

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	CV20169274	S	10382 Lehigh AVE	MCLR	685	STD	2	\$31,200	4	\$530,000 ↓	\$294.44	1800	1962/ASR	7,254/0.1665	2	01/21/21	83/83
2	JT20245417	S	59022 David AVE	YCCV	DC552	STD	2	\$18,300		\$210,000 ↓		0.23	1980/ASR	10,019/0.23	2	01/19/21	6/6
3	TR20168796	S	16015 Dorsey	FONT	264	STD	3	\$44,460		\$638,000 ↑	\$264.18	2415	1981/ASR	7,600/0.1745	3	01/21/21	49/49
4	IG20252667	S	32284 Avenue D	YUCP	269	STD	3	\$32,400		\$439,900	\$185.61	2370	1972/ASR	10,010/0.2298	0	01/19/21	5/5
5	527352	S	21375 Bear Valley RD	APPV			4	\$0		\$450,000 ↓	\$140.80	3196	0	19,000/0.44	4	01/19/21	120/120
6	528478	S	15764 Bear Valley RD	VTVL		STD	4	\$39,600		\$569,000 ↓	\$141.68	4016	0	27,700/0.64	2	01/19/21	21/21
7	RS21014253	S	328 La Paloma ST	REDL	268	STD	6	\$104,400		\$1,250,000	\$283.45	4410	1955/ASR	15,600/0.3581	6	01/19/21	0/0
8	IV20236249	S	25588 9th ST	SB	274	STD	6	\$97,800	7	\$715,000 ↓	\$110.85	6450	1946/ASR	22,651/0.52	0	01/19/21	64/64
9	IV20161350	S	11938 1st AVE	HSP	HSP	STD	10	\$112,860		\$975,000 ↓	\$185.71	5250	1981/ASR	37,206/0.8541	0	01/19/21	63/63
10	IV20231644	S	2741 Park AVE	SB	274	STD	23	\$321,600	6	\$1,200,000 ↓	\$67.31	17828	1987/PUB	45,455/1.0435	23	01/22/21	14/14

Closed •

List / Sold: **\$535,000/\$530,000 ↓**

10382 Lehigh Ave • Montclair 91763

83 days on the market

**2 units • \$267,500/unit • 1,800 sqft • 7,254 sqft lot • \$294.44/sqft •
Built in 1962**

Listing ID: CV20169274

North of Holt and South of Kingsley St



DUPLEX PROPERTY, two bedrooms one bath and one car garage for each unit. The bedrooms have wood laminate flooring. The living room as well as kitchen and dinning area have tile flooring. Both units have a breakfast bar, private patio, individual laundry area off their private patio. Back unit has its own private back yard section. nice grass area in the front of the units for tenants to enjoy. Separate meters for Electric and Gas! Current Rents for these units are at 4% CAP rate. Experienced investors can easily bring to market value rents and turn into a 5%+ CAP rate.

Facts & Features

- Sold On 01/21/2021
- Original List Price of \$535,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Individual Room
- Cap Rate: 4
- \$31200 Gross Scheduled Income
- \$21420 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street, Rectangular Lot, Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,780
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,140
- Cable TV: 01526842
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,140
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,300	\$15,600	\$1,500
2:	1	2	1	1	Unfurnished	\$1,300	\$15,600	\$1,500

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

- 685 - Montclair area
- San Bernardino County
- Parcel # 1009502090000

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:** CV20169274

Printed: 01/24/2021 8:07:17 PM

Closed • Duplex

List / Sold: **\$225,000/\$210,000** ↓

59022 David Ave • Yucca Valley 92284

6 days on the market

2 units • \$112,500/unit • 0 sqft • .23 acre(s) lot • No \$/Sqft data •
Built in 1980

Listing ID: JT20245417

Corner of Ronald Dr & David Ave



Duplex for sale. Each unit is 2 bdrm/1 bath. Both units has a fireplace. Each has it's own 1 car garage attached, and this is where laundry hook-ups are. Each has it's own fenced back yard space. Each unit is appx 985 SF of living area. Each unit is currently rented. So, you have rental income right away. SEWER has already been connected to these units.

Facts & Features

- Sold On 01/19/2021
- Original List Price of \$225,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace, Natural Gas
- Laundry: In Garage
- \$18300 Gross Scheduled Income
- \$18300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Corner Lot
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,700
- 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:	1	2	1	1	Unfurnished	\$750	\$750	\$850
2:	1	2	1	1	Unfurnished	\$775	\$775	\$850

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- DC552 - Paradise Area area

- San Bernardino County
- Parcel # 0601121050000

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:** JT20245417

Printed: 01/24/2021 8:07:17 PM

Closed •

List / Sold: **\$628,000/\$638,000** ↑

16015 Dorsey • Fontana 92335

49 days on the market

3 units • **\$209,333/unit** • **2,415 sqft** • **7,600 sqft lot** • **\$264.18/sqft** •
Built in 1981

Listing ID: TR20168796

Take CA-57 N and CA-210 E/Foothill Fwy to Citrus Ave in Fontana. Take exit 66 from CA-210 E/Foothill Fwy



Very nice investment opportunity! Pride of ownership of a fully rented 3 plex property. 1 lower level unit and 2 upper level units. Each unit has two large bedrooms with 1 bathroom and 1 garage. Washer and Dryer hook ups. Centrally located between the 10 and 210 freeways. Conveniently located close to schools, restaurants, shopping and transportation. Unit is fully rented, please do not disturb the tenants and drive by only.

Facts & Features

- Sold On 01/21/2021
- Original List Price of \$628,000
- 1 Buildings
- 3 Total parking spaces
- Laundry: See Remarks
- \$44460 Gross Scheduled Income
- \$33400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,060
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 01527425
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,500
2:	1	2	1	1	Unfurnished	\$1,150	\$1,150	\$1,500
3:	1	2	1	1	Unfurnished	\$1,205	\$1,205	\$1,500

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
- 264 - Fontana area
- San Bernardino County

- Parcel # 0232191120000

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** TR20168796

Printed: 01/24/2021 8:07:17 PM

Closed •

List / Sold: **\$439,900/\$439,900**

32284 Avenue D • Yucaipa 92399

5 days on the market

**3 units • \$146,633/unit • 2,370 sqft • 10,010 sqft lot • \$185.61/sqft •
Built in 1972**

Listing ID: IG20252667

Yucaipa Blvd north



Facts & Features

- Sold On 01/19/2021
- Original List Price of \$439,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$32400 Gross Scheduled Income
- \$30600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,587
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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:	3	2	1	0	Unfurnished	\$2,700	\$2,700	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- 269 - Yucaipa/Calimesa area
- San Bernardino County
- Parcel # 0301031460000

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: **\$474,990/\$450,000** ↓

21375 Bear Valley Rd • Apple Valley 92308

120 days on the market

4 units • \$118,748/unit • 3,196 sqft • 19,000 sqft lot • \$140.80/sqft • Built in 0

Listing ID: 527352

Cross Street: Pasco Rd.



Unit Mix: 4 (2Bdrm/1Bth) Units Each unit is approximately 900 Sq. Ft. Property includes a shared laundry room with coin operated washer and dryer Three of the four tenants are long term tenants Each unit has its own parking garage with additional uncovered parking Each unit includes privately fenced front porch Property also includes a large shared yard Located within close proximity to Apple Valley High School, shopping, restaurants and entertainment Annual gross rent income \$41,160 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: 0 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: PTOSEPT Special Features: None

Facts & Features

- Sold On 01/19/2021
- Original List Price of \$474,990
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: Individual Room

Interior

- Floor: Concrete
- Appliances: Oven

Exterior

- Lot Features: Paved
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 1527254
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- 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
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1:	0	0	0	\$0
2:	0	0	0	\$0
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

- San Bernardino County
- Parcel # 043437106

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: **\$610,000/\$569,000** ↓

15764 Bear Valley Rd • Victorville 92395

21 days on the market

**4 units • \$152,500/unit • 4,016 sqft • 27,700 sqft lot • \$141.68/sqft •
Built in 0**

Listing ID: 528478

I-15 N. exit Bear Valley Rd, go East (r) approx 1.5 miles. PIQ is right past 11th Ave on the L side. Cross Street: 11th Avenue.



ALL A/C UNITS AND ROOF HAVE BEEN RECENTLY REPLACED SAVING YOUR INVESTOR THOUSANDS OF DOLLARS IN CAPITAL EXPENSES. Unique 4-unit apartment with commercial zoning. Property unit mix consists of one 3-bedroom house with 2 bathrooms and double car attached garage and three 2 bedroom 1 bath apartments with a single car attached garage. Current rent under market compared to the overall market rates. Escrow to close after December 31, 2020 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: 1328 Model 2 SQFT: 896 Model 3 SQFT: 896 Model 4 SQFT: 896 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: NOSEPT Special Features: None

Facts & Features

- Sold On 01/19/2021
- Original List Price of \$610,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas
- Laundry: See Remarks
- \$39600 Gross Scheduled Income

Interior

- Floor: See Remarks
- Appliances: None

Exterior

- Lot Features: Paved
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01857050
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- 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				\$1,100	
2:	1	2	1				\$700	
3:	1	2	1				\$750	
4:	1	2	1				\$750	
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 # 3093571160000

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: **\$1,250,000/\$1,250,000**

328 La Paloma St • Redlands 92373

0 days on the market

**6 units • \$208,333/unit • 4,410 sqft • 15,600 sqft lot • \$283.45/sqft •
Built in 1955**

Listing ID: RS21014253

Turn right onto N University St, Turn right at the 1st cross street onto E Citrus Ave, Turn left onto, Turn right onto La Paloma St, Slight right onto E Fern Ave S Church St



Valued added property in South Redlands. Premier location and close to downtown and the High School. Redlands HS is one of the highest-rated in the state. Also close to the YMCA. Price of ownership and professionally maintained by a local contractor. All units have a garage and indoor laundry hookups. When and the tenant moves out the owner has multiple applications.

Facts & Features

- Sold On 01/19/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- \$104400 Gross Scheduled Income
- \$80808 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$23,592
- Electric: \$900.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,200
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$2,550
- Maintenance: \$5,179
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,818
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	1	Unfurnished	\$1,395	\$5,580	\$6,500
2:	1	2	1	1	Unfurnished	\$1,495	\$1,495	\$1,625
3:	1	2	1	1	Unfurnished	\$1,625	\$1,625	\$1,625

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 268 - Redlands area

- San Bernardino County
- Parcel # 0171381360000

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:** RS21014253

Printed: 01/24/2021 8:07:17 PM

Closed •

List / Sold: **\$799,000/\$715,000 ↓**

25588 9th St • San Bernardino 92410

64 days on the market

**6 units • \$133,167/unit • 6,450 sqft • .52 acre(s) lot • \$110.85/sqft •
Built in 1946**

Listing ID: IV20236249

210 Fwy, exit Del Rosa Dr go south, east on 9th st



INVESTMENT HIGHLIGHTS: Offering Actual CAP rate of 6.01% with a Proforma CAP rate of 6.82%. Offering an Actual GRM rate of 8.76 with a Proforma GRM rate of 8.17. 2 Units (Duplex) new construction being built in 2020, in addition (2) other units completely renovated including new roof. Located near employment, shopping and schools. Multi-use with available retail frontages. Ideal for for owner/user or leasing out vacant space to increase income. The 9th Street Apartments are located between the major cross streets of Del Rosa & Sterling Ave. This 6-unit complex sits on 0.52 acres and is composed of; (1) 1 Bedroom 1 Bath, (2) 2 Bedroom 1 Bath, (1) 3 Bedroom 1 Bath, (1) 4 Bedroom 2 Bath (SFR), and (1) 1,800 Sqft. Retail building in front of the property. The owner recently built a duplex and completely renovated 2 additional units. The tenants have access to a community pool and onsite parking. This centralized location provides easy access to schools, major employers such as San Manuel Indian Casino, Amazon Distribution Centers, and San Bernardino International Airport. This apartment community has been well maintained throughout ownership. Scheduled maintenance, quality updates and improvements have always been a priority for the owner. The repairs of the property have been done as necessary, on time, and without deferred maintenance. The condition of the property offers prospective buyers an asset that will require very minimal maintenance for decades to come.

Facts & Features

- Sold On 01/19/2021
- Original List Price of \$799,000
- 3 Buildings
- Levels: One
- 10 Total parking spaces
- Cap Rate: 6.82
- \$97800 Gross Scheduled Income
- \$54464 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,490
- Electric: \$2,400.00
- Gas: \$2,400
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01923766
- Gardener:
- Licenses: 1200
- Insurance: \$2,900
- Maintenance: \$4,548
- Workman's Comp:
- Professional Management: 4890
- Water/Sewer: \$2,400
- Other Expense: \$1,200
- Other Expense Description: Admin

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,150
2:	2	2	1	0	Unfurnished	\$2,050	\$2,050	\$1,200
3:	1	3	1	0	Unfurnished	\$1,350	\$1,350	\$1,450
4:	1	4	2	0	Unfurnished	\$1,900	\$1,900	\$1,950
5:	1	0	2	0	Unfurnished	\$1,200	\$1,200	\$1,200

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0278131180000

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: IV20236249

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Closed •

List / Sold: **\$1,049,888/\$975,000 ↓**

11938 1st Ave • Hesperia 92345

63 days on the market

**10 units • \$104,989/unit • 5,250 sqft • 37,206 sqft lot • \$185.71/sqft •
Built in 1981**

Listing ID: IV20161350

15 Fwy exit Bear Valley Rd. South on 3rd Ave., East on Sequoia St. South on 1st Ave.



Please contact Le Investment Group for full offering memorandum. Drive by only please do not disturb the tenants. Thank you. Offering an actual CAP Rate of 6.57% With a ProForma CAP Rate of 7.01%. ProForma. Offering an actual GRM of 9.95, With a ProForma GRM of 9.30. Located blocks from Desert Valley Hospital and Victor Valley College. The First Avenue Apartments are located at the major cross streets of Bear Valley Road and Hesperia Road. This ten unit apartment community is composed of all 1 bedroom / 1 bath units that are approximately 525 sqft. The tenants are awarded with onsite parking and a laundry facility. The owner has renovated five units (~\$4,000 each) to include new doors, flooring, paint, cabinets, granite countertops (unit 7), A/C units and water heater (unit 5). The First Avenue Apartments are located just minutes from Desert Valley Hospital which is one of the top accredited hospitals in the nation. The centralized location offers many advantages, convenient public transportation, close proximity to schools, shopping, and employment. The property is blocks away from major retail centers such as the Hi Desert Plaza and the Jess Ranch Marketplace. This apartment community has been well maintained throughout ownership. The current owner does updates and improvements on a scheduled basis.

Facts & Features

- Sold On 01/19/2021
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: One
- 20 Total parking spaces
- Laundry: Common Area
- \$112860 Gross Scheduled Income
- \$73628 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,789
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,911
- Cable TV: 01923766
- Gardener:
- Licenses: 1200
- Insurance: \$3,862
- Maintenance: \$5,418
- Workman's Comp:
- Professional Management: 5418
- Water/Sewer: \$3,590
- Other Expense: \$1,800
- Other Expense Description: Admin

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	1	1	0	Unfurnished	\$8,790	\$8,790	\$9,405

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- HSP - Hesperia area
- San Bernardino County
- Parcel # 0415044130000

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:** IV20161350

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Closed •

List / Sold:

\$3,500,000/\$1,200,000 ↓

14 days on the market

Listing ID: IV20231644

2741 Park Ave • San Bernardino 92404

**23 units • \$152,174/unit • 17,828 sqft • 45,455 sqft lot • \$67.31/sqft •
Built in 1987**

Date ave and Del Rosa Ave.



We are proud to present a fully-repositioned and stabilized 23-unit investment opportunity. This fully rehabbed apartment complex has reset the CAPEX cycle for the next 5-10 years. With 90% of all units are at Current-Market-Rates and which will allow full-upside benefit with AB1482 and not be hindered by low rental rates. The layout consist of 12-Units of 2BD/2BA and 11-Units of 2/1 each with their own Garage. This 6% CAP is calculated with a 35% Expense Ratio and plenty of upside to come. This is a great fit for your 1031 Exchange situation for anyone who wants to upgrade in Asset Class, with low CAPEX forecasted, 80% Newly qualified tenants at Market Rate, and NO COVID Defaults. With New Security Gates with "Keyfobs" entry and Camera & Alarm System. New Rod-Iron Trash-Bin Enclosure and New Decomposed-Granite Landscaping for curb appeal and Safety. On-site property manager's office and Coin Laundry all make up an amazing opportunity for income and growth.

Facts & Features

- Sold On 01/22/2021
- Original List Price of \$3,500,000
- 2 Buildings
- 23 Total parking spaces
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Washer Included
- Cap Rate: 6.06
- \$321600 Gross Scheduled Income
- \$212258 Net Operating Income
- 24 electric meters available
- 24 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 21-25 Units/Acre
- Fencing: Block, Electric, Excellent Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$102,872
- Electric: \$1,015.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$7,775
- Cable TV:
- Gardener:
- Licenses: 600
- Insurance: \$3,900
- Maintenance: \$9,600
- Workman's Comp:
- Professional Management: 21386
- Water/Sewer: \$13,074
- Other Expense: \$960
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	2	2	1	Unfurnished	\$14,350	\$14,350	\$15,350
2:	11	2	1	1	Unfurnished	\$12,450	\$12,450	\$13,320

Of Units With:

- Separate Electric: 24
- Gas Meters: 24
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal: 23

- Refrigerator:
- Wall AC: 24

Additional Information

- Standard sale

- 274 - San Bernardino area
- San Bernardino County
- Parcel # 0272132530000

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: IV20231644

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