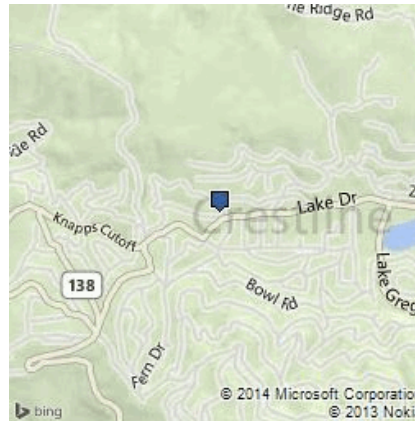




Status: **Active**
 ML#: **OC14079229**
 APN: **0338102290000**
 Orig. List Price: **\$275,000**
 Price Per Unit:
 Price Per Sqft: **\$223.21**
 County: **San Bernardino**
 Sqft Structure: **1,232**
 Sqft Lot/Source: **10,442/A**
 Gross Equity:
 Present Loans:
 Have:

Area: **286/Crestline Area**

Sqft Studio Avg:
 Sqft 1 Bed Avg:
 Sqft 2 Bed Avg:
 Sqft 3 Bed Avg:
 Map Book:

Stories:
 Stories Total:
 Entry Location:
 Entry Level:
 Year Built: **1950/ASR**
 Senior Community: **No**
 Rent Control: **No**

Cross Street: **Lake Drive**
 Number of Units: **1**
 Number of Bldgs: **1**
 DOM/CDOM: **0/0**
 Sale Type: **In Foreclosure**
 Fence?:

Driving Directions: **From Lake Gregory heading West on Lake Dr, the property is on right side at the corner of Manzanita Dr.**

Description

Foreclosed retail strip shopping center at one of the best locations near the popular Lake Gregory in Crestline. With a little fix-up, it could easily become a high income generating property that could currently be acquired at such a bargain price.

Crestline is a census-designated place in the San Bernardino Mountains of San Bernardino County with a local population of 10,770. It is the easiest way for Angelinos to drive up to above 6,000 ft for snow play in the winter and for lake water sports among the pines trees in the summer.

Interior Features

Fireplace:
 Cooling: **Central**
 Heating:
 Laundry:
 Interior Feat:
 Rooms:
 Floors:
 Appliances:
 Utilities:
 Accessibility Feat:

Exterior Features

Pool: **None**
 Spa:
 View:
 Common Walls: **No Common Walls**
 Door Feat:
 Style:
 Roofing:
 Community Feat: **BLM/National Forest, Fishing, Horse Trails, Hunting, Marina, Mountainous**
 Const Mats:
 Exterior Feat:
 Fencing:

Lot Feat: **2-5 Units/Acre**
 Foundation:
 Disclosures:
 Stru Condi:
 Other Stru:
 Security Feat:
 Sewer/Septic: **Sewer Connected District/Public**
 Water Source:
 Window Feat:
 Direction Faces:

Garage and Parking

Garage Spaces: **0** Parking Spaces: **0** Carport Spaces:
 Parking: Total Parking: Spaces: **10**
 Uncovered Spaces:

Land

Lot Number: **1295** Zone:
 Block Number:
 Tract Number: **1988** Builder's Name:
 Association Name: Builder's Tract:
 Association Phone: Model Name:
 Association Amenities: Complex/Community:
 Lot Dimensions:

Tax Information

Tax Rate:
 Taxes Total:
 Tax Rate Year: **2013**
 Tax Area:
 Assessment:

Lease/Fees

Land Fee/Lease: Land Lease Expires:
 Land Lease \$:

Terms

Possession:
 Listing Terms: **Submit, Cash**
 Financial Info. As of:

Analysis

Gross Schedule Income: **\$0**
 Vacancy Allowance \$/ %: **/**
 Gross Operating Inc.:
 Operating Expense \$/ %: **\$0/**
 Net Operating Inc: **\$0**
 Gross Spendable Inc:
 Loan Annual Payment:
 Gross Multiplier:
 Cap Rate:
 Improvements Total \$/ %: **/**
 Land Dollar Value \$/ %:
 Personal Property \$/ %:

Income Information

Rented Garages #:
 Garage Rental Rate:
 Garage Rental Income:
 Laundry Income:
 Laundry Own/Lease:
 Other Income1:
 Other Income2:
 Monthly GSI: **\$0**
 Other Income:

Annual Operating Expense

Total Annual Operating Expense: **\$0**
 Cable TV:
 Electric: **\$0**
 Gardener:
 Gas: **\$0**
 Insurance: **\$0**
 Licenses:
 Maintenance:
 Manager:
 Workmans's Comp. Exp:
 Furniture Replacement:
 New Taxes: **\$0**
 Pest Control:
 Security:
 Supplies:
 Trash: **\$0**
 Water/Sewer: **\$0**
 Other:

Unit Information

	<u># of Units</u>	<u># of Bdr:</u>	<u># of Baths:</u>	<u>Furnished?:</u>	<u>Actual Rent:</u>	<u>Total Rent:</u>	<u>Pro Forma:</u>	<u>Number of Units With:</u>
1.	1	0	0.00	Unfurnished	\$0	\$0	\$0	Separate Electric Meters: 0
2.								Gas Meters: 0
3.								Water Meters: 0
4.								Carpet:
5.								Dishwasher:
6.								Disposal:
7.								Drapes:
8.								Patio:
9.								Ranges:
10.								Refrigerator:
11.								Wall AC:
12.								
13.								

Number of Units Leased:
 Tenant Pays:

Total Actual Rent:

Office/MLS

SO Comp: **2.50%**
 Dual Var Rate: **No**
 Listing Office: **(J01374) InvestorsAlly Realty**
 Listing Agent: **(SLIURA1) Ralph Liu**
 LA CalBRE: **01342940**
 List Date: **04/17/2014**
 Modified Date: **04/17/2014**
 Expiration Date: **08/30/2014**

Show Instr: **Go Direct**
 Key Safe Description:
 Key Safe Location:
 LO Phone: **888-388-5432**
 LO Fax: **888-315-3831**
 List Type: **Exclusive Right To Sell**
 Service Type: **Full Service**
 Listing Paid:
 Ad Number:
 Int List/Addrss: **Yes/Yes**
 VOW AVM?/Comm?: **Yes/Yes**

Owner's Name:
 Show Name: **Ralph Liu**
 Show Phone: **949-371-9139**
 Show Type: **Agent**

Phone Contact Priority

1. LA Text: **949-371-9139**
 2. LA Cell: **949-371-9139**
 3. LA Direct:
 4. LA TollFree:
 5. LA VoiceMail:
 6. LA Email:
ralph.liu@investorsally.com

Show Remarks:
 Contingency:
 Agent Remarks:

Property Photos

