

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	219114702DA	S	1195 E Davidson ST	SB	274	STD	2			\$535,000 ↓	\$292.77		1960/ASR	7,300/0.1676	N	0	09/12/24	9/9
2	DW24111105	S	853 W Vesta ST	ONT	686	STD	2	\$5,500		\$800,000 ↓	\$599.70	1334	1950/PUB	7,080/0.1625	N	1	09/09/24	47/47
3	24349365	S	1125 W Big Bear BLVD	BBCY	BBC	STD	2			\$615,000 ↓	\$298.25	2062	1983	4,000/0.0918			09/09/24	239/442
4	HD24101468	S	16773 A Street	VTVL	VIC	STD	2	\$2,100		\$262,000 ↓	\$233.93	1120	1945/ASR	4,200/0.0964	N	0	09/09/24	58/58
5	DW24170601	S	221 E Olive ST	SB	274	STD	6	\$116,580	6	\$1,175,000 ↓	\$273.64	4294	1980/PUB	7,362/0.169	N	6	09/09/24	3/43
6	CV24113097	S	9064 Sewell AVE	FONT	264	STD	8	\$100,080		\$1,548,000 ↓	\$260.34	5946	1986/OTH	15,120/0.3471	N	0	09/09/24	76/76
7	CV24113277	S	9075 Sewell AVE	FONT	264	STD	10	\$130,200		\$1,949,487 ↓	\$251.87	7740	1987/OTH	19,590/0.4497	N	10	09/09/24	76/76
8	CV24113231	S	9049 Sewell AVE	FONT	264	STD	20	\$267,180		\$3,898,974 ↓	\$251.87	15480	1988/OTH	36,540/0.8388	N	19	09/09/24	76/76

Closed •

List / Sold: **\$575,000/\$535,000** ↓

1195 E Davidson St • San Bernardino 92408

9 days on the market

2 units • \$287,500/unit • sqft • 7,300 sqft lot • \$292.77/sqft • Built in 1960 Listing ID: 219114702DA

From I-10 Freeway take the S. Tippecanoe Exit and travel north to E. Davidson Street. Take a right onto E. Davidson St. and the property will be on your right hand side. There is an additional Duplex for sale behind this listing 1205 E. Davidson St



Income Producing Opportunity.*NOTE: 1205 E Davidson Street (Duplex) is also being sold and is located contiguous to the subject property. One of both properties are ideal for an owner-user or an income producing investment.Introducing Davidson Street Duplexes, a rare investment opportunity in San Bernardino, CA. These two charming duplex properties are located at 1195-1203 and 1205-1207 E. Davidson St. Offering a total of four units, each featuring 2 bedrooms and private parking, these well-maintained properties present a desirable combination of comfort and convenience..Unit 1195: Rent: \$1,910 Lease Start Date: 10/6/2023 (Section 8 Tenant) Lease End Date: 10/6/2024 Unit 1203: Rent: \$1,609 Lease Start Date: 8/2/2023 Lease End Date: 8/2/2024 GRM: 13.24 Cost Per Unit: \$287,500Built in the 1960s, the Davidson Street Duplexes boast a total building size of approximately 1,964 sq. ft. and 1,242 sq. ft. respectively, situated on spacious lots with fenced and secured yards.The properties are part of a sought-after location in San Bernardino, surrounded by similar residential complexes and local amenities.

Facts & Features

- Sold On 09/12/2024
- Original List Price of \$575,000
- 1 Buildings
- 6 Total parking spaces
- 3 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Electric
- SellerConsiderConcessionYN:
- Laundry:
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Electric Range, Electric Water Heater, Microwave, Water Heater

Exterior

- Lot Features: Level, Paved

Annual Expenses

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

Unit Details

Of Units With:

- Separate Electric: 2
- Gas Meters: 0
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal:

- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0281132440000

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: 219114702DA

Printed: 09/15/2024 9:45:29 AM



Welcome to this versatile single-family home with a fully permitted ADU, perfect for extended family living or rental income! The front home features 3 bedrooms and 1 bathroom, while the back ADU offers 2 bedrooms and 1 bathroom. Both homes are separate, with their own entrances, yards, and driveway, ensuring privacy and convenience. You'll find plenty of parking space available for both residences. Each home comes equipped with its own laundry facilities, adding to the overall convenience. The front home has been partially renovated, blending classic charm with modern touches, while the ADU has been completely renovated, offering a contemporary and stylish living space. This unique property provides a rare opportunity for dual living or income generation in a desirable location. Don't miss out on this exceptional investment!

Facts & Features

- Sold On 09/09/2024
 - Original List Price of \$849,999
 - 1 Buildings
 - Levels: One
 - 7 Total parking spaces
 - \$141 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Garage, Stackable
 - \$5500 Gross Scheduled Income
 - \$5000 Net Operating Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$400
 - Electric: \$200.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$50
 - Cable TV: 01879415
 - Gardener:
 - Licenses:
- Insurance: \$0
 - 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	3	1	2	Negotiable	\$0	\$0	\$3,500
2:	1	2	1	2	Negotiable	\$2,000	\$2,000	\$2,200

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
- Buyer Agency Compensation: 1.5%

- 686 - Ontario area
- San Bernardino County
- Parcel # 1010492140000

Michael Lembeck

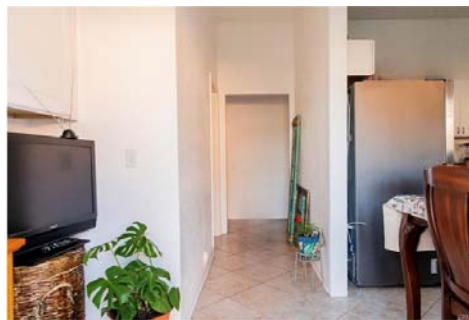
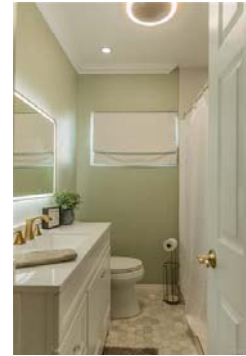
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed

1125 W Big Bear Blvd • Big Bear City 92314

2 units • \$312,500/unit • 2,062 sqft • 4,000 sqft lot • \$298.25/sqft • Built in 1983

On Big Bear Blvd just before Division on north side of street.

List / Sold: \$625,000/\$615,000

239 days on the market

Listing ID: 24349365



Experience the perfect blend of comfort, convenience, and investment potential with this recently remodeled duplex located at 1125 W Big Bear Blvd, Big Bear City, CA 92314. Spanning a total of 2062 square feet, each unit offers 2 spacious bedrooms and 1.5 baths, complete with modern amenities such as a hot tub/jacuzzi, washer and dryer, and a cozy fireplace. The charm of the wood-beamed ceilings adds a rustic touch to the contemporary design. Ample parking space is available, ensuring ease of access for residents and guests alike. Situated in a prime location, this property is a stone's throw away from ski resorts, golf courses, a scenic lakeside walking path, and a variety of shopping and dining options. The proximity to these attractions not only enhances the living experience but also presents a lucrative rental income opportunity. Whether you're looking for a profitable investment or a comfortable living space close to recreational activities, this property is a remarkable find.

Facts & Features

- Sold On 09/09/2024
 - Original List Price of \$739,000
 - 1 Buildings
 - Levels: Two
 - 5 Total parking spaces
 - Heating: Central, Fireplace(s)
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance:
 - 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	2		Furnished	\$0	\$0	\$0
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- BBC - Big Bear City area
- San Bernardino County
- Parcel # 0311032210000

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: 24349365

Printed: 09/15/2024 9:45:34 AM



This attractive duplex for sale in Victorville offers a fantastic investment opportunity. Situated conveniently near the 15 freeway, transportation, and shopping, it promises easy access for renters. This Duplex is a one bedroom, one bathroom each!!! With the potential to generate supplemental income, this property is ideal for investors looking to expand their portfolio. Don't miss out on this promising investment in a prime location!

Facts & Features

- Sold On 09/09/2024
 - Original List Price of \$325,000
 - 2 Buildings
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$0 (Unknown)
 - SellerConsiderConcessionYN:
- Laundry: Individual Room
 - \$2100 Gross Scheduled Income
 - \$25200 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry
 - Floor: Laminate, Tile
- Appliances: Disposal, Gas Range, Water Heater
 - Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$250
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$125
 - Cable TV: 01252740
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$125
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,300	\$15,600	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

- ### Additional Information

- VIC - Victorville area
- San Bernardino County
- Parcel # 0478094030000

Michael Lembeck

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: HD24101468

Printed: 09/15/2024 9:45:34 AM

Closed • **Apartment**

List / Sold:

\$1,185,000/\$1,175,000 ↓

3 days on the market

Listing ID: DW24170601

221 E Olive St • San Bernardino 92410

6 units • \$197,500/unit • 4,294 sqft • 7,362 sqft lot • \$273.64/sqft • Built in 1980

Northbound on hwy 215. Exit on Baseline Street and make a right. Make a right on N Sierra Way. Make a left on E Olive S and the property will be on the corner of Olive st and Wall Ave North.



A six unit apartment is now available in San Bernardino, California. The apartment complex consists of (5) two-bedroom/one-bath and (1) one-bedroom/ one-bath for a total of (6) units with a two car garage. The property was constructed in 1980 and has approx 4,294 building square feet. Furthermore the property is within a five minute drive from highway 215 and seven minutes from hwy 210 for an easy commute throughout the inland empire. Lastly the apartment complex is conveniently located within 10 minutes of stores such as Costco, Golden Corral, Olive Garden, The Home Depot, Best Buy, Chuck E Chesse, BJ's Restaurant, Sam's Club, In N Out, Dave's Hot Chicken, Raising Cane's and many more! Don't miss this opportunity to own this apartment complex!

Facts & Features

- Sold On 09/09/2024
- Original List Price of \$1,185,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,611 (Estimated)
- SellerConsiderConcessionYN:
- Cap Rate: 6.29
- \$116580 Gross Scheduled Income
- \$74567 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$38,515
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,555
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	2	6	Unfurnished	\$1,295	\$1,295	\$1,650
2:	1	2	1	6	Unfurnished	\$8,420	\$8,420	\$9,000

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0140112190000

Michael Lembeck

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4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: DW24170601

Printed: 09/15/2024 9:45:35 AM

Closed • **Apartment**

List / Sold:

\$1,960,000/\$1,548,000 ↓

76 days on the market

Listing ID: CV24113097

9064 Sewell Ave • Fontana 92335

8 units • **\$245,000/unit** • **5,946 sqft** • **15,120 sqft lot** • **\$260.34/sqft** •
Built in 1986

Located on Sewell Ave, South of Merrill Ave



SELLER FINANCING AVAILABLE - This property is part of a nine (9) property apartment portfolio in Fontana, CA. The seller is willing to sell each property individually. Constructed in 1986, the apartment complex sits on a 0.35-acre parcel (15,120 square feet) and has a building area of 5,946 square feet. The property is located at the end of a cul-de-sac within a quiet residential neighborhood. The two-story building consists of a one-bedroom/one-bathroom floor plan and seven two-bedroom/one-bathroom floor plans. The property features eight carport parking spaces, nine open parking spaces, and a shared common area on the side of the building. Each unit offers residents central air conditioning and heating, and the first-floor units offer private back patios. All units 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. 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 09/09/2024
- Original List Price of \$1,960,000
- 1 Buildings
- 17 Total parking spaces
- 8 Total carport spaces
- \$0 (Other)
- SellerConsiderConcessionYN:
- \$100080 Gross Scheduled Income
- \$56387 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$42,692
- Electric: \$2,103.00
- Gas: \$2,103
- Furniture Replacement:
- Trash: \$5,374
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$5,445
- Maintenance: \$5,004
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,103
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$990	\$990	\$1,750
2:	7	2	1	0	Unfurnished	\$1,050	\$7,350	\$1,850

Of Units With:

- Separate Electric: 8
 - Gas Meters: 8
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:
- 264 - Fontana area
 - San Bernardino County
 - Parcel # 0193111620000

Additional Information

- Standard sale

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Apartment**

List / Sold:

\$2,550,000/\$1,949,487 ↓

76 days on the market

Listing ID: CV24113277

9075 Sewell Ave • Fontana 92335

10 units • \$255,000/unit • 7,740 sqft • 19,590 sqft lot • \$251.87/sqft • Built in 1987

Located just South of Merrill Ave



This property is part of the nine (9) property Fontana Apartment Portfolio. The seller is willing to sell each property individually. Constructed in 1987, the property sits on a 0.45-acre parcel (19,590 square feet) and has a building area of 7,740 square feet. The property is located at the end of a cul-de-sac within a quiet residential neighborhood. The apartment consists of ten two-bedroom/one-bathroom floor plans and features ten single-car garages, ample open parking spaces, an on-site laundry room, and a shared common area that offer the possibility of ADUs. The first-floor units have private backyards, and the upstairs units have front porches/decks. All units offer central air conditioning 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 09/09/2024
- Original List Price of \$2,550,000
- 1 Buildings
- 25 Total parking spaces
- \$0 (Other)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$130200 Gross Scheduled Income
- \$74666 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$53,708
- Electric: \$3,078.00
- Gas: \$3,078
- Furniture Replacement:
- Trash: \$3,078
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance: \$6,510
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,078
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	2	1	10	Unfurnished	\$1,085	\$10,850	\$1,925

Of Units With:

- Separate Electric: 11
 - Gas Meters: 11
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:
- 264 - Fontana area
 - San Bernardino County
 - Parcel # 0193111780000

Additional Information

- Standard sale

Michael Lembeck

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

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4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



Closed • **Apartment**

List / Sold:

\$5,000,000/\$3,898,974 ↓

76 days on the market

Listing ID: CV24113231

9049 Sewell Ave • Fontana 92335

20 units • **\$250,000/unit** • **15,480 sqft** • **36,540 sqft lot** • **\$251.87/sqft** •
Built in 1988

Located just South of Merrill Ave



This property is part of the nine (9) property Fontana Apartment Portfolio. The seller is willing to sell each property individually. Constructed in 1988, the apartment complex sits on a rectangular 0.84-acre parcel (36,540 square feet) and consists of two buildings with a total of 15,480 square feet building area. The property features two one-bedroom/one-bathroom floor plans and eighteen two-bedroom/one-bathroom floor plans. The community offers nineteen single-car garages, approximately thirty open parking spaces, a storage/utility room, an on-site laundry room, and a community picnic area in-between two buildings. The first-floor units have private backyards, and the upstairs units have front porches/decks. All units offer central air conditioning 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 09/09/2024
- Original List Price of \$5,000,000
- 2 Buildings
- Levels: One
- 49 Total parking spaces
- \$0 (Other)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$267180 Gross Scheduled Income
- \$136719 Net Operating Income
- 21 electric meters available
- 21 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$126,606
- Electric: \$6,157.00
- Gas: \$6,157
- Furniture Replacement:
- Trash: \$6,157
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$10,000
- Maintenance: \$13,359
- Workman's Comp:
- Professional Management: 19900
- Water/Sewer: \$6,157
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	2	Unfurnished	\$978	\$1,956	\$1,795
2:	18	2	1	18	Unfurnished	\$1,128	\$20,304	\$1,925

Of Units With:

- Separate Electric: 21
- Gas Meters: 21
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 264 - Fontana area
- San Bernardino County
- Parcel # 0193111820000

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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