

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	Spes	Date	DOM/CDOM
1	IV24112884	S	13464 Mohawk RD	APPV	APPV	REO	2	\$0		\$368,600 	\$196.59	1875	1960/ASR	21,500/0.4936	N	1	09/30/24	52/52	
2	PW24157917	S	657 S Olive AVE	RLT	272	STD	3	\$52,200		\$670,000 	\$262.54	2552	1980/PUB	11,900/0.2732	N	0	10/02/24	30/30	
3	CV24171819	S	25962 9th ST	SB	274	STD	3	\$0		\$200,000 	\$142.86	1400	1941/PUB	19,100/0.4385	N	2	09/30/24	8/8	
4	HD24184446	S	21357 Nisqually RD	APPV	APPV	STD	3	\$20,730		\$525,000 	\$178.81	2936	1983/ASR	20,520/0.4711	N	3	09/30/24	5/5	
5	CV24179688	S	1401 N Willow AVE	RLT	272	STD	4	\$1		\$943,000 		1	1963/PUB	111/0.0025	N	1	10/01/24	13/13	
6	PV24165724	S	16477 Orange ST	HSP	HSP	TRUS	4	\$0		\$710,000 	\$186.45	3808	1981/ASR	15,000/0.3444	N	4	10/01/24	12/12	
7	CV24113189	S	9343 9353 Juniper AVE	FONT	264	STD	9	\$123,240		\$1,905,000 	\$250.13	7616	1983/OTH	34,970/0.8028	N	9	10/01/24	76/76	
8	CV24113214	S	9135 9137 Juniper AVE	FONT	264	STD	10	\$137,340		\$2,105,000 	\$238.07	8842	1975/OTH	32,000/0.7346	N	10	10/01/24	76/76	

Closed • Duplex

List / Sold: **\$368,600/\$368,600** ↓

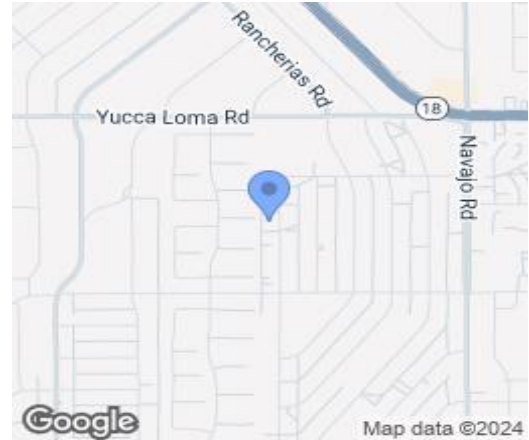
13464 Mohawk Rd • Apple Valley 92308

52 days on the market

2 units • **\$184,300/unit** • **1,875 sqft** • **21,500 sqft lot** • **\$196.59/sqft** •
Built in 1960

Listing ID: IV24112884

East on Ottawa, North on Mohawk.



Great opportunity to have one unit to live in and the other to rent out! Located on almost half an acre, you can check with the city to see if you could build another ADU on the large remaining lot. One unit is a 2-bedroom 1 bath, the other is a 2 bedroom 1 bath with a one car garage. This one won't be around long, duplexes are hard to find!

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$388,000
- 1 Buildings
- 1 Total parking spaces
- Cooling: Central Air
- \$2,037 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lot 20000-39999
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01862038
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description: Unknown

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$1,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,300

Of Units With:

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

Additional Information

- Real Estate Owned sale
- APPV - Apple Valley area

- San Bernardino County
- Parcel # 3087311030000

Michael Lembeck

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CUSTOMER FULL: Residential Income **LISTING ID:** IV24112884

Printed: 10/06/2024 8:47:32 AM

Closed • **Triplex**

List / Sold: **\$673,000/\$670,000** ↓

657 S Olive Ave • Rialto 92376

30 days on the market

3 units • **\$224,333/unit** • **2,552 sqft** • **11,900 sqft lot** • **\$262.54/sqft** •
Built in 1980

Listing ID: PW24157917

Main cross street Riverside Ave And Merrill Ave



3-unit property in the City of Rialto. The front unit offers 2 bedrooms and 1 bathroom. The other two units each have 1 bedroom and 1 bathroom. Additionally, there is an unpermitted studio unit with 1 bedroom and 1 bathroom in the back. Conveniently located near the 10 and 215 freeways, supermarkets, restaurants, and schools.

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$730,000
- 3 Buildings
- 0 Total parking spaces
- \$2,369 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$52200 Gross Scheduled Income
- \$50200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,100
2:	1	1	1	1	Unfurnished	\$1,050	\$1,050	\$1,100
3:	1	2	1	1	Unfurnished	\$1,575	\$1,575	\$1,575

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
- 272 - Rialto area
- San Bernardino County
- Parcel # 0131171180000

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CUSTOMER FULL: Residential Income LISTING ID: PW24157917

Printed: 10/06/2024 8:47:32 AM



3 units on a large lot. This property is a fixer-upper, offering significant opportunities for renovation and income. • 25958: A 2-bedroom, 1-bath home with a detached 2-car garage and a small standalone room at the rear. • 25962: A 485 sq ft commercial building • 25966: Approximately 600 sq ft of flexible space in another building, perfect for a variety of uses. Sold as is! buyer to do their own due diligence.

Facts & Features

- Sold On 09/30/2024
 - Original List Price of \$399,000
 - 3 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$1,656 (Estimated)
 - SellerConsiderConcessionYN:
- 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01878277
 - 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:	3	1	0	2	Unfurnished	\$0	\$0	\$0
# 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
- 274 - San Bernardino area
 - San Bernardino County

• Parcel # 1192061070000

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CUSTOMER FULL: Residential Income LISTING ID: CV24171819

Printed: 10/06/2024 8:47:33 AM

Closed • **Triplex**

List / Sold: **\$550,000/\$525,000** ↓

21357 Nisqually Rd • Apple Valley 92308

5 days on the market

3 units • **\$183,333/unit** • **2,936 sqft** • **20,520 sqft lot** • **\$178.81/sqft** •
Built in 1983

Listing ID: HD24184446

Bear Valley Rd, north to Nisqually east to PIQ



Great Triplex one unit is 3 bedroom 2 bath, Fireplace Large Dining area, other 2 units are 2 bedroom one bath with small court yard. Each unit has a one car garage with a storage area and an onsite laundry room. This property is on Sewer. Property sold in "AS IS" condition. No repairs to be made.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$550,000
- 0 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$618 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: See Remarks
- \$20730 Gross Scheduled Income
- \$5787 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Vinyl

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$14,943
- Electric: \$125.00
- Gas: \$585
- Furniture Replacement:
- Trash: \$1,638
- Cable TV: 00605199
- Gardener:
- Licenses:
- Insurance: \$5,483
- Maintenance: \$4,583
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$488
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$800	\$800	\$800
2:	1	2	1	1	Unfurnished	\$700	\$700	\$700
3:	1	2	1	1	Unfurnished	\$700	\$700	\$700

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 # 3087338040000

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Facts & Features

- Sold On 10/01/2024
 - Original List Price of \$938,000
 - 4 Buildings
 - 1 Total parking spaces
 - \$1 (Other)
 - SellerConsiderConcessionYN:
- Laundry: See Remarks
 - \$1 Gross Scheduled Income
 - \$1 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
 - Electric: \$1.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01525571
 - Gardener:
 - Licenses:
- Insurance: \$1
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense: \$6,491
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$1	\$1	\$1
# Of Units With:								
• Separate Electric: 1 • Gas Meters: 1 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard sale
- 272 - Rialto area
 - San Bernardino County
 - Parcel # 0127183010000

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CUSTOMER FULL: Residential Income LISTING ID: CV24179688

Printed: 10/06/2024 8:47:33 AM

Closed • **Quadruplex**

List / Sold: **\$650,000/\$710,000** ↑

16477 Orange St • Hesperia 92345

12 days on the market

4 units • **\$162,500/unit** • **3,808 sqft** • **15,000 sqft lot** • **\$186.45/sqft** •
Built in 1981

Listing ID: PV24165724

Santa Fe Avenue E AND Main St



Welcome to this exceptional multifamily 4-Plex located in Hesperia. This property is comprised of 2 duplexes, each with their own one car garage. Each unit has 2 bedroom with 1 bathroom and washer/dryer hook ups. Property is conveniently located near shopping, restaurants, entertainment, schools and grocery stores.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: See Remarks
- Heating: Natural Gas, Wall Furnace
- \$420 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: In Garage
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Disposal
- Other Interior Features: Formica Counters

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- 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	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0
3:	1	2	1	1	Unfurnished	\$0	\$0	\$0
4:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio: 4
- Ranges: 3

- Carpet: 3
- Dishwasher: 4
- Disposal: 4

- Refrigerator: 0
- Wall AC:

Additional Information

- Trust sale

- HSP - Hesperia area
- San Bernardino County
- Parcel # 0413152110000

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4340 Von Karman Ave, #200
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Closed • Apartment

List / Sold:

\$2,340,000/\$1,905,000 ↓

76 days on the market

Listing ID: CV24113189

9343 9353 Juniper Ave • Fontana 92335

9 units • **\$260,000/unit** • **7,616 sqft** • **34,970 sqft lot** • **\$250.13/sqft** •
Built in 1983

Just South of Randall Ave



This property is part of the nine (9) property Fontana Apartment Portfolio. The seller is willing to sell each property individually. The property sits on two adjacent parcels totaling 0.80 acres of land (34,970 square feet) and has a total building area of 7,616 square feet. Constructed in 1983, 9343 Juniper Avenue (APN 0193-221-26-0000) is a single-story fourplex consists of all two-bedroom/one-bathroom floor plans (approximately 860 S.F. per unit), featuring four single-car garages, private backyards, wall-unit air conditioning, and open space in the front for possible ADUs. 9353 Juniper Avenue (APN 0193-221-20-0000) consists of two single-story buildings. The front residence is constructed in 1947 and includes a three-bedroom/two-bathroom and a one-bedroom/one-bathroom floor plan with a front lawn and two attached single-car garages. The triplex in the back is constructed in 1984 and includes all two-bedroom/one-bathroom floor plans with three single-car garages. The units in the triplex offer wall-unit air conditioning and private backyards. All units share the on-site laundry room and are individually metered for gas and electricity. The properties are conveniently located just south of Foothill Blvd, more commonly known as Historic Route 66, and approximately two miles away from I-10 Freeway, providing residents with easy access to cities in Los Angeles and Palm Springs. With an average daily traffic count of over 55,000, Foothill Blvd offers residents with multiple dining and shopping options, including Cardenas Markets, Walgreens, Superior Grocers, El Super, Stater Bros. Markets, and Smart & Final within two-mile radius of the properties. For higher education, the Chaffey College Fontana Campus is within a five-minute drive from the subject properties. This public community college is served by a 50,000-square-foot campus offering general education courses, associate degrees for transfer, and courses that support the advancement of career. Additionally, majority of the properties are within walkable distance to the Downtown Fontana Core Districts that are bound by Foothill Blvd on the north, Randall Avenue on the south, Juniper Avenue on the west, and Mango Avenue on the east. Downtown Fontana is envisioned as a vibrant, active, family-friendly hub for shopping, dining, and socializing.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$2,340,000
- 3 Buildings
- Levels: One
- 9 Total parking spaces
- \$0 (Other)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$123240 Gross Scheduled Income
- \$70206 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$52,576
- Electric: \$3,617.00
- Gas: \$3,617
- Furniture Replacement:
- Trash: \$3,617
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$4,500
- Maintenance: \$6,162
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,617
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$985	\$985	\$1,775
2:	7	2	1	7	Unfurnished	\$1,110	\$7,770	\$1,925
3:	1	3	2	1	Unfurnished	\$1,515	\$1,515	\$2,495

Of Units With:

- Separate Electric: 10
 - Gas Meters: 10
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 264 - Fontana area
 - San Bernardino County
 - Parcel # 0193221260000

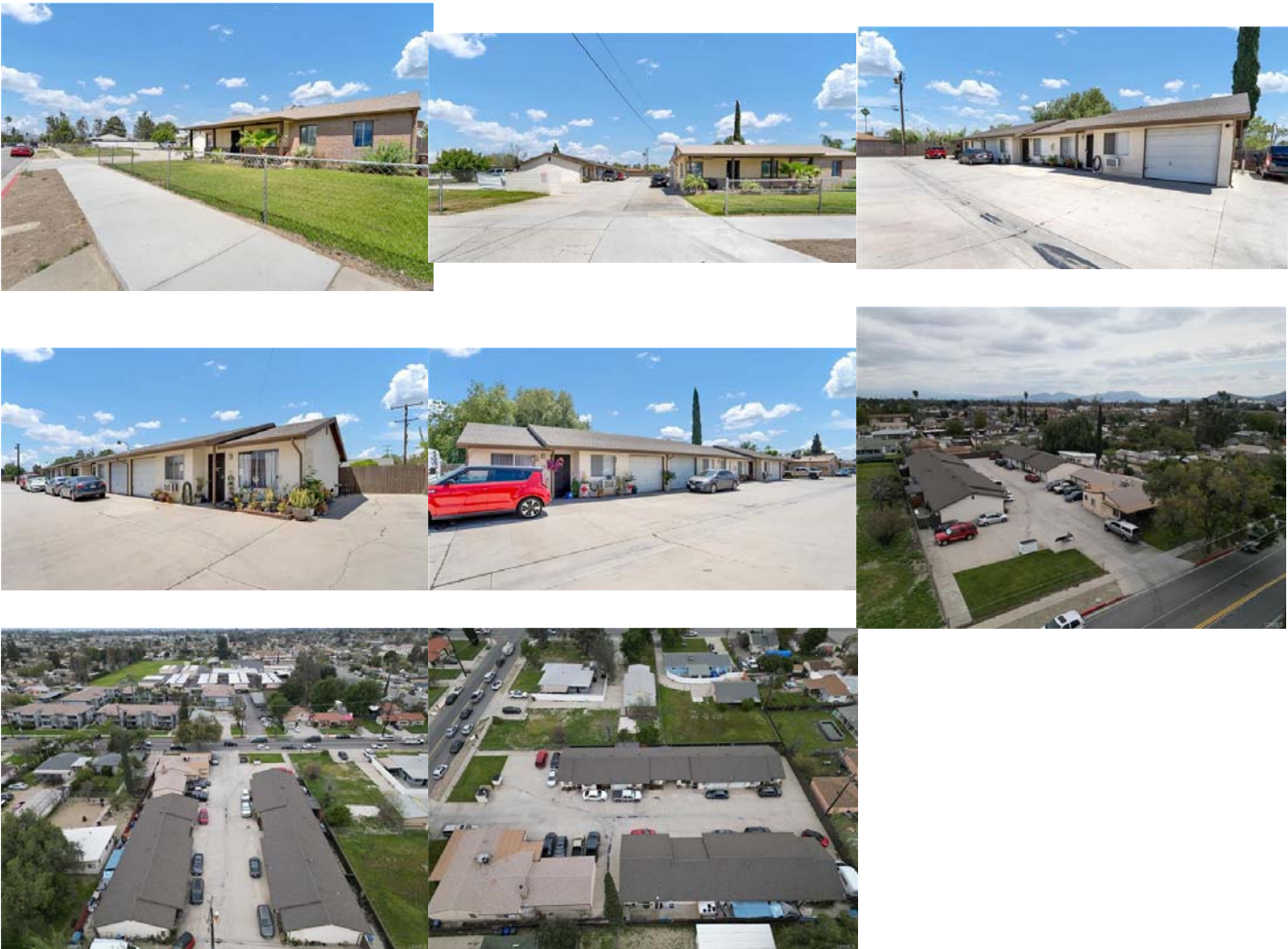
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Closed • Apartment

List / Sold:

\$2,550,000/\$2,105,000 ↓

76 days on the market

Listing ID: CV24113214

9135 9137 Juniper Ave • Fontana 92335

10 units • \$255,000/unit • 8,842 sqft • 32,000 sqft lot • \$238.07/sqft •
Built in 1975

Located just South of Athol St



This property is part of the nine (9) property Fontana Apartment Portfolio. The seller is willing to sell each property individually. Constructed in 1975, the apartment complex sits on a 0.73-acre parcel (32,000 square feet) and consists of three single-story buildings with a total building area of 8,842 square feet. The two-bedroom/one-bathroom single family residence in the front features a single-car garage, a fenced front yard, and a front porch. The back buildings offer seven two-bedroom/one-bathroom floor plans and two three-bedroom/one-bathroom floor plans. Each unit features a single-car garage, a wall-unit air conditioning, and a private back yard. All units share the on-site laundry room and are individually metered for gas and electricity. The properties are conveniently located just south of Foothill Blvd, more commonly known as Historic Route 66, and approximately two miles away from I-10 Freeway, providing residents with easy access to cities in Los Angeles and Palm Springs. With an average daily traffic count of over 55,000, Foothill Blvd offers residents with multiple dining and shopping options, including Cardenas Markets, Walgreens, Superior Grocers, El Super, Stater Bros. Markets, and Smart & Final within two-mile radius of the properties. For higher education, the Chaffey College Fontana Campus is within a five-minute drive from the subject properties. This public community college is served by a 50,000-square-foot campus offering general education courses, associate degrees for transfer, and courses that support the advancement of career. Additionally, majority of the properties are within walkable distance to the Downtown Fontana Core Districts that are bound by Foothill Blvd on the north, Randall Avenue on the south, Juniper Avenue on the west, and Mango Avenue on the east. Downtown Fontana is envisioned as a vibrant, active, family-friendly hub for shopping, dining, and socializing.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$2,550,000
- 3 Buildings
- 14 Total parking spaces
- \$0 (Other)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$137340 Gross Scheduled Income
- \$80748 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$56,432
- Electric: \$2,873.00
- Gas: \$2,873
- Furniture Replacement:
- Trash: \$2,873
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance: \$6,867
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,873
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	2	1	7	Unfurnished	\$1,124	\$7,868	\$1,850

2:	1	2	1	1	Unfurnished	\$1,360	\$1,360	\$1,950
3:	2	3	1	2	Unfurnished	\$1,108	\$2,216	\$2,150

Of Units With:

- Separate Electric: 11
 - Gas Meters: 11
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 264 - Fontana area
 - San Bernardino County
 - Parcel # 0193141610000

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