

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 Spcs	Date	DOM/CDOM
1	IV23166069	S	2068 Thornton ST	RVSD	252	STD	2	\$4,600		\$665,000 	\$407.98	1630	1964/ASR	8,712/0.2	N	2	01/10/24	12/12
2	IV23213491	S	24543 Fir AVE	MORV	259	STD	2	\$28,800		\$497,500 	\$382.69	1300	1955/ASR	8,712/0.2	N	0	01/10/24	3/3
3	TR23054183	S	104 S Chestnut ST	LKEL	699	STD	3	\$1		\$1,255,000 	\$391.33	3207	2023/ASR	7,405/0.17	N	2	01/08/24	196/196

Closed • **Single Family Residence**

List / Sold: **\$649,900/\$665,000** ↑

2068 Thornton St • **Riverside 92507**

12 days on the market

2 units • **\$324,950/unit** • **1,630 sqft** • **8,712 sqft lot** • **\$407.98/sqft** •

Listing ID: IV23166069

Built in 1964

Off 215 Fwy.



FANTASTIC Units In great area of Riverside. These units feature 2 bedrooms 1 bath each. Each property has its own 1 car garage and their own private back yard. New carpet in vacant unit completely painted inside and out. Garage completely painted. New fascia and trim. Newly stained painted exterior wood fence. Newer garage door with remote controls. Dual pane windows completely through the whole house. Front yard back yard & side yard completely fenced in for privacy or small or large dogs. Automatic sprinklers set on automatic timers. Each unit has their own washer and dryer hook ups. These units are close to major highways transportation shopping centers and close to down town Riverside.

Facts & Features

- Sold On 01/10/2024
- Original List Price of \$649,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$65 (Estimated)
- Laundry: Inside
- \$4600 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Family Room

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428775
- 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	\$2,300	\$2,300	\$2,300
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

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
- Buyer Agency Compensation: 2%

- 252 - Riverside area
- Riverside County
- Parcel # 210091002

Michael Lembeck

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

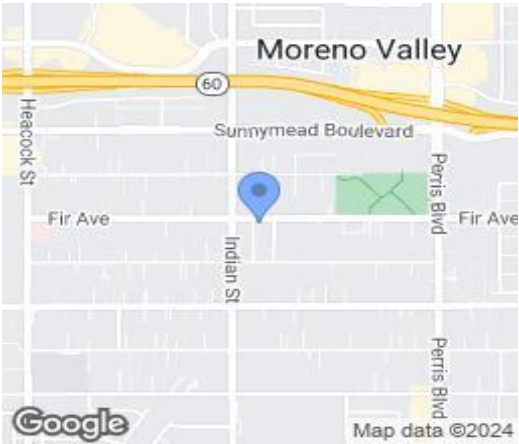
Re/Max Property Connection

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

 Click arrow to display photos







Great duplex in the heart of Moreno Valley. The property has two separate 2 bedroom, 1 bath units connected with a common wall. Each unit has its own yard and gated driveways, each large enough for RV parking. Each unit is separately metered. Excellent opportunity for a buy and hold investor, 1031 exchange, or first-time buyer.

Facts & Features

- Sold On 01/10/2024
 - Original List Price of \$524,900
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - 2 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Natural Gas
 - \$240 (Estimated)
- Laundry: Inside
 - \$28800 Gross Scheduled Income
 - \$28800 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,200
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01862581
 - 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:	1	2	1				\$1,250	\$1,900
2:	1	2	1				\$1,250	\$1,900

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
- Buyer Agency Compensation: 2.5%

- 259 - Moreno Valley area
- Riverside County
- Parcel # 481222001

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CUSTOMER FULL: Residential Income LISTING ID: IV23213491

Printed: 01/14/2024 10:00:21 AM

Closed • **Triplex**

List / Sold:

\$1,250,000/\$1,255,000 ↑

196 days on the market

Listing ID: TR23054183

104 S Chestnut St • **Lake Elsinore 92530**

3 units • **\$416,667/unit** • **3,207 sqft** • **7,405 sqft lot** • **\$391.33/sqft** •
Built in 2023

Pending



Property has been completed as Dec 27th, 2023. Two Units with 3 Bedrooms 2.5 Bathrooms, 1 car garage each one, the third unit has 3 bedrooms 2 baths, no garage but there is designed parking space. 3,207 Total Sq Ft construction and a lot of 7,405 Sq Ft, 4 Separated Electricity and 4 gas meters. The extra one is for the laundry room (extra Income installing coin machines). Only 5 minutes away from 15 Freeway and 3 minutes from Lake Elsinore. Schools, shopping centers are close by the property. The units are being constructed according to the codes and rules of the City of Lake Elsinore by a licensed construction company. The buyer will have a choice of select solar panels for lease or purchase on their own before close of escrow.

Facts & Features

- Sold On 01/08/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$44 (Estimated)
- Laundry: Common Area
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom, Multi-Level Bedroom, See Remarks
- Appliances: Water Heater

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01812614
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$0	\$0	\$3,000
2:	1	3	3	1	Unfurnished	\$0	\$0	\$3,000
3:	1	3	2	0	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Riverside County
- Parcel # 373046018

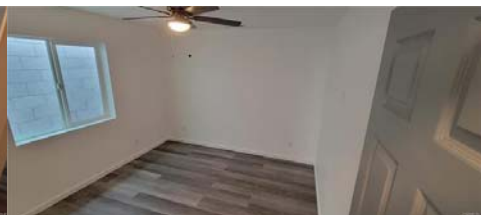
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CUSTOMER FULL: Residential Income

LISTING ID: TR23054183

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