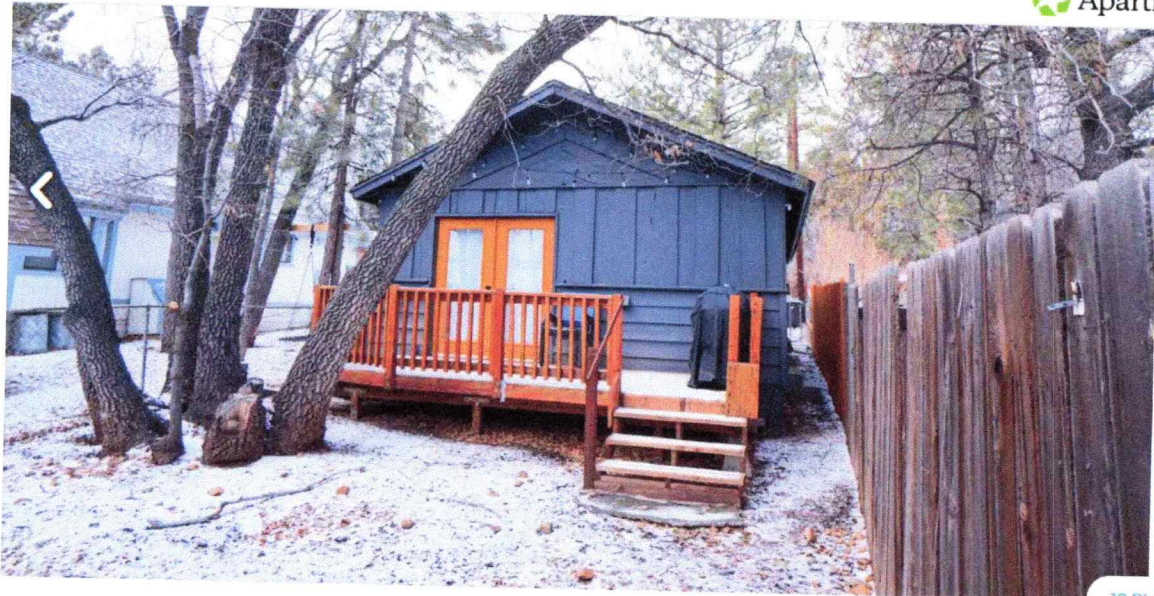


## RENT ROLL

Big Bear City Triplex Apartments  
1017 Greenway Drive, Big Bear City, CA

UNIT #	UNIT MIX	ACTUAL RENT	MARKET RENT	ANNUAL RENT
Unit A	2 bedroom, 1 bath	\$1,377 Month to month	\$2,000 See: 405 Holmes Ln. Big Bear, CA	\$16,524 actual \$24,000 market
Unit B	2 bedroom, 1 bath	\$1,390 month to month	\$2,000 See: 405 Holmes Ln. Big Bear, CA	\$16,680 actual \$24,000 market
Unit C	2 bedroom, 1 bath	\$1,375 month to month	\$2,000 See: 405 Holmes Ln. Big Bear, CA	\$16,500 actual \$24,000 market
TOTAL		\$ 4,142	\$6,000	\$ 49,704 actual \$72,000 market



12 Photos

Houses / California / San Bernardino County / Big Bear / 405 Holmes Ln

**\$2,000** / month

405 Holmes Ln, Big Bear, CA 92386

🕒 Today

Bedrooms

2

Bathrooms

1

Square Feet

760 sq ft

A

RENT  
COMP

## Customer Short

**401 E Country Club Blvd, Big Bear 92314** STATUS: **Closed****East on Big Bear Blvd. Left on Paradise. Right on Country Club.**

SQFT:  
 LOT(src): **0.2066/9,000 (A)**  
 PARKING SPACES: **6**  
 YEAR BLT(src): **1981 (ASR)**  
 DAM / CDAM: **104/104**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **219104138PS**  
 B TRACT / MODEL: **Not**  
**Applicable-1**  
 VIEW: **Yes**  
 POOL / SPA: **No/No**  
 AREA: **BBC - Big Bear City**

LIST/CLOSE:  
**\$750,000/\$720,000 ↓**

PRICE PER SQFT: **\$325.50**  
 ORIGINAL \$: **\$750,000**  
 STORIES: **One**  
 GSI:  
 OP EXPENSE:  
 NET INCOME:  
 BAC: **2.500%**

LIST DATE: **12/14/23**CLOSE DATE: **06/18/24**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/28/24** CLOSE PRICE: **\$720,000**TERMS: **Cash to New Loan**

**Great Investment Opportunity. Triplex located in the desirable Forest Springs Area. Property is situated on a corner lot with easy access. All three units are 2 bedroom 1 bath with access to a community washer and dryer. Each unit has it's own 1 car garage. All three units are currently rented, two of the units monthly rent is below market value. Potential monthly income could exceed \$4500 per month. Great rental history with long term tenants.**

CUSTOMER SHORT: Residential Income ML#: 219104138PS

Printed by Tony Burton, State Lic: 01014173 on 11/18/2025  
 4:46:11 AM

## Search Criteria

Property Type is 'Residential Income'  
 Standard Status is 'Closed' 11/18/2025 to 12/19/2023  
 City is one of 'Big Bear', 'Big Bear City', 'Big Bear Lake'  
 Number Of Units Total is 3 to 4  
 Selected 1 of 3 results.

**SALE**  
**COMP**