, and has a 2 car carport with separate back yard. Front home has a detached 2 car garage and lease goes until November. Great opportunity for investment!!

Facts & Features

- Sold On 09/16/2024
 - Original List Price of \$525,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - 2 Total carport spaces
 - Cooling: Evaporative Cooling
 - \$647 (Estimated)
 - SellerConsiderConcessionYN: Yes
- Laundry: Individual Room
 - \$14580 Gross Scheduled Income
 - \$13042 Net Operating Income
 - 2 electric meters available
 - 0 gas meters available
 - 2 water meters available

Interior

- Rooms: Laundry, Living Room
 - Floor: Carpet
- Appliances: Free-Standing Range, Water Heater

Exterior

- Lot Features: Lawn
- Fencing: Fair Condition
 - Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$864
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$307
 - Cable TV: 01845447
 - Gardener:
 - Licenses:
- Insurance: \$1,000
 - 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	2	1	2	Unfurnished	\$1,820	\$1,820	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale

- 284 - Mentone area
- San Bernardino County
- Parcel # 0298143140000

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: IV24168940

Printed: 09/22/2024 8:42:32 AM

Closed • Duplex

537 W Aeroplane Blvd • Big Bear City 92314

2 units • \$337,500/unit • 2,288 sqft • 5,000 sqft lot • \$288.46/sqft • Built in 1966

From Big Bear Blvd, take Blue Water Rd south. Property is just down the street and is the northeast corner of Blue Water and Aeroplane.

List / Sold: \$675,000/\$660,000 ↑

72 days on the market

Listing ID: EV24090325



Rare opportunity alert! Here's your chance to invest in a truly exceptional setup: two separate dwellings on one property! The first property features a cozy 2-bedroom layout with an additional loft and 1.5 baths, exuding a charming cabin ambiance. Meanwhile, the second property boasts 3 bedrooms and 1.5 baths. Each home offers its own private back deck and spa, surrounded by fenced yards for added privacy. Whether you're considering vacation rentals, full-time occupancy with rental potential, or hosting family gatherings, these homes cater to diverse needs. Conveniently situated, just a stone's throw away from snow play areas, the convention center, and a short drive to the forest, village, and ski slopes, this property promises endless possibilities. CoreLogic shows property 1 having 2 bedrooms and 1 bath, but doesn't mention the loft. It shows property 2 as having 2 bedrooms when it's actually 3. Buyer to verify if concerned.

Facts & Features

- Sold On 09/18/2024
 - Original List Price of \$675
 - 2 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$2,142 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Level with Street, Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00829285
 - 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	0	Furnished	\$0	\$0	\$0
2:	1	3	2	0	Furnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 2
 - Carpet:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- BBC - Big Bear City area
- San Bernardino County
- Parcel # 0311097270000

Michael Lembeck

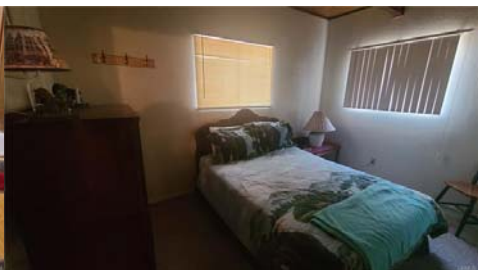
State License #: 01019397
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Triplex**

List / Sold: **\$645,000/\$645,000** ↓

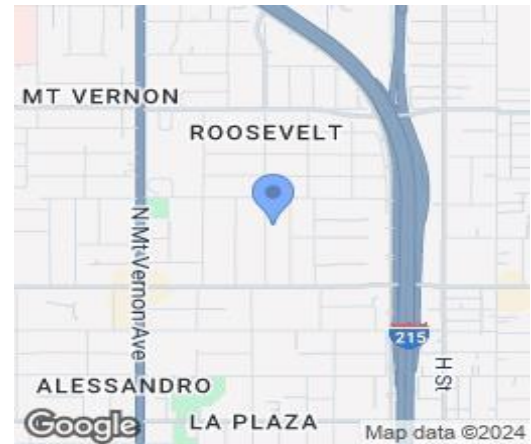
1325 Massachusetts Ave • San Bernardino 92411

6 days on the market

3 units • \$215,000/unit • 3,948 sqft • 7,068 sqft lot • \$163.37/sqft • Built in 1947

Listing ID: TR24133688

Between Base line and 14th St



This is a three-unit property in San Bernardino CA. The front unit is a two bedroom, one bath, the other two units are 1 bedroom 1 bath. The front is one level. The back units are two levels with three one-car garages below the units. Each unit has its laundry room. Both buildings were remodeled within the last five years.

Facts & Features

- Sold On 09/17/2024
- Original List Price of \$670,000
- 2 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$961 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup
- \$3900 Gross Scheduled Income
- \$3400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Floor: Carpet, Tile
- Appliances: None

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Sewer: Sewer Assessments

Annual Expenses

- Total Operating Expense: \$500
- Electric: \$50.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$40
- Cable TV: 01333814
- Gardener:
- Licenses:
- Insurance: \$300
- Maintenance: \$50
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$60
- 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	\$0	\$0
2:	1	1	1	1	Unfurnished	\$0	\$0	\$0
3:	1	1	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 0
- Refrigerator: 0

- Dishwasher: 0
- Disposal: 0

- Wall AC: 2

Additional Information

- Standard sale
- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0144211420000

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CUSTOMER FULL: Residential Income LISTING ID: TR24133688

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Triplex in apple valley.

Facts & Features

- Sold On 09/19/2024
 - Original List Price of \$500,000
 - 1 Buildings
 - Levels: One
 - 13 Total parking spaces
 - \$632 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Garage, See Remarks
 - \$28800 Gross Scheduled Income
 - \$25650 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,052
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$2,652
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$2,700
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	3	Unfurnished	\$880	\$2,640	\$5,400

Of Units With:

- Separate Electric: 3
 - Gas Meters: 3
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- APPV - Apple Valley area
 - San Bernardino County
 - Parcel # 3087153290000

 Click arrow to display photos





Standard Sale Triplex! All 3 units are currently long term renters on month to month agreements. Please do not disturb tenants at this time.. All units have swamp cooler and window AC, 2 bedrooms, 1 bathroom, living room, kitchen with range, hood, dishwasher and garbage disposal, dining area, private back yard, all units have their own garage direct access to kitchen, plus private yards. There is a large courtyard too. laundry in garage. Great opportunity.

Facts & Features

- Sold On 09/18/2024
 - Original List Price of \$500,000
 - 1 Buildings
 - Levels: One
 - 3 Total parking spaces
 - \$641 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Garage
 - \$31680 Gross Scheduled Income
 - \$28080 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,758
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$980
 - Cable TV: 02071932
 - Gardener:
 - Licenses:
- Insurance: \$3,490
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,778
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$880	\$880	\$1,200
2:	1	2	1	1	Unfurnished	\$880	\$880	\$1,200
3:	1	2	1	1	Unfurnished	\$880	\$880	\$1,200

Of Units With:

- Separate Electric: 3
 - Gas Meters: 3
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC: 3

Additional Information

- Standard sale
- APPV - Apple Valley area

- San Bernardino County
- Parcel # 0441251070000

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