

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	EV22031313	S	252	Sonora ST	REDL	268	STD	3	\$74,520		\$1,050,000↓	\$383.63	2737	1910/PUB	11,920/0.2736	N	0	09/09/22	148/148
2	CV22052484	S	16687	Lynn ST #A-C	VTVL	VIC	STD	3	\$2,870		\$475,000↓	\$164.59	2886	1958/ASR	30,000/0.6887	N	3	09/09/22	44/44
3	CV22116547	S	1381 N	Mountain View AVE	SB	274	STD	4	\$54,840	6	\$750,000	\$269.20	2786	1964/ASR	6,115/0.1404	N	0	09/08/22	16/16
4	TR22162106	S	15139	Monterey AVE	CHH	682	STD	4	\$72,804	4	\$1,500,000↓	\$355.11	4224	1983/ASR	9,120/0.2094	N	5	09/06/22	17/17
5	HD22142773	S	16745	Yucca AVE	VTVL	VIC	STD	4	\$0		\$270,000↓	\$149.92	1801	1952/ASR	38,013/0.8727	N	0	09/07/22	24/24

Closed • **Triplex**

List / Sold:

\$1,095,000/\$1,050,000 ↓

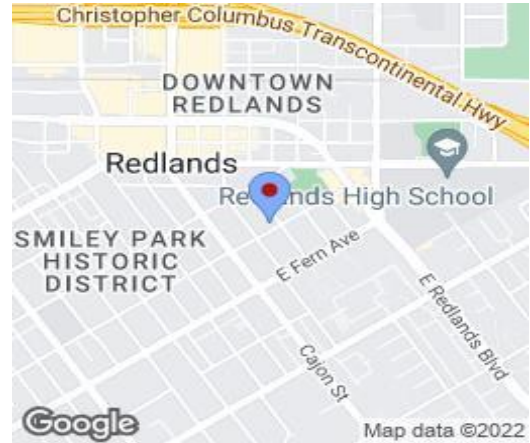
148 days on the market

Listing ID: EV22031313

252 Sonora St • Redlands 92373

3 units • **\$365,000/unit** • **2,737 sqft** • **11,920 sqft lot** • **\$383.63/sqft** •
Built in 1910

2 blocks north of Fern St between Olive and Clark, 2 blocks east of Cajon between Nordina and Myrtle



Amazing early 1900s Victorian opportunity with many value adds! Investors and entrepreneurs seeking a high ROI with sustained year over year growth, look no further. This unique lot houses two fully remodeled units in the main home and an updated rear home with a private driveway off an adjacent street. The remodeled downstairs 2bd/2ba includes a den that could be used as a third bedroom and a basement for additional storage. The upstairs 2bd/1ba was completely rebuilt down to the framing to include a spacious layout and has two separate patios with storage. There is soundproof insulation and reinforcement to add privacy between the units in the main home - a rare find in multifamily homes. The updated rear 1bd/1ba home has the potential to either expand or add additional units due to the spacious lot size and dual street access. This one of a kind triplex is located 0.3 miles from the heart of downtown with many city improvements planned to bring sustained growth and rental demand to the downtown community.

Facts & Features

- Sold On 09/09/2022
- Original List Price of \$1,650,000
- 2 Buildings
- Levels: Two, Multi/Split
- 5 Total parking spaces
- Cooling: Central Air, Electric
- Heating: Central, Electric, Natural Gas
- \$4,554 (Estimated)
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, In Closet, Inside, Washer Included
- \$74520 Gross Scheduled Income
- \$67058 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Bonus Room, Kitchen, Laundry, Living Room, Walk-In Closet
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range
- Other Interior Features: Balcony, Brick Walls, Built-in Features, Crown Molding, Granite Counters, High Ceilings, Recessed Lighting, Storage
- Floor: Tile, Vinyl

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Redwood
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$7,462
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,044
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,002
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,596
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	2	1	0	Unfurnished	\$1,760	\$1,760	\$2,950
2:	1	2	2	0	Unfurnished	\$2,500	\$2,500	\$2,950
3:	1	1	1	0	Unfurnished	\$1,950	\$1,950	\$1,950

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet: 3
- Dishwasher: 3
- Disposal: 3
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 1
- Wall AC: 2

Additional Information

- Standard sale
- 268 - Redlands area
- San Bernardino County
- Parcel # 0171332260000

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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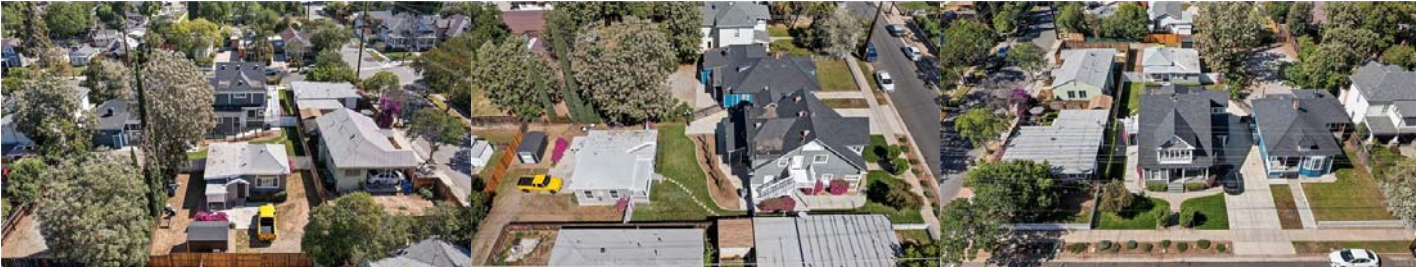












CUSTOMER FULL: Residential Income LISTING ID: EV22031313

Printed: 09/11/2022 6:49:42 AM

Closed •

List / Sold: **\$479,900/\$475,000** ↓

16687 Lynn St # A-C • Victorville 92395

44 days on the market

3 units • \$159,967/unit • 2,886 sqft • 30,000 sqft lot • \$164.59/sqft • Built in 1958

Listing ID: CV22052484

7th St & Forrest Ave



Excellent opportunity to purchase this triplex with separate electrical and gas meter, 2 bedrooms, 1 full bath with 1 car garage each with plenty of parking, fenced yards, views, Detached one car garage per unit, and all on a private cul-de-sac. 16683 Lynn is also available for sale

Facts & Features

- Sold On 09/09/2022
- Original List Price of \$479,900
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$791 (Estimated)
- Laundry: In Kitchen, Inside
- \$2870 Gross Scheduled Income
- \$2487 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$940	\$940	\$1,000
2:	1	2	1	1	Unfurnished	\$960	\$960	\$1,000
3:	1	2	1	1	Unfurnished	\$970	\$970	\$1,000

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
- VIC - Victorville area
- San Bernardino County
- Parcel # 0478083200000

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

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

1381 N Mountain View Ave • San Bernardino 92405

16 days on the market

**4 units • \$187,500/unit • 2,786 sqft • 6,115 sqft lot • \$269.20/sqft •
Built in 1964**

Listing ID: CV22116547

From 215 FWY, exit Baseline St and go east, turn left (north) on Mountain View Ave



Great income producing property near 215 freeway. 4 units - 3/2 Front house, 3/1 unit, and 2 1/1 units with 4 covered parking spaces. All units up to date on rent with one unit seller in the process of signing new lease. Both 1/1 units have been renovated within the past few years and roof was completely redone two years ago. Cap rate currently at 6.03%.

Facts & Features

- Sold On 09/08/2022
- Original List Price of \$750,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,359 (Estimated)
- Cap Rate: 6.03
- \$54840 Gross Scheduled Income
- \$45240 Net Operating Income
- 4 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Electric Range, Gas Oven, Range Hood, Water Heater Central
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Lawn
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,540
- Electric:
- Gas: \$305
- Furniture Replacement:
- Trash: \$155
- Cable TV: 00833875
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$210
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,270	\$1,270	\$2,200
2:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,150
3:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,150
4:	1	3	1	0	Unfurnished	\$1,100	\$1,100	\$1,600

Of Units With:

- Separate Electric: 4
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC: 4

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0146163380000

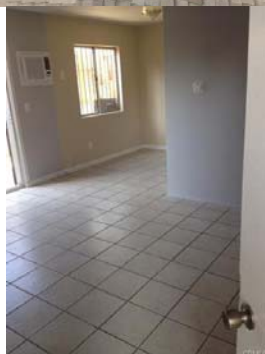
Michael Lembeck

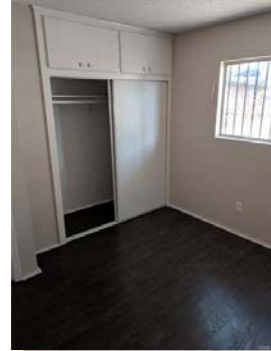
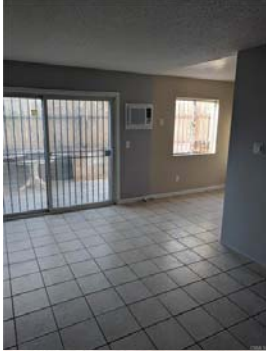
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,520,000/\$1,500,000 ↓

17 days on the market

Listing ID: TR22162106

15139 Monterey Ave • Chino Hills 91709

4 units • **\$380,000/unit** • **4,224 sqft** • **9,120 sqft lot** • **\$355.11/sqft** •
Built in 1983

ramona and Monterey ave. right off the 71 freeway



Excellent chance to own a quadruplex in the city of Chino Hills. The setup as follow: 4224 sq/ft 3 x 2bedrm and 1 x 3bedroom with attached garage. All units have been well kept with updated maintenance, Central Ac, attached garage and some units has large backyard . Currently below market rent due to the fact most of the tenants has been residing for numerous years. Please check supplement section for OM. Quadruplex is closed to the freeway the Shoppes and Chino Spectrum.

Facts & Features

- Sold On 09/06/2022
- Original List Price of \$1,520,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$997 (Estimated)
- Laundry: In Garage
- Cap Rate: 3.6
- \$72804 Gross Scheduled Income
- \$54529 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Disposal, Gas Oven, Gas Range, Gas Cooktop, Range Hood, Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), Copper Plumbing Full, High Ceilings, Living Room Deck Attached, Storage, Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre, Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,122
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,920
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Partially	\$1,526	\$1,526	\$2,500
2:	1	2	2	2	Unfurnished	\$1,532	\$1,532	\$1,850
3:	1	2	2	2	Unfurnished	\$1,475	\$1,475	\$1,850
4:	1	2	1	2	Unfurnished	\$1,534	\$1,534	\$1,800

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes: 4
- Patio: 3

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

- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 682 - Chino Hills area
- San Bernardino County
- Parcel # 1025524440000

Michael Lembeck

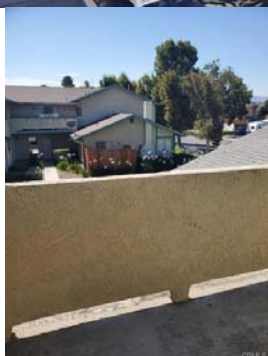
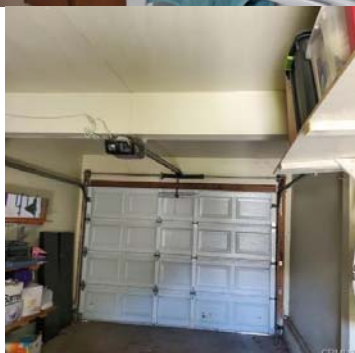
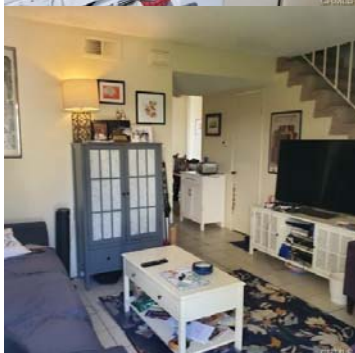
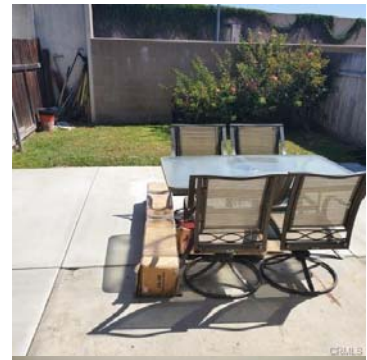
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Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold: **\$340,000/\$270,000** ↓

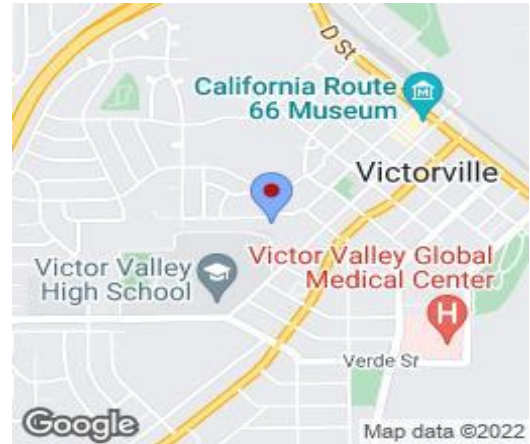
16745 Yucca Ave • Victorville 92395

24 days on the market

4 units • **\$85,000/unit** • **1,801 sqft** • **38,013 sqft lot** • **\$149.92/sqft** •
Built in 1952

Listing ID: HD22142773

From Palmdale Road, go north on 7th Street and turn left on Yucca Ave. Property is on the left.



GREAT INVESTMENT OPPORTUNITY!! AFFORDABLE VICTORVILLE FOURPLEX. EACH UNIT HAS ONE BEDROOM AND ONE BATH. All units are rented. Just minutes from Downtown Victorville, I-15 Freeway, shopping, restaurants, parks, schools and public transportation. Rents are below market. Current Rents are \$825, \$600, \$450 and \$650. Plenty of extra land. 38,013 square feet. Check with City of Victorville to see if you can build more units.

Facts & Features

- Sold On 09/07/2022
- Original List Price of \$350,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$227 (Estimated)
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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:	4	4	4	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- VIC - Victorville area
- San Bernardino County

Michael Lembeck
State License #: 01019397
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