

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	PrvPool	Grg	Spes	Date	DOM/CDOM
1	CV24003661	S	314 N 8th ST	BANN	263	STD	2	\$0		\$367,777 	\$200.53	1834	1936/ASR	10,454/0.24	N		2	01/31/24	17/17
2	219105009DA	S	28175 Avenida La Paz	CC	335	STD	2			\$755,000 			2003/ASR	8,276/0.19			2	02/01/24	13/13
3	QC23202805	S	33205 Moreno RD	CC	336	STD	2	\$42,000		\$580,000 	\$232.00	2500	1993/APP	7,505/0.1723	N		2	01/31/24	90/90
4	219103204DA	S	44408 Acacia DR	PDST	322	STD	3			\$705,000 			1966/ASR	8,712/0.2	N		0	02/02/24	71/71
5	IV23162319	S	802 Magnolia AVE	BMT	263	TRUS	4	\$0		\$650,000 	\$261.25	2488	1950/PUB	9,583/0.22	N		0	01/31/24	84/84

Closed • **Single Family Residence**

List / Sold: **\$439,000/\$367,777** ↓

314 N 8th St • Banning 92220

17 days on the market

**2 units • \$219,500/unit • 1,834 sqft • 10,454 sqft lot • \$200.53/sqft •
Built in 1936**

Listing ID: CV24003661

Williams Street



Great opportunity for multi unit purchase! 2 homes on lot plus a detached 2 car garage. Front house is a 3 bedroom 2 bath. Back house is a 1 bedroom 1 bath. Both homes have separate yard areas. Back house has detached large covered carport type of structure for additional storage. Live in one and rent the other or rent both and add to your investment portfolio. Centrally located off the I 10 fwy and plenty of shopping. Just a few minutes away from Cabazon outlets

Facts & Features

- Sold On 01/31/2024
- Original List Price of \$439,000
- 4 Buildings
- Levels: One
- 3 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$338 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Primary Bathroom, Primary Bedroom
- Floor: Carpet, Wood

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01996796
- 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	2	Unfurnished	\$1,200	\$1,200	\$2,500
2:	1	1	1	0	Unfurnished	\$800	\$800	\$1,600

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 540141005

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

 Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: CV24003661

Printed: 02/04/2024 8:01:22 AM

Closed •

List / Sold: **\$739,900/\$755,000** ↑

28175 Avenida La Paz • Cathedral City 92234

13 days on the market

2 units • \$369,950/unit • sqft • 8,276 sqft lot • No \$/Sqft data •
Built in 2003

Listing ID: 219105009DA

Please use GPS



Recently updated duplex in Cathedral City, CA, FOR SALE. Duplex has unit A and B. Both units were recently updated with new flooring, fixtures, carpet, blinds, paint, ceiling fans, and hardware. Each unit has a 2 car garage with a door leading in the unit, 3 bedrooms, 2 bathrooms and is just over 1,400 square feet. The large master suite has double closets and double vanities. Full bathrooms, plenty of storage, ceiling fans in each room (including the family room); the family room opens to the spacious kitchen, a glass slider to the covered patio, new ceiling fans outside, newer water heaters, and beautiful curb appeal. Avenida La Paz is one of the premier locations in Cathedral City for owning and renting duplexes. This duplex allows your tenants to walk to Starbucks, Stater Brothers, Restaurants, Walgreens, Pizza Parlor, Jack in the Box, and more. There are plenty of parking places by the garage and on the street. Easy access to the I10 freeway. Landau & Vista Chino are two predominant streets in Cathedral City. Owning real estate in these areas is a great investment.

Facts & Features

- Sold On 02/01/2024
- Original List Price of \$739,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Natural Gas, Central, Forced Air
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Oven, Microwave, Gas Range, Gas Cooktop, Water Line to Refrigerator, Disposal, Gas Water Heater, Water Heater

Exterior

- Lot Features: Yard, Paved, Landscaped, Front Yard, Park Nearby

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: 1
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 0

- Dishwasher: 2
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 335 - Cathedral City North area
- Riverside County
- Parcel # 675051010

Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 219105009DA

Printed: 02/04/2024 8:01:24 AM

Closed • Duplex

List / Sold: **\$619,000/\$580,000** ↓

33205 Moreno Rd • Cathedral City 92234

90 days on the market

2 units • **\$309,500/unit** • **2,500 sqft** • **7,505 sqft lot** • **\$232.00/sqft** •
Built in 1993

Listing ID: OC23202805

MORENO Rd, Cathedral City



DUPLEX Income Property 6 Beds 4 Baths| Beautifully designed duplex in the Neighborhood of Cathedral City. Each unit has 3 bedrooms and 2 full bathrooms with 2 car garage. Each unit has ceramic tile flooring, central HVAC. Just across the street from a beautiful community park and up the road from Cathedral Canyon Golf Club. Less than a mile from shopping and restaurants, only a few minutes drive to Agua Caliente Casino!

Facts & Features

- Sold On 01/31/2024
- Original List Price of \$600,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$627 (Estimated)
- Laundry: Inside
- \$42000 Gross Scheduled Income
- \$42000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02038283
- Gardener:
- Licenses:
- Insurance: \$0
- 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:	1	3	2	2	Unfurnished	\$1,750	\$3,500	\$0
2:	2	3	2	2	Unfurnished	\$1,750	\$3,500	

Of Units With:

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

Additional Information

- Standard sale
- 336 - Cathedral City South area

• Buyer Agency Compensation: 2%

• Riverside County
• Parcel # 680396006

Michael Lembeck

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

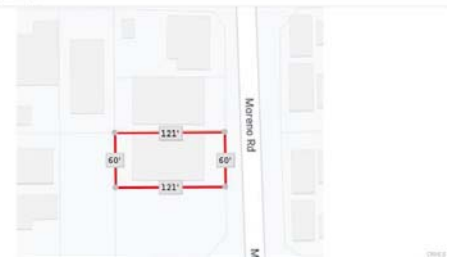
Re/Max Property Connection

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

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Property Map



CUSTOMER FULL: Residential Income LISTING ID: OC23202805

Printed: 02/04/2024 8:01:24 AM

Closed •

List / Sold: **\$725,000/\$705,000** ↓

44408 Acacia Dr • Palm Desert 92260

71 days on the market

3 units • \$241,667/unit • sqft • 8,712 sqft lot • No \$/Sqft data •
Built in 1966

Listing ID: 219103204DA

Turn right onto Monterey Ave. Use the left lane to turn left onto Fred Waring Dr. Turn left at the 1st cross street onto Acacia Dr. Property is on the left side.



Triplex located in the middle of Palm Desert. 2 triplex units being sold together and fully occupied by long term tenants. Gated complex with pool in the center and grass area. Laundry room that is coin operated for extra income. Each unit is 2 bedroom, 1 bath and 840 square feet. (SOLD each tri plex separately to one buyer)

Facts & Features

- Sold On 02/02/2024
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: One
- 12 Total parking spaces
- 0 Total carport spaces
- 7 electric meters available
- 7 gas meters available
- 7 water meters available

Interior

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

Exterior

- Lot Features: Rectangular Lot
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02098260
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 7
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 322 - North Palm Desert area
- Riverside County

• Parcel # 640134002

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

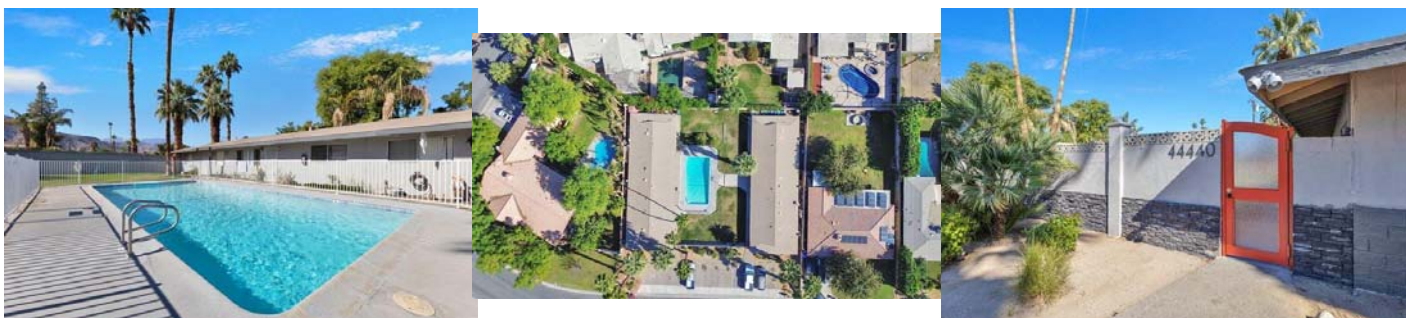
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 219103204DA

Printed: 02/04/2024 8:01:26 AM

Closed • **Quadruplex**

List / Sold: **\$850,000/\$650,000** ↑

802 Magnolia Ave • **Beaumont 92223**

84 days on the market

4 units • **\$212,500/unit** • **2,488 sqft** • **9,583 sqft lot** • **\$261.25/sqft** •
Built in 1950

Listing ID: IV23162319

2 Units Face E 8th St and 2 Units Face Magnolia Ave



4-Unit Residential Income Property! With 2 units facing Magnolia Ave and 2 units facing E 8th St. 4 Electric Meters, 4 Gas Meters; tenants pay gas and electric and owner pays water, sewer, and trash. The Main Sewer Line and Horizontal line to the street was recently replaced and relined. 3 units feature laundry hook ups, 2 units have carports, 1 unit has a storage shed, and each unit has wall heaters, gas stoves, window A/C units, and enclosed yards. Unit 1 is 1bd/1ba, Unit 2 is 2bd/1ba + shed, Unit 3 is 2 bd/1ba + carport a vacant units with interior photos showing the interior having new flooring, and fresh paint, and Unit 4 is 2bd/1ba + carport. Units are being sold as-is.

Facts & Features

- Sold On 01/31/2024
- Original List Price of \$628,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$68 (Estimated)
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: See Remarks
- Appliances: Gas Oven, Gas Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01916221
- 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	1	1	0	Unfurnished	\$1,150		
2:	1	2	1	0	Unfurnished	\$1,008		
3:	1	2	1	0	Unfurnished	\$1,145		
4:	1	2	1	0	Unfurnished	\$1,032		

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 415322007

Michael Lembeck

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Re/Max Property Connection

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