

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	Grg Spcs	Date	DOM/CDOM
1	TR20241176	11163 San Mateo DR	LOML	267	STD	2	\$22,200		\$400,000	\$342.47	1168	1922/ASR	6,250/0.1435	0	01/15/21	2/2
2	IV20238193	1242 N F ST	SB	274	STD	2	\$0		\$380,000	\$197.30	1926	1920/ASR	6,900/0.1584	2	01/12/21	11/11
3	CV20254469	427 E 4th ST	ONT	686	STD	2	\$55,200		\$728,000	\$291.08	2501	1943/ASR	7,952/0.1826	0	01/15/21	14/14
4	DW20228737	18481 Jonathan ST	AD	ADL	STD	2	\$24,000		\$269,000	\$192.14	1400	1946/ASR	7,020/0.1612	0	01/12/21	35/64
5	529883	15893 Sago RD	APPV		STD	4	\$49,200		\$550,000	\$138.89	3960	1984	27,095/0.62	2	01/14/21	13/13
6	PW20208822	9001 Sierra AVE	FONT	264	STD	5	\$61,680	6	\$620,000	\$151.40	4095	1930/ASR	18,900/0.4339	0	01/11/21	37/391

Closed •

List / Sold: **\$400,000/\$400,000**

11163 San Mateo Dr • Loma Linda 92354

2 days on the market

2 units • **\$200,000/unit** • **1,168 sqft** • **6,250 sqft lot** • **\$342.47/sqft** •
Built in 1922

Listing ID: TR20241176

Cross Streets: UNIVERSITY/BARTON RD



Very nice duplex(11163 and 11165) in the heart of Loma Linda. Each unit features 1 bedroom 1 bathroom with its own kitchen and laundry room. Property is very well-maintained, long-term stable tenant. Super large flat useful yard with a lot of potential for future owner. Very close to Roma Linda University and hospitals.

Facts & Features

- Sold On 01/15/2021
- Original List Price of \$400,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Inside
- \$22200 Gross Scheduled Income
- \$22200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01933170
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	1	1	0	Unfurnished	\$950	\$11,400	\$12,600
2:	1	1	1	0	Unfurnished	\$900	\$10,800	\$12,000

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
- 267 - Loma Linda area
- San Bernardino County
- Parcel # 0284063060000

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

CUSTOMER FULL: Residential Income LISTING ID: TR20241176

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Closed • Duplex

List / Sold: **\$369,000/\$380,000** ↑

1242 N F St • San Bernardino 92405

11 days on the market

2 units • \$184,500/unit • 1,926 sqft • 6,900 sqft lot • \$197.30/sqft •
Built in 1920

Listing ID: IV20238193

Cross Street is Baseline east of the 215



Great Duplex at a Great Price. The front unit is fully remodeled inside with a 3 bedroom 2 bathroom. New flooring new bathrooms and kitchen. New plumbing, gasline, and electrical. Washer/Dryer hookups inside. The back unit is a 2 bedroom 1 bathroom with new electrical. Property has a garage that can possibly be turned into an ADU for more income. Close to 215, 210, and 10 freeways for easy commute.

Facts & Features

- Sold On 01/12/2021
- Original List Price of \$369,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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	1	Unfurnished	\$0	\$0	\$1,700
2:	1	2	1	1	Unfurnished	\$850	\$850	\$1,300

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 # 0145232240000

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

CUSTOMER FULL: Residential Income LISTING ID: IV20238193

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Closed •

List / Sold: **\$689,000/\$728,000** ↑

427 E 4th St • Ontario 91764

14 days on the market

2 units • \$344,500/unit • 2,501 sqft • 7,952 sqft lot • \$291.08/sqft • Built in 1943

Listing ID: CV20254469

East of Euclid, North side of 4th.



COMPLETELY REMODELED 2 Homes on 1 lot in the Historic College Park district of North Ontario. The front house has a large living room, dining room, open concept kitchen, 3 HUGE bedrooms, 2 bathrooms and a bonus room that can be used as a bedroom or office. The backhouse is 2 bedrooms and 1 bathroom, with a full sized kitchen, a bathroom with a walk in shower and a good sized living room. These homes are gorgeous and the perfect blend of old charm and new upgrades. Both kitchens are dressed with shaker soft close cabinets, quartz counters and farmhouse style design. The main house has original hardwood floors that have been refinished and are beautiful, two great fireplaces with custom mantels, remodeled bathrooms with classy subway tile, custom shaker single panel doors, custom baseboards, recessed lighting, ceiling fans, a barn door, ample storage and tons of charm. The backhouse has stained concrete floors, ceiling fan, original doors, walk in closets, and its own backyard space. The exterior has original wood siding that has been resorted and freshly painted, custom black windows wrap the house, concrete pavers and fresh landscaping lead you to the shady backyard lined with fresh new sod. Other upgrades include: new water heater, new electrical panel, new windows, new light fixtures and new appliances. This property is perfect for a buyer who wants PASSIVE INCOME or needs a multifamily property. THIS HOME IS EVERYTHING!

Facts & Features

- Sold On 01/15/2021
- Original List Price of \$689,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$55200 Gross Scheduled Income
- \$46121 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,079
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 10290120
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	0	Unfurnished	\$3,000	\$0	\$3,000
2:	1	2	1	0	Unfurnished	\$1,600	\$0	\$1,600

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 686 - Ontario area
- San Bernardino County
- Parcel # 1047543270000

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

Closed •

List / Sold: **\$265,000/\$269,000** ↓

18481 Jonathan St • Adelanto 92301

35 days on the market

**2 units • \$132,500/unit • 1,400 sqft • 7,020 sqft lot • \$192.14/sqft •
Built in 1946**

Listing ID: DW20228737

Traveling north on 395 turn right onto Chamberlaine way, then turn right on Jonathan St



Great opportunity to own this duplex in the city of Adelanto. Both units have been completely remodeled and ready to move in. Both units are 2 bedrooms and 1 bath each, sitting on a large lot with plenty of parking. Each unit has their own gas and electric meter. PERFECT TO LIVE IN ONE AND RENT THE OTHER OR GREAT INVESTMENT FOR CASHFLOW.

Facts & Features

- Sold On 01/12/2021
- Original List Price of \$275,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$24000 Gross Scheduled Income
- \$24000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 02053686
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- 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	\$1,000	\$1,000	\$1,000
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,000

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
- ADL - Adelanto area
- San Bernardino County
- Parcel # 0459151370000

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

CUSTOMER FULL: Residential Income LISTING ID: DW20228737

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Closed •

List / Sold: **\$565,000/\$550,000** ↓

15893 Sago Rd • Apple Valley 92307

13 days on the market

**4 units • \$141,250/unit • 3,960 sqft • 27,095 sqft lot • \$138.89/sqft •
Built in 1984**

Listing ID: 529883

Take highway 18 going east to Rancherias and turn left to Serrano turn left to Sago then left to Address. Cross Street: Rancherias.



Great Investment opportunity in the city of Apple Valley. Fourplex, featuring 2 Bedrooms and 1 Bathroom each, 990 Square feet of living space with large living room, spacious kitchen 1/2 acre of land, a two car attached garage, laundry hook ups, plenty of space to park your cars, located on the outskirts of Apple Valley near Desert Knolls, just minutes from St. Marys Hospital, easy access to shops, schools and restaurants. Rent 3 units and live in one. This units have a great Cap Rate. All four units are currently tenant occupied, just buy this units and start to collect your rent. Association Amenities: None Lot Location Type: Standard LocationPAVE Model 14 # of Full Baths: 0 Model 15 # of Full Baths: 0 Model 1 # 1/2 Baths: 0 Model 2 # 1/2 Baths: 0 Model 3 # 1/2 Baths: 0 Model 4 # 1/2 Baths: 0 Model 5 # 1/2 Baths: 0 Model 6 # 1/2 Baths: 0 Model 7 # 1/2 Baths: 0 Model 8 # 1/2 Baths: 0 Model 9 # 1/2 Baths: 0 Model 10 # 1/2 Baths: 0 Model 11 # 1/2 Baths: 0 Model 12 # 1/2 Baths: 0 Model 13 # 1/2 Baths: 0 Model 14 # 1/2 Baths: 0 Model 15 # 1/2 Baths: 0 Model 14 Bedrooms: 0 Model 15 Bedrooms: 0 Model 14 # Of Units: 0 Model 14 # Of Units: 0 Model 1 # 1/4 Baths: 0 Model 2 # 1/4 Baths: 0 Model 3 # 1/4 Baths: 0 Model 4 # 1/4 Baths: 0 Model 5 # 1/4 Baths: 0 Model 6 # 1/4 Baths: 0 Model 7 # 1/4 Baths: 0 Model 8 # 1/4 Baths: 0 Model 9 # 1/4 Baths: 0 Model 10 # 1/4 Baths: 0 Model 11 # 1/4 Baths: 0 Model 12 # 1/4 Baths: 0 Model 13 # 1/4 Baths: 0 Model 14 # 1/4 Baths: 0 Model 15 # 1/4 Baths: 0 Model 14 Rent: 0.00 Model 15 Rent: 0.00 Model 1 SQFT: 0 Model 2 SQFT: 960 Model 3 SQFT: 0 Model 4 SQFT: 0 Model 5 SQFT: 0 Model 6 SQFT: 0 Model 7 SQFT: 0 Model 8 SQFT: 0 Model 9 SQFT: 0 Model 10 SQFT: 0 Model 11 SQFT: 0 Model 12 SQFT: 0 Model 13 SQFT: 0 Model 14 SQFT: 0 Model 15 SQFT: 0 Model 1 # 3/4 Baths: 0 Model 2 # 3/4 Baths: 0 Model 3 # 3/4 Baths: 0 Model 4 # 3/4 Baths: 0 Model 5 # 3/4 Baths: 0 Model 6 # 3/4 Baths: 0 Model 7 # 3/4 Baths: 0 Model 8 # 3/4 Baths: 0 Model 9 # 3/4 Baths: 0 Model 10 # 3/4 Baths: 0 Model 11 # 3/4 Baths: 0 Model 12 # 3/4 Baths: 0 Model 13 # 3/4 Baths: 0 Model 14 # 3/4 Baths: 0 Model 15 # 3/4 Baths: 0 Furnishings: None Patio: ENPublic Sewer Special Features: None

Facts & Features

- Sold On 01/14/2021
- Original List Price of \$565,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas
- Laundry: In Garage
- \$49200 Gross Scheduled Income
- \$34968 Net Operating Income

Interior

- Floor: See Remarks, Tile
- Appliances: Range, Dishwasher, Disposal
- Other Interior Features: Elevator

Exterior

- Lot Features: Paved
- Security Features: Gated Community
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Insurance: \$0
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	0	0				\$0	
2:	4	0	0				\$1,050	
3:	0	0	0				\$0	
4:	0	0	0				\$0	
5:	0	0	0				\$0	
6:	0	0	0				\$0	
7:	0	0	0				\$0	
8:	0	0	0				\$0	
9:	0	0	0				\$0	
10:	0	0	0				\$0	
11:	0	0	0				\$0	
12:	0	0	0				\$0	
13:	0	0	0				\$0	

Of Units With:

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

Additional Information

- Standard sale
- San Bernardino County
- Parcel # 0441102100000

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

Closed •

List / Sold: **\$659,000/\$620,000** ↓

9001 Sierra Ave • Fontana 92335

37 days on the market

5 units • \$131,800/unit • 4,095 sqft • 18,900 sqft lot • \$151.40/sqft • Built in 1930

Listing ID: PW20208822

10 Freeway to Sierra Ave. North, to 9001-9005, East Side



Mixed use income property, on 2 lots. 3 retail and 2 residential units. All units rented! Newly renovated 9003 (see pictures) rented at \$1395 month. City of Fontana commercial zoning; Downtown Gateway District. See supplement.

Facts & Features

- Sold On 01/11/2021
- Original List Price of \$659,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- Cap Rate: 6.36
- \$61680 Gross Scheduled Income
- \$41926 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,754
- Electric: \$665.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,520
- Cable TV: 01889104
- Gardener:
- Licenses: 105
- Insurance: \$2,255
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Furnished	\$900	\$900	\$900
2:	1	1	1	0	Unfurnished	\$945	\$945	\$945
3:	1	0	0	0	Unfurnished	\$1,395	\$1,395	\$1,395
4:	2	0	0	0	Unfurnished	\$950	\$1,900	\$1,900

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
- 264 - Fontana area
- San Bernardino County
- Parcel # 0194023080000

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

CUSTOMER FULL: Residential Income LISTING ID: PW20208822

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