

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	CV23013056	S	25432 Park Aveneue #1 & 2	LOML	267	STD	2	\$68,400	6	\$900,000	\$417.44	2156	2023/BLD	7,579/0.174	N	2	09/05/23	167/167
2	EV23158684	S	32037 320 Avenue E	YUCP	269	STD	2	\$0		\$540,000	\$303.71	1778	1950/ASR	11,550/0.2652	N	2	09/08/23	4/4
3	DW22228576	S	211 S Olive AVE	RLT	272	STD	2	\$0		\$530,000	\$599.55	884	1908/ASR	6,000/0.1377	N	0	09/08/23	283/283
4	EV23073898	S	4196 N 3rd AVE	SB	274	STD,TRUS	2	\$52,800		\$617,000	\$306.05	2016	1959/ASR	11,010/0.2528	N	0	09/06/23	31/31
5	PW23145762	S	15430 Straight Arrow RD	APPV	APPV	STD	3	\$52,608		\$675,000	\$223.51	3020	1979/ASR	17,820/0.4091	N	6	09/05/23	1/1
6	DW23151757	S	1412 Elma	ONT	686	STD	4	\$73,776		\$1,333,000	\$329.22	4049	1985/PUB	11,761/0.27	N	8	09/06/23	4/4
7	CV23067640	S	18055 Bellflower ST	AD	ADL	STD	7	\$0		\$750,000	\$124.17	6040	1962/PUB	186,001/4.27	N	0	09/08/23	54/54

Closed • **Single Family Residence**

List / Sold: **\$925,000/\$900,000** ↓

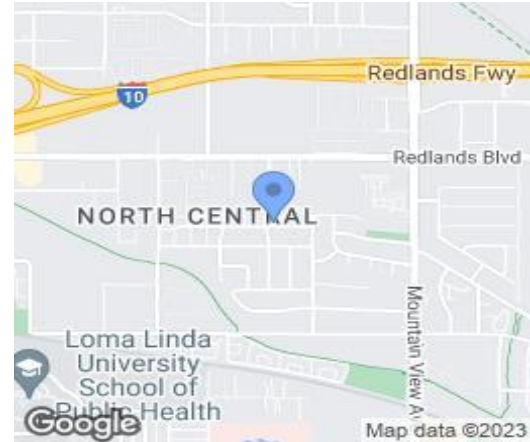
25432 Park Avenue # 1 & 2 • Loma Linda 92354

167 days on the market

2 units • **\$462,500/unit** • **2,156 sqft** • **7,579 sqft lot** • **\$417.44/sqft** •
Built in 2023

Listing ID: CV23013056

From Redlands Blvd go South on Coloma Street. Property is on the NEC of Coloma & Park Avenue.



2 HOUSES ON A LOT. Brand new construction in a well established area of City of Loma Linda. Convenient access to the 10 & 215 Freeways and shopping. The main house is 2 story, 1496 square feet, 4 bedrooms, 3 baths attached 2 car garage. The ADU is a separate single story home, approximately 660 square feet, 2 bedrooms and 2 baths. Both homes have separate Water, Electricity and Gas meters. Live in one house and rent the other. The new owners should be able to rent the homes for about \$3,500 and \$2,200 per month. Both homes are equipped with separate Fire Sprinkler system and paid off roof mounted Solar panels included in the sales price. Both homes feature Rinnai Tankless Gas water heaters that save money by operating only when needed, LED lights through out, superior quality energy efficient Carrier Air-conditioning HVAC systems, Laminate & ceramic tile floors, Quartz countertops, Washer & Dryer hookups, fully landscaped back and front yards. Stainless steel appliances (Dishwasher, Stove / Oven, Microwave) have already been installed in both homes. Certificate of Occupancy is added to the Supplements.

Facts & Features

- Sold On 09/05/2023
- Original List Price of \$950,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Builder)
- Laundry: Gas Dryer Hookup, In Garage, In Kitchen, Washer Hookup
- Cap Rate: 5.6
- \$68400 Gross Scheduled Income
- \$52948 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom, Master Bedroom, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Range, Instant Hot Water
- Other Interior Features: Quartz Counters

Exterior

- Lot Features: 6-10 Units/Acre, Level with Street, Sprinkler System, Sprinklers Timer
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$12,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01900551
- Gardener:
- Licenses:
- Insurance: \$800
- 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:	1	4	3	2	Unfurnished	\$0	\$0	\$3,500

2:1220Unfurnished\$0\$0\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 267 - Loma Linda area
 - San Bernardino County
 - Parcel # 0283162010000

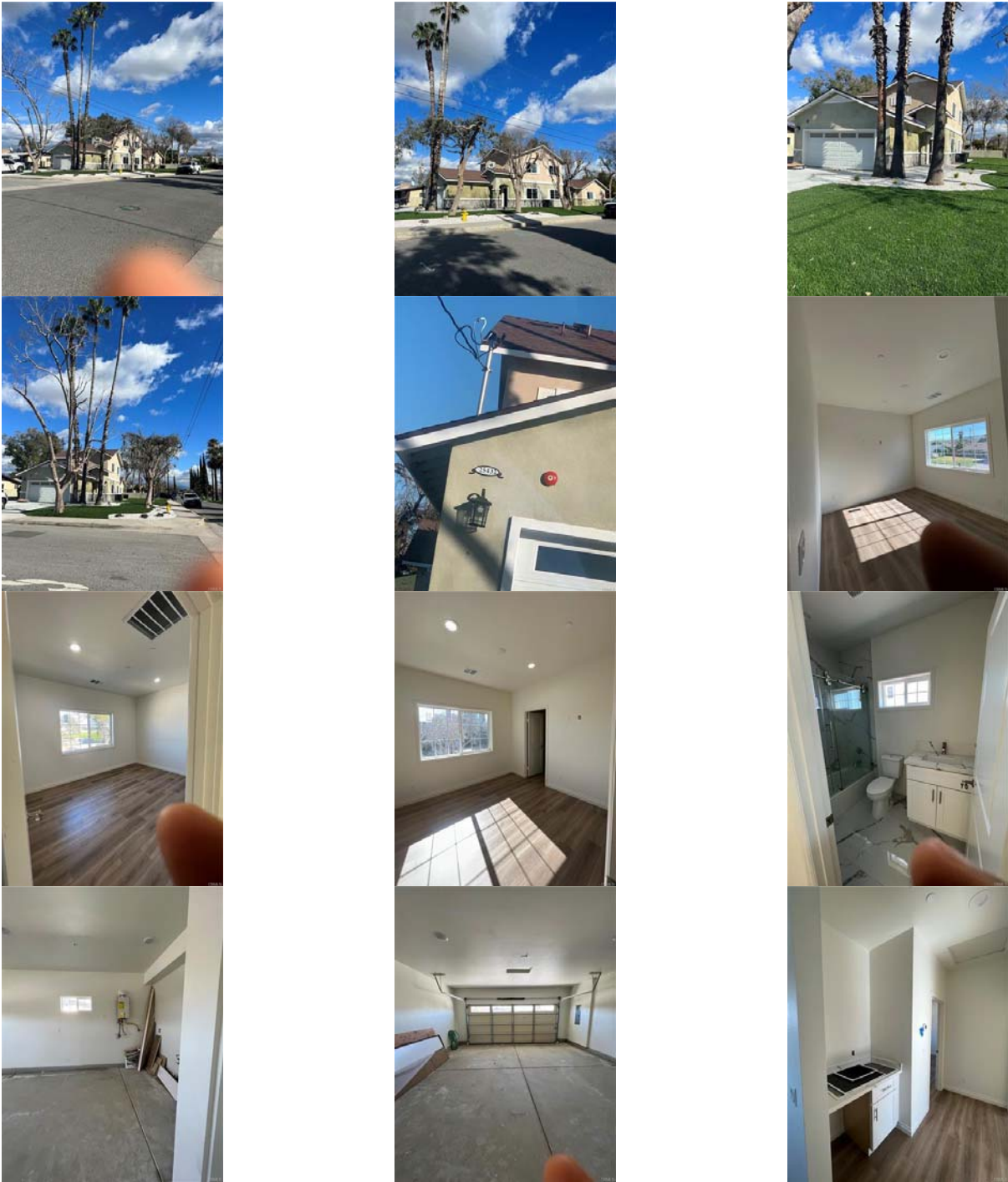
Michael Lembeck

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: CV23013056

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Closed • **Single Family Residence**

List / Sold: **\$530,000/\$540,000** ↑

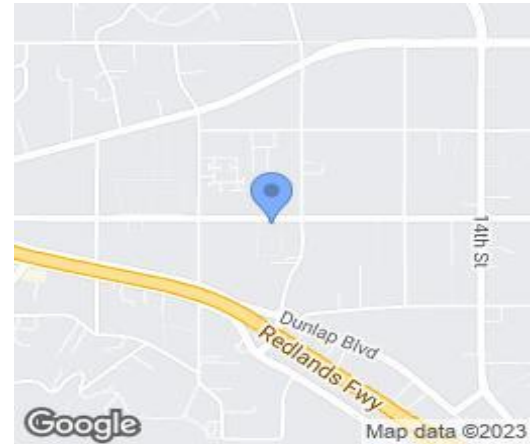
32037 32041 Avenue E • Yucaipa 92399

4 days on the market

2 units • \$265,000/unit • 1,778 sqft • 11,550 sqft lot • \$303.71/sqft • Built in 1950

Listing ID: EV23158684

Avenue E, between 16th & 17th St.



FANTASTIC INVESTMENT OPPORTUNITY! 2 HOMES ON A LOT - SIDE BY SIDE!! Both houses 1,778 combined square footage, 11,550 SF lot, both feature 2 Bedrooms, 1 Bath with 1 Car Garage and private yards. Very well maintained. House #1: 32037 Avenue E - Vinyl Plank Flooring and Inside Laundry Room. House #2: 32041 Avenue E - Newer Carpeting in Bedrooms, Dual Pane Windows in this house and laundry hookups in garage. Purchase as an investment property or live in one and rent the other. Property to be sold in its' as-is condition. Seller will not do any inspections/repairs. Buyer to cooperate with 1031 Exchange, at no additional cost to Buyer.

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$530,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Electric, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,685 (Estimated)
- Laundry: In Garage, Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01904376
- 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	\$2,000	\$2,000	\$2,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 269 - Yucaipa/Calimesa area
- San Bernardino County
- Parcel # 0301122470000

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 • Duplex

List / Sold: **\$538,000/\$530,000** ↓

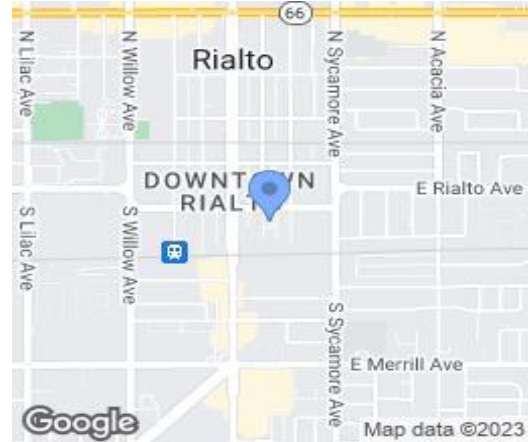
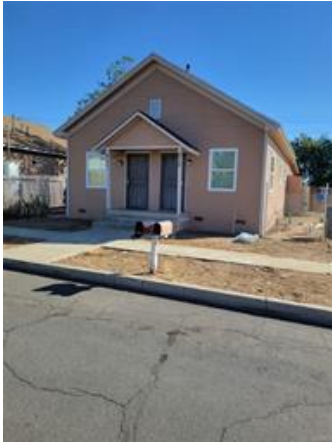
283 days on the market

211 S Olive Ave • Rialto 92376

2 units • \$269,000/unit • 884 sqft • 6,000 sqft lot • \$599.55/sqft • Built in 1908

Listing ID: DW22228576

Off S. Riverside Ave and E. Rialto Ave



Located in the heart of Rialto, this charming duplex offers the perfect combination of comfort and convenience. With 884 square feet of living space, this duplex features an open layout that maximizes natural light and creates a welcoming atmosphere. The spacious bedrooms offer plenty of room for rest and relaxation, while the modern bathrooms provide the perfect escape after a long day. The duplex also features a large backyard that is perfect for outdoor gatherings and entertainment. Located just minutes away from shopping, dining, and entertainment options, this duplex is a must-see for anyone seeking the perfect balance of comfort and convenience. Don't miss out on this incredible opportunity to make this duplex your home!

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$558,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Floor Furnace
- \$933 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Appliances: None
- Other Interior Features: Copper Plumbing Full

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02057023
- 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	0	Unfurnished	\$0	\$0	\$1,700
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,700

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
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 272 - Rialto area
 - San Bernardino County
 - Parcel # 0130301120000
-

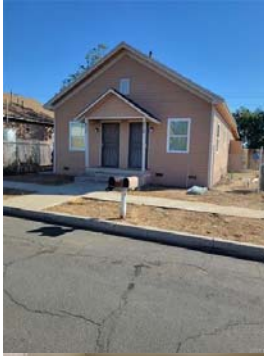
Michael Lembeck

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: DW22228576

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Closed • Duplex

List / Sold: **\$650,000/\$617,000** ↓

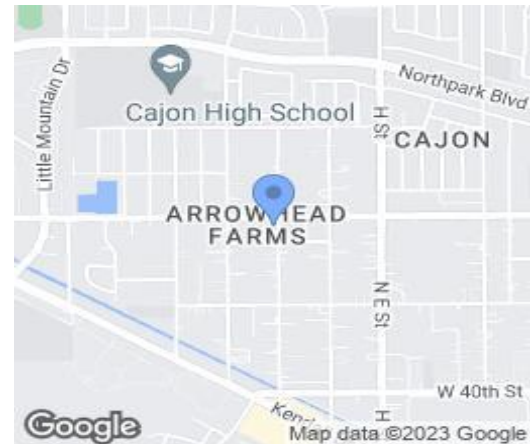
4196 N 3rd Ave • San Bernardino 92407

31 days on the market

2 units • \$325,000/unit • 2,016 sqft • 11,010 sqft lot • \$306.05/sqft • Built in 1959

Listing ID: EV23073898

On the corner of N 3rd Ave and 48th in North San Bernardino



****approx 6% CAP Rate****. Rental income opportunity! This two-unit property is located on a spacious lot in a family-friendly neighborhood in the foothills of San Bernardino. This property features two units. The first unit is a large, 2 bedroom, 2 bathroom with an extra storage room at the back. The unit includes an updated kitchen, indoor laundry, and tile floors throughout. The second offers 3 bedrooms (one of which is a large master suite), 2 bathrooms, a newer kitchen, indoor laundry, and tile floors throughout. The extra-large, corner lot features plentiful paved parking and includes multiple storage sheds. The property will be delivered vacant upon close OR the buyer has the option to keep the tenants. A great opportunity for a family searching for a comfortable home with the potential to generate extra income or an investor looking for a profitable rental property. The property is located near freeways, schools, restaurants, and parks! Call today to schedule a showing - don't miss this opportunity!

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$650,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$454 (Estimated)
- Laundry: Inside
- \$52800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01913485
- 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	\$900	\$900	\$2,000
2:	1	3	2	0	Unfurnished	\$900	\$900	\$2,400

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0265161420000

Michael Lembeck

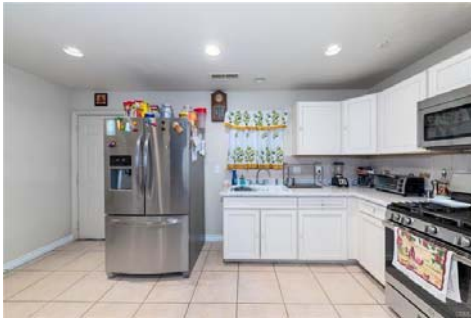
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold: **\$625,000/\$675,000** ↑

15430 Straight Arrow Rd • Apple Valley 92307

1 days on the market

**3 units • \$208,333/unit • 3,020 sqft • 17,820 sqft lot • \$223.51/sqft •
Built in 1979**

Listing ID: PW23145762

From the I-15 North exit 153A onto CA-18 East toward D Street, Apple Valley, Turn right onto S D St then turn Left onto Rancherias Rd. Then turn right onto Thunderbird Rd and Left onto Straight Arrow Rd, destination is on your left.



Move in Ready, Apple Valley Triplex. Great investment opportunity and perfect option for an owner occupy possibility. Positioned on a large level lot this low maintenance lovely triplex features its first unit with 3 bedrooms and 2 full bathrooms. The second building encompasses 2 units, each with 2 bedrooms and 2 full bathrooms. All three units have their own 2 car attached garages with inside laundry hook ups, enclosed patio areas, central A/C and heat and lots of on site parking. Two of the units were rehabbed about three years ago and one unit has brand new carpet and fresh paint. All offer their own electric, gas and water meters, plus have newer sewer connections. Close to shops, restaurants, hiking trails and more, this one will not last long, so write your best offer today!

Facts & Features

- Sold On 09/05/2023
- Original List Price of \$625,000
- 2 Buildings
- Levels: One
- 18 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$755 (Estimated)
- Laundry: In Garage
- \$52608 Gross Scheduled Income
- \$47016 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Master Bedroom
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Range, Refrigerator, Vented Exhaust Fan, Water Heater
- Other Interior Features: Ceiling Fan(s), Granite Counters, Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre, Level with Street, Patio Home
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,592
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,592
- Cable TV: 00556252
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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:	1	2	2	2	Unfurnished	\$1,184	\$1,184	\$1,400
2:	1	2	2	2	Unfurnished	\$0	\$1,200	\$1,400
3:	1	3	2	2	Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher: 3
- Disposal: 3
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC: 0

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- APPV - Apple Valley area
- San Bernardino County
- Parcel # 0441181180000

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:

\$1,330,000/\$1,333,000 ↑

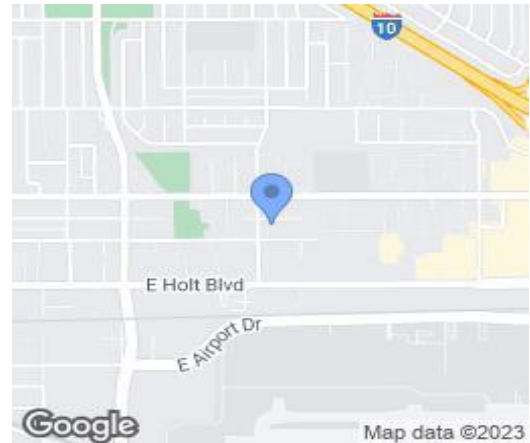
4 days on the market

Listing ID: DW23151757

1412 Elma • **Ontario 91764**

4 units • **\$332,500/unit** • **4,049 sqft** • **.27 acre(s) lot** • **\$329.22/sqft** •
Built in 1985

cross street Imperial and E D St.



Great Investment! You will want to add this to your portfolio! 4 townhouse style units! 2 units are 3 bedroom with 1.5 bath, 2 units are 2 bedroom 1 bath. All units have their own 2 car garage with direct access and washer and dryer hookups inside garage. Front 3 bedroom unit has fireplace! Two of the units have large balconies. Newer laminate flooring has been installed in all 4 units. Roof is less than 10 years old. The front yard is gated. There are 2 additional separate parking spaces for tenants or guests parking at south side of the building. Utilities are separate meters for gas and electric. This Great income property is a Prime location. Cul-de-sac and within walking distance to schools, and close proximity to 60 and 10 fwy.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$1,330,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Central
- \$0 (Public Records)
- Laundry: In Garage, Washer Hookup
- \$73776 Gross Scheduled Income
- \$58776 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Disposal, Gas Range
- Other Interior Features: Balcony

Exterior

- Lot Features: Back Yard, Front Yard
- Fencing: Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,208
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 02174581
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,608
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,765	\$1,765	\$2,000
2:	1	2	1	2	Unfurnished	\$1,375	\$1,375	\$2,000
3:	1	2	1	2	Unfurnished	\$1,364	\$1,364	\$2,000
4:	1	3	2	2	Unfurnished	\$1,644	\$1,644	\$2,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Drapes:
- Patio: 2

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

- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 686 - Ontario area
- San Bernardino County
- Parcel # 0110042110000

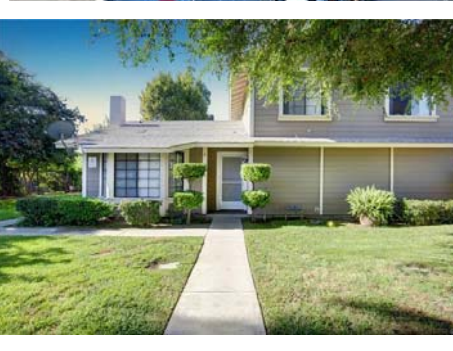
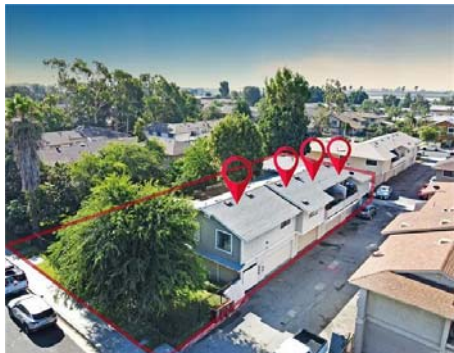
Michael Lembeck

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 • **Single Family Residence**

List / Sold: **\$810,000/\$750,000** ↓

18055 Bellflower St • Adelanto 92301

54 days on the market

7 units • **\$115,714/unit** • **6,040 sqft** • **186,001 sqft lot** • **\$124.17/sqft** •
Built in 1962

Listing ID: CV23067640

From 395 - Exit Bartlett head West * Left on Bellflower



Rare Opportunity!!! 7 units on 4.27 acres. This is a two-parcel sale, the first address is 18055 Bellflower St which features a 3 bed 2 bath 1720 sq ft home sitting on a 1.92-acre corner lot. The second address is 11361 Bartlett Ave zoned apartment, which features 6 units, each 2 bed 1 bath 720 sq ft on over 2.35-acre lot. The seller will not split the two parcels.

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$810,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Central
- \$1,343 (Estimated)
- 7 electric meters available
- 7 gas meters available
- 7 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01902736
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$900	\$900	\$1,800
2:	6	2	1	0	Unfurnished	\$600	\$3,600	\$800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- ADL - Adelanto area
- San Bernardino County

• Parcel # 0459181200000

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: CV23067640

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