

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	TR24131262	S	547 Cabrera AVE	SB	274	STD	2	\$0		\$695,000↓	\$316.48	2196	2021/ASR	7,522/0.1727	N	2	09/24/24	20/20
2	CV24150446	S	3964 N Mountain View AVE	SB	274	STD	2	\$0		\$780,000↓	\$364.15	2142	2023/SLR	10,000/0.2296	N	2	09/27/24	35/35
3	CV24150516	S	3958 N Mountain View AVE	SB	274	STD	2	\$0		\$800,000↑	\$372.44	2148	2023/SLR	10,000/0.2296	N	2	09/25/24	33/33
4	HD24086113	S	25573 Jasper RD	BSTW	BSTW	TRUS	2	\$0		\$280,000↓	\$134.55	2081	1951/ASR	63,750/1.4635	N	0	09/26/24	103/103
5	HD24156281	S	510 W Fredricks ST	BSTW	BSTW	STD	2	\$28,200		\$305,000↓	\$125.62	2428	1948/PUB	7,500/0.1722	N	0	09/25/24	5/5
6	HD24166450	S	7123 Murray LN #A & B	YCCV	DC531	STD	2	\$2,050		\$261,000↓	\$162.11	1610	1985/ASR	7,808/0.1792	N	0	09/27/24	25/25
7	PW24143017	S	18222 Main ST	HSP	HSP	STD	2	\$52,800	8	\$609,000↑	\$207.99	2928	1981/ASR	20,000/0.4591	N	2	09/23/24	14/14
8	PW24176222	S	16585 Pine ST	HSP	HSP	STD	2	\$48,650		\$610,000↑	\$244.78	2492	2006/PUB	10,650/0.2445	N	2	09/24/24	2/2
9	CV24096801	S	16000 Dorsey AVE	FONT	264	STD	3	\$2,250		\$820,000		0	1981/PUB	8,500/0.1951	N	3	09/23/24	28/28
10	OC24151404	S	13400 Navajo RD	APPV	APPV	STD	3	\$28,500		\$500,000	\$176.06	2840	1964/ASR	21,320/0.4894	N	3	09/26/24	13/13
11	PW24053699	S	7929 Pinehurst DR	HLND	276	STD	4	\$84,540	7	\$765,000↓	\$163.74	4672	1971/PUB	5,374/0.1234	N	2	09/26/24	129/129
12	IG24058602	S	221 N 3rd AVE	BSTW	BSTW	TRUS	12	\$124,020	6	\$925,000↓	\$134.76	6864	1969/ASR	16,500/0.3788	N	0	09/26/24	119/119

Closed

• Single Family Residence

547 Cabrera Ave • San Bernardino 92411

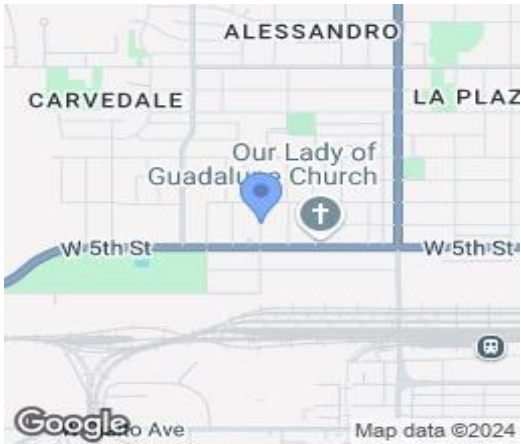
2 units • \$340,000/unit • 2,196 sqft • 7,522 sqft lot • \$316.48/sqft • Built in 2021

5th St/ Cabrera Ave.

List / Sold: \$680,000/\$695,000 ↓

20 days on the market

Listing ID: TR24131262



City has this property as a single-family residence with an ADU both built in 2021. The front house has 4 bedrooms/2 Full Baths. The back house has 2 Bedrooms/2 Full baths. Kitchens have granite countertops, and tile floors in the kitchen and bathrooms with vinyl plant flooring in the bedrooms and living room. The front house has an adjacent 2-car garage. The laundry area is in the garage. Paid Solar panels. Great Investment opportunity. Live in one unit and rent the other.

Facts & Features

- Sold On 09/24/2024
 - Original List Price of \$710,000
 - 2 Buildings
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$1,272 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Closet, In Garage
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01527644
 - 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	4	2	2	Unfurnished	\$0	\$0	\$2,800
2:	1	2	2	0	Unfurnished	\$0	\$0	\$1,950

Of Units With:

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

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0138103220000

Michael Lembeck

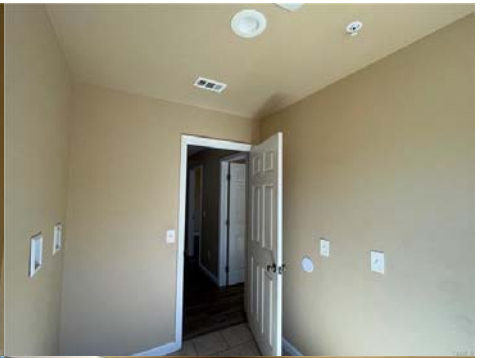
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: TR24131262

Printed: 09/29/2024 9:57:12 AM



2 homes on a large lot 10,000 sq ft lot Front hose is new built in 2023 3bd/2ba Rear home 2Bd/2Ba is new finished in 2024

Facts & Features

- Sold On 09/27/2024
 - Original List Price of \$790,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air, SEER Rated 16+
 - Heating: Central
 - \$333 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Laminate
- Appliances: Dishwasher, Gas Range, Microwave
 - Other Interior Features: Granite Counters

Exterior

- Lot Features: Front Yard, Rectangular Lot, Level
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01927637
 - 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	3	2	2		\$0		\$2,800
2:	1	2	2	1		\$0		\$2,300

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

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0271062100000

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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CUSTOMER FULL: Residential Income LISTING ID: CV24150446

Printed: 09/29/2024 9:57:13 AM



2 homes on a large lot 10,000 sq ft lot Front hose is new built in 2023 3bd/2ba Rear home 2Bd/2Ba is new finished in 2024

Facts & Features

- Sold On 09/25/2024
 - Original List Price of \$790,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air, SEER Rated 16+
 - Heating: Central
 - \$333 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Walk-In Closet, Walk-In Pantry
 - Floor: Laminate, Vinyl
- Appliances: Dishwasher, Gas Oven, Microwave

Exterior

- Lot Features: Front Yard, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot
- Fencing: Wood, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01812614
 - 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	3	2	2				\$2,800
2:	1	2	2	1				\$2,300

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

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0271062110000

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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CUSTOMER FULL: Residential Income LISTING ID: CV24150516

Printed: 09/29/2024 9:57:13 AM

Closed • Duplex

List / Sold: **\$285,000/\$280,000** ↓

25573 Jasper Rd • Barstow 92311

103 days on the market

**2 units • \$142,500/unit • 2,081 sqft • 63,750 sqft lot • \$134.55/sqft •
Built in 1951**

Listing ID: HD24086113

Take 15 N to Lenwood ext them turn left, Drive for 2 miles to Jasper turn Right.



Rare opportunity to own this great duplex ready to moving in one and rent the other for an extra cash!!!. One unit(1317`aprox) is 2 bedroom, 2baths plus a huge enclosed room that can be converted to a 3rd room with it own bathroom and closets and with backdoor exits., There is also a basement(14x18 approx.) located right behind metal doors that you can use it for storage and that comes with an unfinished small bathroom. House needs some TLC, But is in great original shape. Septic , termites, had been check annually(Buyer and Buyer`s agent to perform their due diligence). Second unit(764`aprox) was remodeled recently with laminated floor, kitchen counter tops and fresh paint, both units comes with metal guard windows and metal guard doors . Property is sitting in a huge l clean lot to accommodate all your toys. This great income property is just minutes from city limits, tangerine outlets, 15 and 58 freeways. I forgot to mentioned that there is a extra storage (14x28 approx.)

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$310,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air, Evaporative Cooling
- Heating: Combination, Wall Furnace
- \$236 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Closet
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Rectangular Lot, Park Nearby
- Sewer: None, Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- 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	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 1
- Drapes:

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

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- BSTW - Barstow area
- San Bernardino County
- Parcel # 0497163050000

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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Closed • Duplex

List / Sold: **\$310,000/\$305,000** ↓

510 W Fredricks St • Barstow 92311

5 days on the market

2 units • \$155,000/unit • 2,428 sqft • 7,500 sqft lot • \$125.62/sqft • Built in 1948

Listing ID: HD24156281

From Main St, turn South onto May Ave, then turn left onto Fredricks, PIQ is 6th property on the right (next to the apt. complex)



This is a great residential income opportunity. Bigger house in front, smaller house in back. One APN, 2 homes. Front is 3 bd/2 bath; back is 1 bd/1 bath. Both units already rented and bringing in income. Several updates were done to the properties in 2022 - plumbing, roofs, siding, flooring, paint. Come take a look.

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$310,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$227 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$28200 Gross Scheduled Income
- \$25800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Utility Room
- Floor: Tile
- Appliances: Free-Standing Range, Gas Oven, Gas Range, Gas Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Window Bars
- Fencing: Brick, Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,390
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$384
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management: 990
- Water/Sewer: \$2,016
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Rent Controlled
- Buyer Agency Compensation: 2%

- BSTW - Barstow area
 - San Bernardino County
 - Parcel # 0182113080000
-

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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CUSTOMER FULL: Residential Income LISTING ID: HD24156281

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Closed • Duplex

List / Sold: **\$270,000/\$261,000** ↓

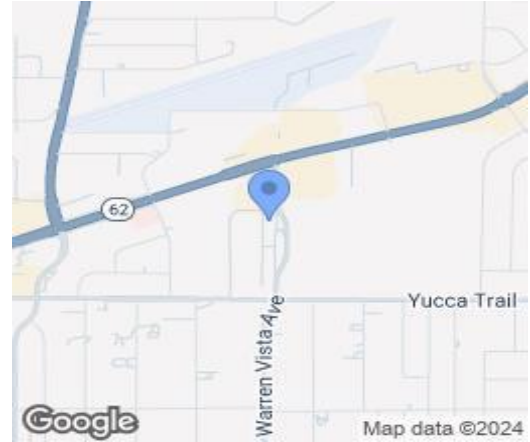
7123 Murray Ln # A & B • Yucca Valley 92284

25 days on the market

**2 units • \$135,000/unit • 1,610 sqft • 7,808 sqft lot • \$162.11/sqft •
Built in 1985**

Listing ID: HD24166450

South on Joshua Ln from Highway 62, quick left on Yucca Trail, left on Palo Alto and go around to Murray Ln



This investment opportunity! is a lovely duplex conveniently located in the heart of Yucca Valley, near downtown Yucca Valley and all the shopping and businesses as well as transportation. Units are 2 bedroom and 2 bathrooms each both rented on a month to month contract, close to all the businesses on Highway 62 that are just to name a few, The Home Depot, Wal-Mart superstore, Marshall's, Harbor Freight, Dollar Three, Rite Aid, Aldi, Stater Bros, Applebee's, McDonald's, Starbucks, Jack In the Box, Subway, Banking Institutions, and transportation, also a short driving distance to cities like Joshua Tree, Twenty Nine Palms, you can make your way via Highway 62 to visit the river or Lake Havasu in Arizona, or to the southwest on the 62 to visit the Morongo, or the cities like Palms Springs, Palm Desert, La Quinta or the way to Coachella, bottom-line is that this income property is located in a highly demand area and could be a good cashflow investments opportunity and to secure your money as part of your portfolio or a good source of saving for your retirement.

Facts & Features

- Sold On 09/27/2024
- Original List Price of \$270,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$2,429 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Outside
- \$2050 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01979741
- 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	Unfurnished	\$1,000	\$1,000	\$0
2:	1	2	2	0	Unfurnished	\$1,000	\$1,050	\$0

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- DC531 - Central East area
- San Bernardino County
- Parcel # 0595282150000

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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TWO properties on a Big Lot for the Price of One. A remodeled Single-Family Residence with a city-permitted ADU Style Guest House on approximately half acre of land, located conveniently on Main Street close to the Shopping area. Main property is a single-level three Bedrooms (1 Master Bedroom) two bathrooms house, New waterproof modern laminate flooring, large dining room, family room, new kitchen, wood burning fireplace, central air and heat. This house features a bonus room off the kitchen and dining area that makes the gross living area approximately 1,992 sqft. Guest House is an independent two-level three-bedroom two bath house. The ground level features new kitchen, Dining area, 2 bedrooms, full bathroom, and a utility room with a laundry area in it. The upper level has new Carpet flooring, a huge master suite with a full bathroom and a bonus room. Both properties were recently renovated with new Kitchen cabinets, soft closing hinges and drawers, quartz countertops and New stainless-steel appliances. Bathrooms have been remodeled with new tile flooring, new toilets and vanities. Main house has an attached two car garage and a horseshoe style driveway. The guest house can be accessed through the driveway on the side of the main house; in addition to the ample space behind it, the driveway fits many vehicles large and small with possible RV/Boat/trailer parking.

Facts & Features

- Sold On 09/23/2024
 - Original List Price of \$579,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central, Forced Air, Wood Stove
 - \$1,476 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Garage, Individual Room
 - Cap Rate: 8
 - \$52800 Gross Scheduled Income
 - \$46486 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: Family Room, Kitchen

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft, Lot 20000-39999 Sqft, Rectangular Lot
- Fencing: Wrought Iron
 - Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$6,314
 - Electric: \$1,800.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$384
 - Cable TV: 00990373
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$840
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished			\$2,300

2: 1 3 2 2 Unfurnished \$2,100

Of Units With:

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

Additional Information

- Standard sale
- HSP - Hesperia area
- San Bernardino County
- Parcel # 0411302010000

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

 Click arrow to display photos







Discover the perfect opportunity with this charming duplex that caters to both first-time buyers and savvy investors! Live in one side while renting out the other to help cover your mortgage. It's a smart way to start homeownership and earn extra income at the same time. This cozy property is not just a home, but a chance to build your financial future. Don't miss this easy and affordable opportunity! This delightful duplex showcases 2 units, each boasting 3 bedrooms and 2 baths, providing a total of 6 bedrooms and 4 baths. Unit A offers an added bonus with an extra room in the garage, perfect for maximizing space or creating a home office. Recently refreshed with new paint and vinyl flooring just 2 years ago, this property is ready for immediate occupancy or rental income. Sold as is, with no repairs, termite inspection or clearance will be done. Seize this chance today and unlock your next venture in real estate!

Facts & Features

- Sold On 09/24/2024
 - Original List Price of \$609,999
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$545 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$48650 Gross Scheduled Income
 - \$20400 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
 - Floor: Tile, Vinyl
- Appliances: Dishwasher, Gas Range, Gas Water Heater
 - Other Interior Features: Ceramic Counters

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Front Yard, 10000-19999 Sqft, Yard
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,580
 - Electric: \$6,000.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$780
 - Cable TV: 01812614
 - Gardener:
 - Licenses:
- Insurance: \$1,100
 - Maintenance: \$500
 - 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:	2	6	4	2	Furnished	\$3,750	\$3,750	\$4,000
# Of Units With:								
	• Separate Electric: 2				• Drapes:			

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

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

Additional Information

- Standard sale
- Rent Controlled

- HSP - Hesperia area
- San Bernardino County
- Parcel # 0407183030000

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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CUSTOMER FULL: Residential Income LISTING ID: PW24176222

Printed: 09/29/2024 9:57:16 AM

Closed

• Triplex

16000 Dorsey Ave • Fontana 92335

3 units • \$273,333/unit • 0 sqft • 8,500 sqft lot • No \$/Sqft data •

Built in 1981

Cross streets are Citrus ave and Dorsey ave

List / Sold: \$820,000/\$820,000

28 days on the market

Listing ID: CV24096801



TRIPLEX OPPORTUNITY!! Featuring 3 units with 2 bedrooms, 1 bath, and a 1 car garage each.

Facts & Features

- Sold On 09/23/2024
 - Original List Price of \$820,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$6,196 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup, Washer Hookup
 - \$2250 Gross Scheduled Income
 - 1 electric meters available
 - 0 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Paved, Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,140
 - Electric: \$1,000.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$40
 - Cable TV: 02117536
 - Gardener:
 - Licenses:
- Insurance: \$950
 - 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	2	1	1	Unfurnished	\$750	\$2,250	\$2,500
2:	1	2	0	1	Unfurnished	\$750	\$0	\$2,500
3:	1	2	0	1	Unfurnished	\$750	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale

- 264 - Fontana area
- San Bernardino County
- Parcel # 0232191100000

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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CUSTOMER FULL: Residential Income **LISTING ID:** CV24096801

Printed: 09/29/2024 9:57:16 AM

Closed • **Triplex**

List / Sold: **\$500,000/\$500,000**

13400 Navajo Rd • **Apple Valley 92308**

13 days on the market

3 units • **\$166,667/unit** • **2,840 sqft** • **21,320 sqft lot** • **\$176.06/sqft** •
Built in 1964

Listing ID: OC24151404

Highway 18 to Navajo



Triplex in Apple valley. 1 unit is 2 bed. 2 bath and 2 units 2 bed 1 bath. Each of the units has an attached car garage. New roof installed in 2022.

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$500,000
- 1 Buildings
- Levels: One
- 11 Total parking spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Natural Gas
- \$670 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$28500 Gross Scheduled Income
- \$25350 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$4,852
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,652
- Cable TV: 02235966
- Gardener:
- Licenses:
- Insurance: \$2,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$880	\$1,760	\$3,600
2:	1	2	2	1	Unfurnished	\$880	\$880	\$2,000

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 # 3087316200000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivist Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC24151404

Printed: 09/29/2024 9:57:16 AM



HUGE PRICE DROP. MOTIVATED SELLER. BRING ALL OFFERS. A portfolio sale of Four 100% occupied and upgraded townhomes in a gated community. Built in 1971, all town homes present well with stable tenants. Two 3/1.5 and two 2/1.5 with a frontal gated courtyard and back patio with two carport parking in front of the units. Ease of management and consistent cash flow. Four individual parcels as separate properties. Can finance them as four individual residential loans or just one portfolio. Price to sell, motivated seller.

Facts & Features

- Sold On 09/26/2024
 - Original List Price of \$850,000
 - 4 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$224 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - Cap Rate: 6.78
 - \$84540 Gross Scheduled Income
 - \$52520 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 0 water meters available

Interior

Exterior

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,172
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00787775
 - 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:	2	2	2	2	Unfurnished	\$1,500	\$3,000	\$4,200
2:	2	3	2	2	Unfurnished	\$2,300	\$4,045	\$5,200

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 276 - Highland area
- San Bernardino County
- Parcel # 1192541200000

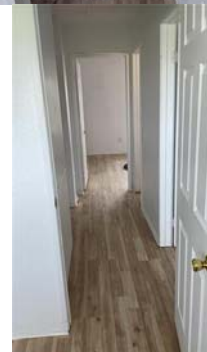
Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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Closed

• Commercial/Residential

221 N 3rd Ave • Barstow 92311

12 units • \$83,333/unit • 6,864 sqft • 16,500 sqft lot • \$134.76/sqft •

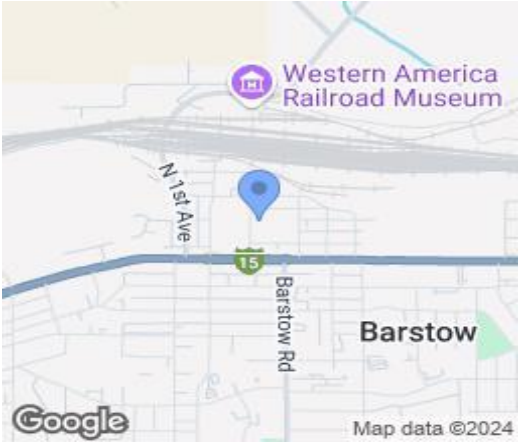
Built in 1969

15 Fwy to Main Street to 3rd Ave

List / Sold: \$1,000,000/\$925,000 ↓

119 days on the market

Listing ID: IG24058602



Back on the Market ! Welcome to an unparalleled opportunity in the heart of picturesque downtown Barstow—a chance to own 12 charming one-bedroom apartments nestled within the historical charm of downtown Barstow. Security gates provided for added peace of mind and privacy. Please Take a look at the opportunity to purchase 20 units next door at 213 3rd Ave MLS # IG24058611. Don't miss your chance to own a piece of downtown Barstow's rich tapestry. Seize this opportunity to invest in a thriving community and embark on a journey towards prosperity and success. All Apartments are rent ready. Motivated Seller. All Units have been remodel. A great Buy!

Facts & Features

- Sold On 09/26/2024
 - Original List Price of \$1,000,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$467 (Estimated)
 - SellerConsiderConcessionYN:
- Cap Rate: 6.29
 - \$124020 Gross Scheduled Income
 - \$80523 Net Operating Income
 - 12 electric meters available
 - 12 gas meters available
 - 1 water meters available

Interior

- Floor: Tile, Vinyl

Exterior

- Lot Features: 11-15 Units/Acre
- Fencing: Electric, Security
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$43,497
 - Electric: \$576.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$3,000
 - Cable TV: 02101297
 - Gardener:
 - Licenses: 200
- Insurance: \$4,000
 - Maintenance: \$300
 - Workman's Comp:
 - Professional Management: 7325
 - Water/Sewer: \$3,240
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$750		\$900
2:	1	1	1	1	Unfurnished	\$750		\$900
3:	1	1	1	1	Unfurnished	\$750		\$900
4:	1	1	1	1	Unfurnished	\$600		\$900
5:	1	1	1	1	Unfurnished	\$700		\$900
6:	1	1	1	1	Unfurnished	\$750		\$900
7:	1	1	1	1	Unfurnished	\$0		\$900
8:	1	1	1	1	Unfurnished	\$0		\$900
9:	1	1	1	1	Unfurnished	\$0		\$900

10:	1	1	1	1	Unfurnished	\$0	\$900
11:	1	1	1	1	Unfurnished	\$0	\$900
12:	1	1	1	1	Unfurnished	\$0	\$900

Of Units With:

- Separate Electric: 12
 - Gas Meters: 12
 - Water Meters: 1
 - Carpet:
 - Dishwasher: 0
 - Disposal: 0
- Drapes:
 - Patio:
 - Ranges: 12
 - Refrigerator:
 - Wall AC: 12

Additional Information

- Trust sale
- BSTW - Barstow area
 - San Bernardino County
 - Parcel # 0181075420000

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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