

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	210022384	S	41987 Briarwood Ave	HMT			2	\$27,600	6	\$400,000			1972	9,147/0.21			10/22/21	10/10
2	PW21127162	S	2319 Wilshire ST	RVSD	252	STD	2	\$0		\$450,000	\$334.82	1344	1937/PUB	6,534/0.15	N	0	10/19/21	42/42
3	IV21205705	S	4367 Jurupa AVE	RVSD	252	STD	2	\$0		\$540,000	\$236.01	2288	1915/ASR	9,148/0.21	N	2	10/19/21	17/17
4	219063527PS	S	32980 Wishing Well TRL	CC	336	STD	2			\$525,000			1992/ASR			4	10/21/21	94/94
5	IV21187634	S	130 W Central Ave.	HMT	699	STD	2	\$21,000		\$297,500	\$178.14	1670	1947/ASR	8,276/0.19	N	1	10/21/21	10/10
6	21745288	S	66066 5Th ST	DHS	340	STD	4			\$732,500	\$276.42	2650	1956	13,068/0.3		5	10/22/21	132/132
7	21751260	S	67780 N Arena Blanca RD	DHS	340	STD	4			\$1,050,000	\$477.27	2200		68,000/1.56	N		10/19/21	114/114

Closed •

List / Sold: **\$399,000/\$400,000** ↑

41987 Briarwood Ave • Hemet 92544

10 days on the market

2 units • \$199,500/unit • sqft • 9,147 sqft lot • No \$/Sqft data •

Listing ID: 210022384

Built in 1972

CrossStreet: S.Meridian



2 homes for the price of 1! These spacious units feel like detached homes, with garages and large private patios. Great for owner occupant or income property. Remodeled kitchens. Central Air. Low maintenance. Great location. Lots of on site and street parking. Exterior: Wood/Stucco Unit # for Unit 1: 41987 Unit # for Unit 2: 41989 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$399,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Cap Rate: 6
- \$27600 Gross Scheduled Income
- \$24216 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance:
- 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:		2	2			\$1,200		
2:		2	2			\$1,100		
3:			0					
4:			0					

Of Units With:

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

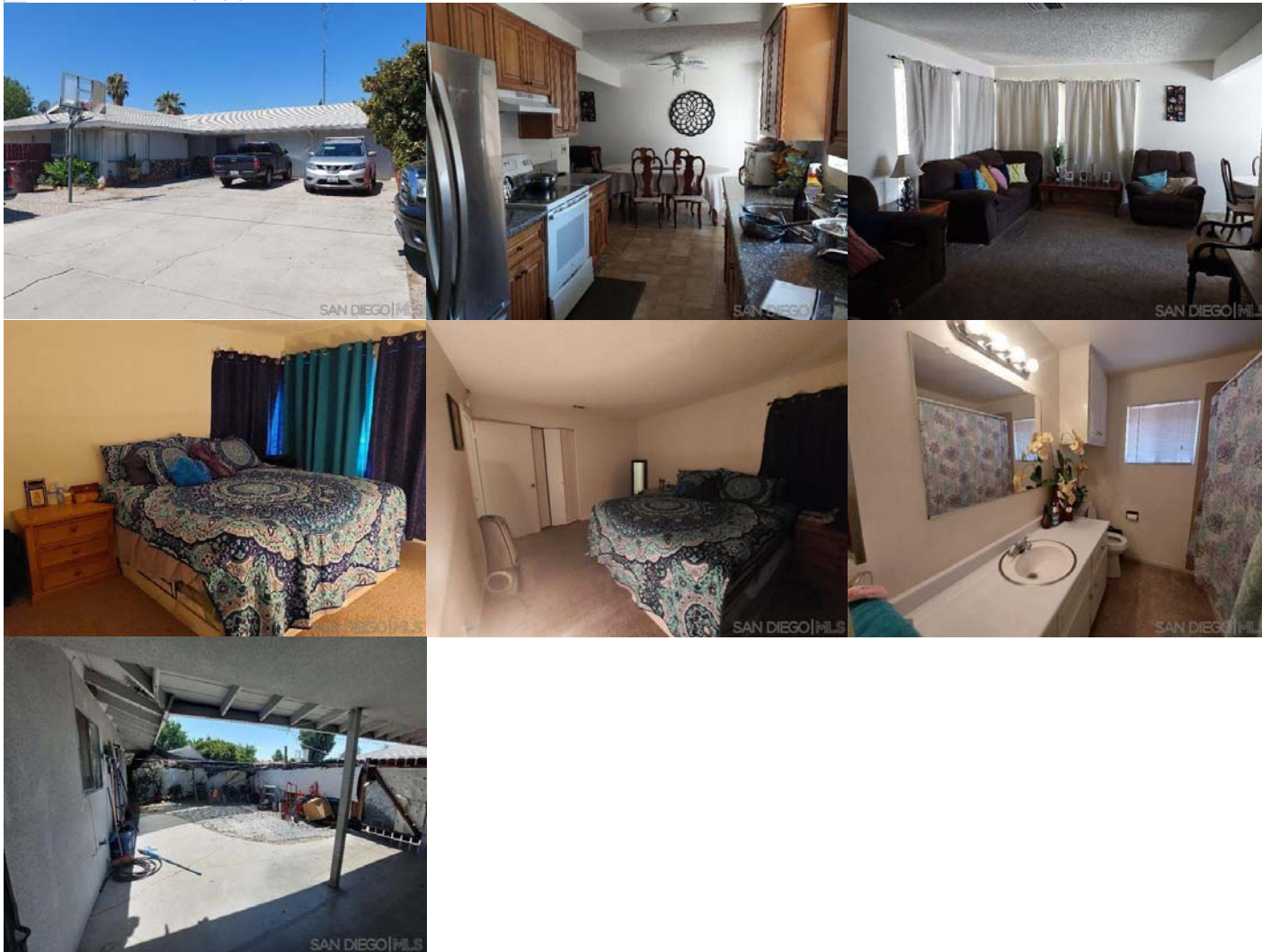
Additional Information

- Riverside County
- Parcel # 438122020

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: 210022384

Printed: 10/24/2021 1:08:28 PM

Closed • **Single Family Residence**

List / Sold: **\$475,000/\$450,000** ↓

2319 Wilshire St • Riverside 92501

42 days on the market

2 units • \$237,500/unit • 1,344 sqft • 6,534 sqft lot • \$334.82/sqft • Built in 1937

Listing ID: PW21127162

South of 60 Fwy, West of 91 Fwy



Welcome Home to 2319 Wilshire St. Come and enjoy this newly updated home with a generous front yard. The property was originally built in 1937. A 3 bedroom, 1 bath addition was completed in 2020 with all the modern touches. New roof, new wall heating, new water heater, new interior and exterior paint to name a few. This property is ready for your new tenants.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$495,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- Laundry: See Remarks
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Concrete, Wood
- Appliances: Built-In Range, Gas Range, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wire, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003646
- 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	1	0	Unfurnished	\$0	\$0	\$2,200
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,200

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 209111015

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Closed •

List / Sold: **\$549,900/\$540,000** ↓

4367 Jurupa Ave • Riverside 92506

17 days on the market

**2 units • \$274,950/unit • 2,288 sqft • 9,148 sqft lot • \$236.01/sqft •
Built in 1915**

Listing ID: IV21205705

jurupa between brockton and palm



This Wonderful unique Craftsman is a Duplex. 2 bdm 1 bath downstairs, 2 bdrm 1 bath upstairs with its private direct access via outdoor staircase. Both units very well maintained. This craftsman has the full length front porch for relaxing after a long day. Walking in the home you will see the eclectic values along with the modern touches. Living room fireplace is rendered non functioning but is a nice focal point in the light and bright room. Dual pane windows throughout upstairs and downstairs with the exception of master bdrm french doors that lead to front porch. The ex large dining room glows with the eclectic feel of a craftsman with the beamed ceilings and paneled walls, wood framed doorways, just beautiful. Kitchen has been modernized with stainless steel range/oven, nice counters and room for a kitchen table. Bathroom is nice size with upgrade counters and upgraded lighting. Main bdrm has french doors, plenty of closet space a nice spacious room. This unit also has a hall closet area that is big enough for a small office. Upstairs well lit unit with nice open floor plan. Main bdrm with walk in style closet, views and very clean. Kitchen is upgraded with nice counters, newer cabinets and table area. Bath has been upgraded with granite and cabinets. This unit is unique in that it has an enclosed patio/sunroom that can be used as a play room, office or extra bedroom. This is a rare gem. Each unit has their own backyard. Plenty of parking and shopping close by.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$639,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$83 (Estimated)
- Laundry: Outside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom, Master Bedroom, Walk-In Pantry
- Appliances: Gas Range, Water Heater
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), Formica Counters, Granite Counters

Exterior

- Lot Features: Back Yard, Lawn, Level with Street
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- 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	2	1	2	Unfurnished	\$1,100	\$1,100	\$1,500

2: 1 2 1 2 Unfurnished \$1,100 \$1,100 \$1,500

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 2
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale
- 252 - Riverside area
- Riverside County
- Parcel # 218210045

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$545,000/\$525,000** ↓

32980 Wishing Well Trl • Cathedral City 92234

94 days on the market

**2 units • \$272,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1992**

Listing ID: 219063527PS

Take Cathedral Canyon Drive to 33rd Avenue to Wishing Well Trail



Income-producing duplex. 3 bed / 2 bath and 2 bed / 2 bath units. Both occupied on month-to-month tenancies. Each unit has a two-car garage and private back/side yards. NOI \$22,246.00

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$545,000
- 1 Buildings
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Natural Gas, Central, Forced Air
- \$22246 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

- Sewer: Unknown

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01465514
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management: 1587
- Water/Sewer: \$520
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

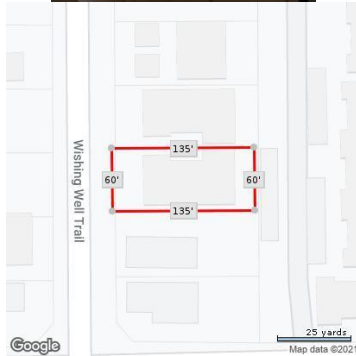
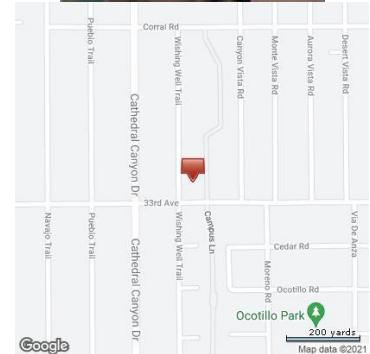
- Standard sale
- 336 - Cathedral City South area
- Riverside County
- Parcel # 680301003

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Mission Viejo, 92691

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Closed •

List / Sold: **\$340,000/\$297,500** ↓

130 W Central Ave. • Hemet 92543

10 days on the market

2 units • **\$170,000/unit** • **1,670 sqft** • **8,276 sqft lot** • **\$178.14/sqft** •
Built in 1947

Listing ID: IV21187634

South State, Right on Central Ave. the house is on the right.



Excellent Opportunity to own a Duplex in the City of Hemet!! Corner Lot* Single Story Duplex* This Income Property consist in two Detached units. **One unit offers a 3 bedrooms, two bathrooms. **The second unit offers one bedroom, one bathroom, with individual laundry, and one car attached garage. Also, It has its own mail box* (130 W Central Ave. & 126 W Central Ave.). This property is conveniently located close to schools, shops, transportation, and Highways. Whether you live in one unit or lease both.**

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$340,000
- 2 Buildings
- 3 Total parking spaces
- \$1 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- \$21000 Gross Scheduled Income
- \$19000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Front Yard, Lot 6500-9999, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,640
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance: \$1,900
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,040
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,000	\$1,000	\$1,800
2:	1	1	1	1	Unfurnished	\$750	\$750	\$1,100

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard sale
- 699 - Not Defined area

- Riverside County
- Parcel # 446044015

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV21187634

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Closed •

List / Sold: **\$739,000/\$732,500** ↓

66066 5Th St • Desert Hot Springs 92240

132 days on the market

4 units • \$184,750/unit • 2,650 sqft • 13,068 sqft lot • \$276.42/sqft • Built in 1956

Listing ID: 21745288

From I-10, head north on Indian Canyon. Make a right on Pierson Drive. Make a left on West Drive then a right on 5th St. Property will be on the left side.



Investors Dream! Minutes from Palm Springs and Joshua Tree, this artistically-designed gated compound offers spectacular sunset and mountain views. ** Set your own Rental Rates ** All units to be delivered VACANT **Generate higher revenue via Airbnb/VRBO or as a full-compound rental for retreats, gatherings, Coachella festival, etc. Two concrete pads offer addl rental space for Tiny House/RV/yurt. Rentable storage on-site. Terraced .30-acre dbl-lot. Spanish Style 4-Plex. Two separate duplexes each with oversized insulated garage (studio/gym/shop) * UPGRADES: Plumbing, ac/heat, electrical, and sprinkler systems. NEW Electric Panels + 4-meters. All units renovated with interior paint, fixtures, upgrades to bathrooms & kitchens, newer appliances. Hand-carved wood beams, custom-designed handrails, gates, French doors. Private and shared courtyards. Gazebo. Automated night-lights, laundry, tool room. Pool-spa potential. Desert Hot Springs is world-renowned as a wellness destination for its mineral-rich aquifer waters found at local Spa Resorts and for its burgeoning Cannabis Industries that contributed more than \$4 million to city revenue last year. Public infrastructure facilities include NEW library, schools, fire/police depts, city hall, community center, and parks.

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$875,000
- 4 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room, Community, Inside
- 4 electric meters available

Interior

- Rooms: Art Studio, Retreat, Recreation, Guest/Maid's Quarters, Family Room, Bonus Room, Workshop
- Floor: Tile
- Appliances: Dishwasher, Refrigerator, Vented Exhaust Fan, Range, Range Hood, Gas Oven, Oven
- Other Interior Features: Beamed Ceilings

Exterior

- Lot Features: Rectangular Lot, Landscaped
- Security Features: Smoke Detector(s), Gated Community, Fire and Smoke Detection System, Carbon Monoxide Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01325548
- Gardener:
- Licenses:
- Insurance:
- 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
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1:	1	1	1	Unfurnished	\$0	\$0	\$0
2:	1	2	1	Unfurnished	\$0	\$0	\$0
3:	1	1	1	Unfurnished	\$0	\$0	\$0
4:	1	1	1	Unfurnished	\$0	\$0	\$0
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

- Separate Electric: 4
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio: 4
 - Ranges:
 - Refrigerator:
 - Wall AC: 2

Additional Information

- Standard sale
- 340 - Desert Hot Springs area
 - Riverside County
 - Parcel # 639191031

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$1,200,000/\$1,050,000 ↓

114 days on the market

Listing ID: 21751260

67780 N Arena Blanca Rd • Desert Hot Springs 92240

4 units • \$300,000/unit • 2,200 sqft • 68,000 sqft lot • \$477.27/sqft • Built in

Hidalgo off Hacienda or take Arena Blanca off Quando



Rare opportunity to create Spa, Hotel, Compound. HOT MINERAL WATER WELL "Liquid Gold" and Pool with 4 Units plus Studio and 6 Vacant contiguous lots on MIRACLE HILL. One of a kind property. All Apartments Fully Rented. Situated in Desert Hot Springs' VS-M (Visitor -Serving Mixed) area. Ideal for development of units/accommodations and services to serve, primarily, the ever growing visitor population. Hot mineral water WELL with automatic pool fill. Large pool with double drains, Units all have private decks, polished concrete floors, and sunken jacuzzi tubs/showers. Nine lots total, 3 are improved (built on) and 6 (Approx. one acre) are vacant waiting for your creative development ideas. Vacant lots (6) AP#'s are; 642-202-001, 642-202-002, 642-202-003, 642-202-009, 642-202-010, 642-202-011.. Improved lots AP#'s are 642-202-012, 642-202-013, 642-202-014

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$1,200,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Electric, Evaporative Cooling
- Heating: Forced Air, Natural Gas
- Laundry: Washer Included, Dryer Included, Community
- 4 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Appliances: Dishwasher, Microwave, Refrigerator, Gas Oven, Oven, Gas Cooktop, Range Hood
- Other Interior Features: Ceiling Fan(s), Cathedral Ceiling(s), Furnished, Two Story Ceilings

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- 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

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1		Unfurnished	\$1,200	\$3,600	\$3,600
2:	1	2	1		Unfurnished	\$1,100	\$1,100	\$1,500
3:								

4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 4• Gas Meters: 0• Water Meters: 0• Carpet: 0• Dishwasher: 1• Disposal: 0 | <ul style="list-style-type: none">• Drapes: 4• Patio: 4• Ranges: 4• Refrigerator: 4• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• 340 - Desert Hot Springs area• Riverside County• Parcel # 642202013 |
|---|---|

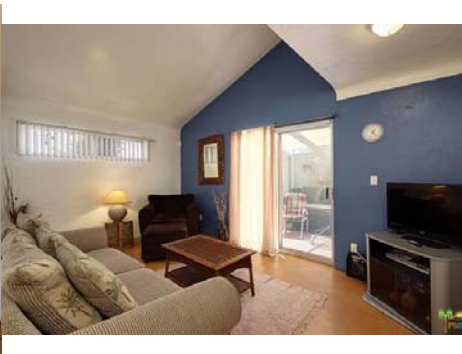
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** 21751260

Printed: 10/24/2021 1:08:44 PM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 10/17/2021 to 10/23/2021
County Or Parish is 'Riverside'
Number Of Units Total is 2+
Selected 7 of 7 results.