

## 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 | <a href="#">CV20216620</a>  | S | 11540 <a href="#">Doverwood DR</a>  | RVSD | 252   | STD | 2     | \$24,600 |     | \$490,000 ↓ | \$221.72 | 2210 | 1953/ASR | 8,712/0.2  | 0        | 05/14/21 | <a href="#">169/169</a> |
| 2 | <a href="#">219059352DA</a> | S | 52280 <a href="#">Calle Techa</a>   | COA  | 315   | STD | 2     |          |     | \$225,000 ↓ |          |      | 1962/ASR |            | 0        | 05/12/21 | <a href="#">10/10</a>   |
| 3 | <a href="#">219060149PS</a> | S | 66629 <a href="#">Joseph WAY</a>    | DHS  | 340   | STD | 2     |          |     | \$415,000   |          |      | 1992/ASR |            | 4        | 05/14/21 | <a href="#">0/0</a>     |
| 4 | <a href="#">219059252DA</a> | S | 66960 <a href="#">3rd ST</a>        | DHS  | 340   | STD | 2     |          |     | \$425,000   |          |      | 2008/ASR |            | 4        | 05/11/21 | <a href="#">3/3</a>     |
| 5 | <a href="#">219053592DA</a> | S | 13614 <a href="#">Mesquite AVE</a>  | DHS  | 340   | STD | 2     |          |     | \$450,000 ↓ |          |      | 2021/BLD |            | 2        | 05/11/21 | <a href="#">106/106</a> |
| 6 | <a href="#">219058356DA</a> | S | 79621 <a href="#">Ave 42</a>        | BD   | 312   | STD | 3     |          |     | ↓           |          |      | 2001/ASR |            | 12       | 05/10/21 | <a href="#">3/3</a>     |
| 7 | <a href="#">IG21079874</a>  | S | 25997 <a href="#">Cherrywood DR</a> | HMT  | SRCAR | STD | 3     | \$0      |     | \$460,000 ↑ | \$154.36 | 2980 | 1970/ASR | 8,276/0.19 | 3        | 05/14/21 | <a href="#">13/13</a>   |
| 8 | <a href="#">PW21082262</a>  | S | 223 E <a href="#">5th ST</a>        | PRS  | 699   | STD | 4     | \$55,500 |     | \$765,000 ↓ | \$170.00 | 4500 | 1975/EST | 7,405/0.17 | 4        | 05/13/21 | <a href="#">0/0</a>     |
| 9 | <a href="#">219056924DA</a> | S | 79641 <a href="#">Avenue 42</a>     | BD   | 312   | STD | 6     |          |     | ↓           |          |      | 2001/ASR | 0.3        | 12       | 05/10/21 | <a href="#">30/30</a>   |

**Closed** • Duplex

List / Sold: **\$499,000/\$490,000** ↓

**11540 Doverwood Dr • Riverside 92505**

**169 days on the market**

**2 units • \$249,500/unit • 2,210 sqft • 8,712 sqft lot • \$221.72/sqft •  
Built in 1953**

**Listing ID: CV20216620**

**91 FWY, exit Pierce towards La Sierra university, left on Sierra Vista.**



PLEASE DRIVE BY ONLY DO NOT DISTURB TENANTS due to PANDEMICS. Great investment opportunity with 2 permitted detached buildings on ONE LOT. Property is located in a tree lined street within Walking distance to La Sierra University and other area schools, close to major Shopping centers, parks, DOG park, Kaiser Hospital, Tyler Mall and freeways. The front house has 4 BEDROOMS , 2 Baths, the REAR detached studio is a 1 bedroom, 1 Bath unit. BOTH units have plenty of front and back yard space. Each unit has SEPARATE ELECTRIC AND GAS METER and 1 shared water meter. Offers are subject to interior inspection after acceptance by buyer and seller. Property is sold AS-IS with tenants in possession at close of escrow. Please follow CDC and COVID pandemic guidelines.

### Facts & Features

- Sold On 05/14/2021
- Original List Price of \$511,350
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Individual Room
- \$24600 Gross Scheduled Income
- \$100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Bonus Room, Family Room, Laundry, Master Bedroom
- Appliances: Dishwasher, Disposal, Gas Oven, Water Heater
- Other Interior Features: Ceiling Fan(s)

### Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lawn, Level with Street, Lot 6500-9999, Treed Lot, Yard, Zero Lot Line
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Wood
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$378
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$45
- Cable TV: 01933507
- Gardener:
- Licenses:
- Insurance: \$80
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$55
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 4    | 2     | 0      | Unfurnished | \$1,400     | \$1,400    | \$1,850   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$650       | \$650      | \$750     |

### # Of Units With:

- Separate Electric: 2
- Drapes:

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

- Patio:
- Ranges: 2
- Refrigerator:
- Wall AC: 2

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## Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 141152006

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## Michael Lembeck

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

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## Re/Max Property Connection

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV20216620

Printed: 05/16/2021 6:00:35 PM

**Closed** •

List / Sold: **\$280,000/\$225,000** ↓

**52280 Calle Techa** • Coachella 92236

**10 days on the market**

**2 units** • **\$140,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1962**

**Listing ID: 219059352DA**

**Please refer to GPS**



Great investment property, or live in one and rent out the other. Each unit is a one bedroom one bath with its own kitchen and living area.

### Facts & Features

- Sold On 05/12/2021
- Original List Price of \$325,000
- 1 Buildings
- 1 Total parking spaces
- 0 electric meters available
- 0 gas meters available
- 1 water meters available

### Interior

- Rooms: Living Room

### Exterior

- Sewer: Unknown

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

### Additional Information

- Standard sale
- 315 - Coachella area
- Riverside County
- Parcel # 768381009

### Michael Lembeck

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### Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: 219059352DA

Printed: 05/16/2021 6:00:35 PM

**Closed •**

List / Sold: **\$415,000/\$415,000**

**66629 Joseph Way • Desert Hot Springs 92240**

**0 days on the market**

**2 units • \$207,500/unit • sqft • No lot size data • No \$/Sqft data •  
Built in 1992**

**Listing ID: 219060149PS**

**From 10 fwy to Palm Drive Right on Two Bunch Palms and Left on Cerritos left on Joseph**



What a deal!!! This investment opportunity won't last. DUPLEX 4 bedrooms 2 bath each side. Tile roof built in 1992 with 2 car garage for each unit. Central air conditioning and evaporated cooler, tile flooring throughout, fans in every bedroom. Walking distance to major grocery stores, shopping and public transportation. Please call me for more details.

### Facts & Features

- Sold On 05/14/2021
- Original List Price of \$415,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: See Remarks
- Floor: Tile

### Exterior

- Security Features: Fire Sprinkler System
- Sewer: Unknown

### 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: 2
- Water Meters: 2
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio: 2
- Ranges:
- Refrigerator: 2
- Wall AC:

### Additional Information

- Standard sale
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641303001



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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 219060149PS

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**Closed •**

List / Sold: **\$425,000/\$425,000**

**66960 3rd St • Desert Hot Springs 92240**

**3 days on the market**

**2 units • \$212,500/unit • sqft • No lot size data • No \$/Sqft data •**  
**Built in 2008**

**Listing ID: 219059252DA**

**Siri please**



Duplex- Nice 6 Bedrooms, 4 baths, 2x2 car garages, tile roof. Total 2497 sf on a 14375 sf lot.. Built in 2008

### Facts & Features

- Sold On 05/11/2021
- Original List Price of \$425,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: Living Room
- Floor: Carpet, Tile

### Exterior

- Sewer: Unknown

### 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: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 639332012

**Michael Lembeck**

**Re/Max Property Connection**

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**Closed** •

List / Sold: **\$469,900/\$450,000** ↓

**13614 Mesquite Ave** • Desert Hot Springs 92240

**106 days on the market**

**2 units** • **\$234,950/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 2021**

**Listing ID: 219053592DA**

**Palm Avenue to Two Bunch palms and turn left Mesquite**



Brand New Duplex in the heart of Desert Hot Springs, walking distance to shopping centers and bus stop areas. 3 bedrooms and two bathrooms on each unit. total of 6 bedrooms and 4 bathrooms.

### Facts & Features

- Sold On 05/11/2021
- Original List Price of \$499,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Natural Gas, Forced Air
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Appliances: Water Heater

### Exterior

- Security Features: Fire Sprinkler System
- Sewer: Unknown

### 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: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641312048

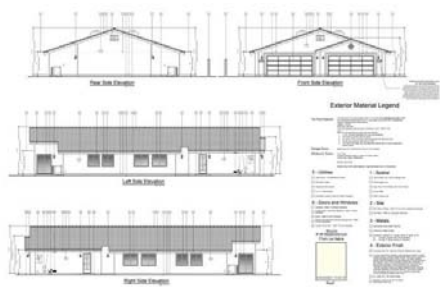
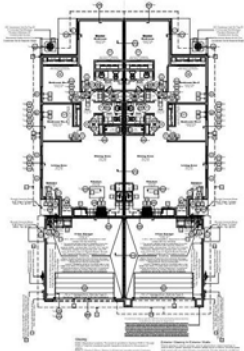
**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031

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**Closed •**

List / Sold: **\$775,000/ ↓**

**79621 Ave 42 • Bermuda Dunes 92203**

**3 days on the market**

**3 units • \$258,333/unit • sqft • No lot size data • No \$/Sqft data •  
Built in 2001**

**Listing ID: 219058356DA**

**From the 10 freeway, go south on Washington to Ave. 42, east about a mile and it's on the right hand side.**



Two contiguous mirror triplexes each unit with 2 bedrooms and different addresses sold together or separately (see MLS Listings 219058356 & 219058356 for other options) . A solid stable investment that will endure the ups and downs of any economy. These attractive, low maintenance, well maintained units are adjacent to the upscale Bermuda Dunes Country Club and they offer a safe 'cookie cutter' investment that you don't have to worry about. This area is in huge demand and is rarely if ever vacant. Built in 2001, it has been well maintained from the beginning. It has an excellent rental record and is located in a middle class neighborhood. For all property questions (condition, tenancy, and history) call Kitty (Property Manager): 760-218-0922, for questions regarding the sale call Leonard: 760-578-8480.

### Facts & Features

- Sold On 05/10/2021
- Original List Price of \$795,000
- 2 Buildings
- Levels: One
- 24 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

### Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Appliances: Water Heater

### Exterior

### 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: 6
- Gas Meters: 6
- Water Meters: 6
- Carpet:
- Dishwasher: 6
- Disposal:
- Drapes:
- Patio: 6
- Ranges: 6
- Refrigerator: 0
- Wall AC:

### Additional Information

- Standard sale
- 312 - Bermuda Dunes, Myoma area



- Riverside County
- Parcel # 609191013

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**Michael Lembeck**

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Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 219058356DA

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**Closed** • **Triplex**

List / Sold: **\$450,000/\$460,000** ↑

**25997 Cherrywood Dr** • Hemet 92544

**13 days on the market**

**3 units** • **\$150,000/unit** • **2,980 sqft** • **8,276 sqft lot** • **\$154.36/sqft** •  
**Built in 1970**

**Listing ID: IG21079874**

**Corner of Acacia and Cherrywood**



3 Units with 2 bedrooms each, Fully occupied, Corner lot, with 1 car garage each, Coin operated laundry. Courtyard and front yard with minimum landscaping maintenance required.

### Facts & Features

- Sold On 05/14/2021
- Original List Price of \$450,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

### Interior

- Appliances: Gas Range

### Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Cul-De-Sac, Level
- Fencing: Redwood
- Sewer: Sewer Paid

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01861149
- 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 | \$1,100     | \$1,100    | \$1,100   |
| 2: | 1     | 2    | 2     | 1      | Unfurnished | \$945       | \$945      | \$945     |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$927       | \$927      | \$927     |

#### # 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
- SRCAR - Southwest Riverside County area

- Riverside County
- Parcel # 445300017

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**Michael Lembeck**

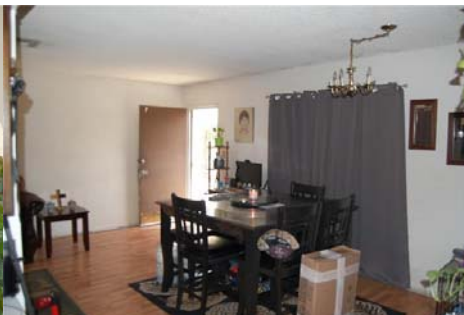
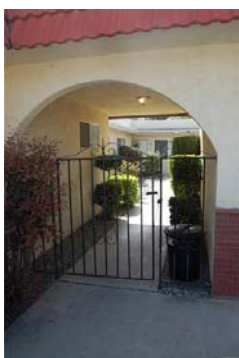
State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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**Closed** •

List / Sold: **\$799,900/\$765,000** ↓

**223 E 5th St • Perris 92570**

**0 days on the market**

**4 units • \$199,975/unit • 4,500 sqft • 7,405 sqft lot • \$170.00/sqft •  
Built in 1975**

**Listing ID: PW21082262**

**From FWY 215 S, Exit 4th St and go West on 4th St. Turn Left on Perris Blvd and then left on 5th St.**



Great townhouse style rental income property with fully occupied 4 units. Each unit has 3 bedrooms and 2.5 baths. Each unit has its own inside laundry hookup, and each has its own 1 car garage. The overall GLA (gross living area) is much larger than the 3,200sf indicated by some public sources. Buyer to do their due diligent and research property thoroughly before making an offer. Drive-by only and making offer subject to interior inspection. Good income property have been fully occupied for over 10 years. Property to be sold "as-is" without any warranty or repairs. Please ensure to provide proof of funds with your offer. Cash offers with short escrow only.

### Facts & Features

- Sold On 05/13/2021
- Original List Price of \$799,900
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, In Closet, Washer Hookup
- \$55500 Gross Scheduled Income
- \$48040 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 4 water meters available

### Interior

- Rooms: All Bedrooms Up, Entry, Kitchen, Living Room, Master Bathroom, Master Bedroom
- Floor: Carpet, Laminate
- Appliances: Built-In Range, Gas Water Heater

### Exterior

- Lot Features: Front Yard, Level with Street, Lot 6500-9999
- Fencing: Chain Link, Wrought Iron
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$7,460
- Electric: \$180.00
- Gas:
- Furniture Replacement:
- Trash: \$2,280
- Cable TV: 02054540
- 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: | 4     | 3    | 3     | 4      | Unfurnished | \$55,500    | \$55,500   | \$60,000  |

#### # Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC: 0

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## Additional Information

- Standard sale
- 699 - Not Defined area
- Riverside County
- Parcel # 310043003

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## 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

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**Closed •**List / Sold: **\$775,000/ ↓****79641 Avenue 42 • Bermuda Dunes 92203****30 days on the market****6 units • \$129,167/unit • sqft • No lot size data • No \$/Sqft data •  
Built in 2001****Listing ID: 219056924DA****From the 10 freeway, go south on Washington to Ave. 42, east about a mile and it's on the right hand side.**

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Two contiguous mirror triplexes each unit with 2 bedrooms and different addresses sold together or separately (see MLS Listings 219058356 & 219058356 for other options). A solid stable investment that will endure the ups and downs of any economy. These attractive, low maintenance, well maintained units are adjacent to the upscale Bermuda Dunes Country Club and they offer a safe 'cookie cutter' investment that you don't have to worry about. This area is in huge demand and is rarely if ever vacant. Built in 2001, it has been well maintained from the beginning. It has an excellent rental record and is located in a middle class neighborhood. For all property questions (condition, tenancy, and history) call Kitty (Property Manager): 760-218-0922, for questions regarding the sale call Leonard: 760-578-8480.

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### Facts & Features

- Sold On 05/10/2021
- Original List Price of \$1,550,000
- 2 Buildings
- Levels: One
- 24 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

### Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Appliances: Water Heater

### Exterior

### 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: 6
- Gas Meters: 6
- Water Meters: 6
- Carpet:
- Dishwasher: 6
- Disposal:
- Drapes:
- Patio: 6
- Ranges: 6
- Refrigerator: 0
- Wall AC:

### Additional Information

- Standard sale
- 312 - Bermuda Dunes, Myoma area

- Riverside County
- Parcel # 609191014

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**Michael Lembeck**

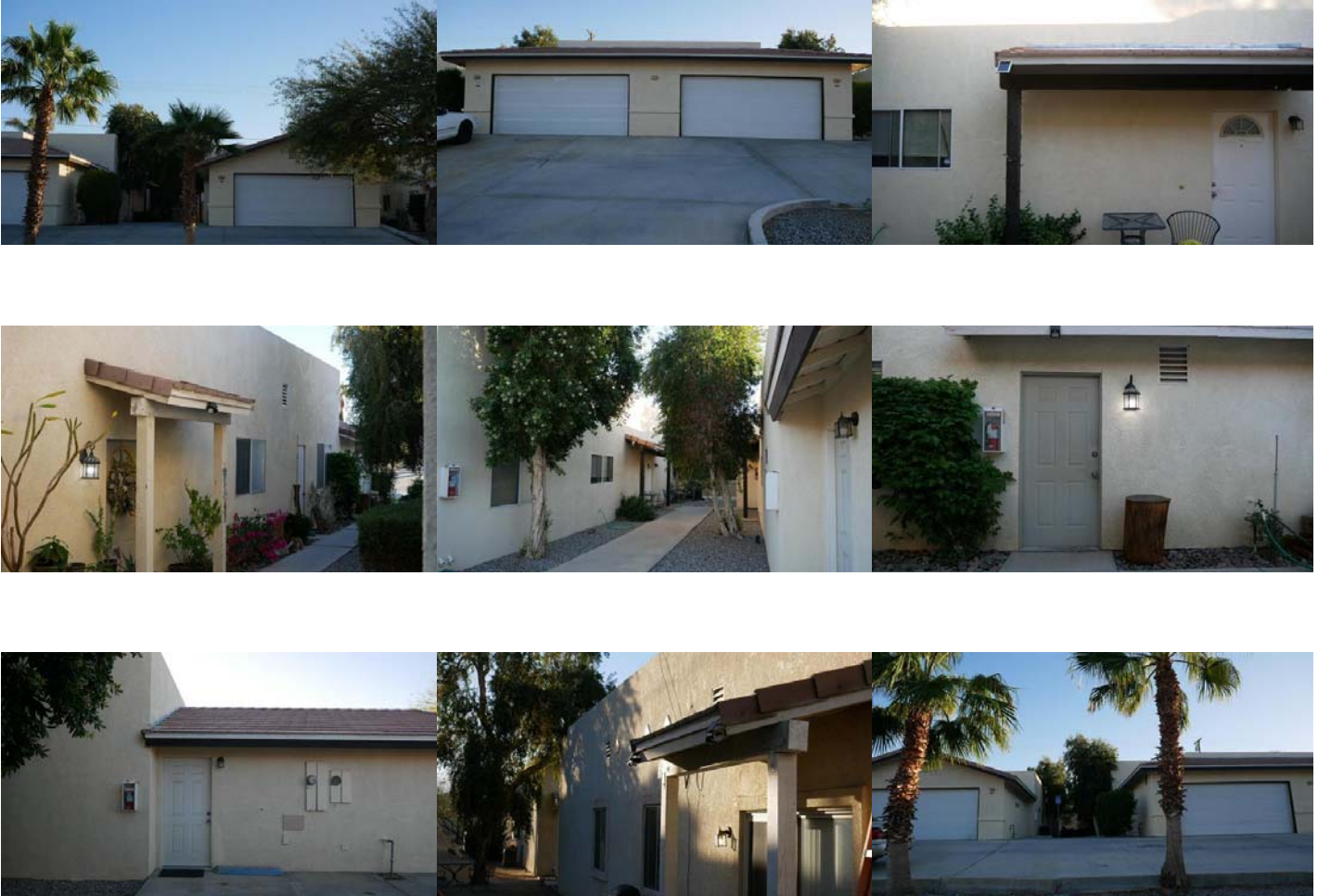
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