

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	IG22185954	S	4156 11th ST	RVSD	252	STD	2	\$48,000	7	\$570,000 	\$378.99	1504	1939/PUB	6,098/0.14	N	0	10/04/22	13/13
2	EV22178663	S	44625 Las Flores LN	PDST	322	PRO	2	\$48,000		\$515,000 	\$289.65	1778	1955/PUB	6,970/0.16	N	0	10/03/22	11/11
3	219076909DA	S	82469 Valencia AVE	IND	699	STD	2			\$465,000 			1963/ASR	13,504/0.31		0	10/04/22	178/178

Closed •

List / Sold: **\$549,000/\$570,000** ↑

4156 11th St • Riverside 92501

13 days on the market

2 units • \$274,500/unit • 1,504 sqft • 6,098 sqft lot • \$378.99/sqft •

Listing ID: IG22185954

Built in 1939

Use Brockton to 11th st



Located in the heart of Riverside, jump on the opportunity to own a duplex walking distance from the Historic Mission Inn, diverse Food Lab, and alive Downtown. Perfect investment to include in your portfolio . Current rents are under market, huge upside when rents brought to market rent. Separate gas and electric meters . Tenants pay all utilities except water .

Facts & Features

- Sold On 10/04/2022
- Original List Price of \$549,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$83 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- Cap Rate: 7.1
- \$48000 Gross Scheduled Income
- \$39525 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Family Room, Living Room
- Appliances: Gas Range, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Utilities - Overhead
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,475
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,045
- Maintenance: \$600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$505
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$2,000
2:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 252 - Riverside area
- Riverside County
- Parcel # 215192017

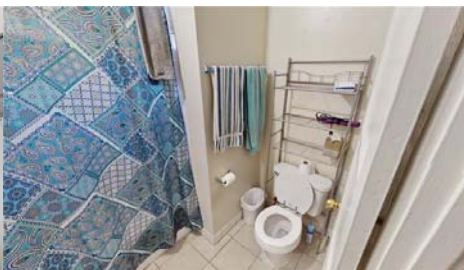
Michael Lembeck

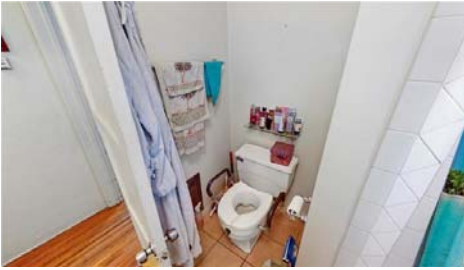
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos







08/24/22

Closed • Duplex

List / Sold: **\$539,000/\$515,000** ↓

44625 Las Flores Ln • Palm Desert 92260

11 days on the market

**2 units • \$269,500/unit • 1,778 sqft • 6,970 sqft lot • \$289.65/sqft •
Built in 1955**

Listing ID: EV22178663

From Fred Waring Drive, head South on San Pablo Ave. Main house is 44571 San Pablo Ave.



Opportunity is knocking, will you answer? Here is your chance to House-Hack, BRRR, Flip or add/start your real estate portfolio. This amazing location holds a duplex with 2/1 and 1/1 units. Each unit is individually metered for water, gas, electricity and each hold their own address! Not an A/B unit. The rear 1/1 unit is located in a cul-de-sac at 44625 Las Flores Ln, and the main 2/1 is at 44571 San Pablo Ave. These units are just blocks away from College of the Desert, El Paseo Drive and there is tons of shopping/resturants near by. Each unit also has their own driveway parking, a covered carport, laundry room, backyard with covered patios and lawns. Some updates have been made to the bathrooms, flooring, lighting and kitchen amongst the 2 units. Not many duplexes hit the market so this is a great opportunity to jump on while it last. Schedule your showing today!

Facts & Features

- Sold On 10/03/2022
- Original List Price of \$539,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Fireplace(s)
- \$871 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$48000 Gross Scheduled Income
- \$4800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room
- Floor: Carpet, Concrete, Vinyl
- Appliances: Gas Oven, Gas Range, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Storage

Exterior

- Lot Features: Back Yard, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00958467
- 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:	2	3	1	0	Unfurnished	\$0	\$0	\$4,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale

- 322 - North Palm Desert area
- Riverside County
- Parcel # 627085025

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: EV22178663

Printed: 10/09/2022 11:04:20 AM

Closed • **Single Family Residence**

List / Sold: **\$499,000/\$465,000** ↓

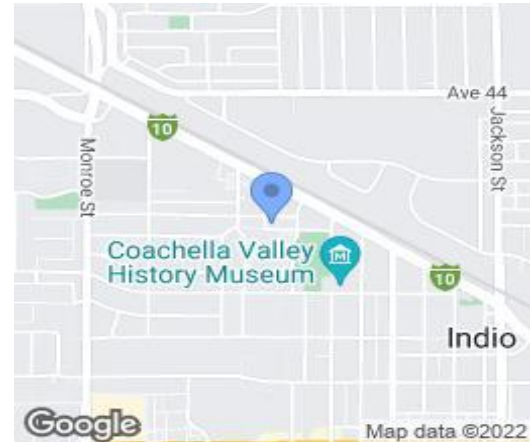
82469 Valencia Ave • **Indio 92201**

178 days on the market

2 units • **\$249,500/unit** • **sqft** • **13,504 sqft lot** • **No \$/Sqft data** •
Built in 1963

Listing ID: 219076909DA

Please refer to GPS



Vacant! Vacant !Go direct! Huge Corner Lot, 13,504 sq ft with 2 homes totally remodeled. With the possibility of building more. Front home is 3/2.5 with a unique basement used as a bedroom. Second home is 2/1 AKA 44546 Biskra St. Great opportunity to live in one and rent the other. Front home has A/C unit second home has a mini split. Seller has never lived in the property and makes no warranties or Guaranties. Property is being sold as-is. Buyer to do his/her due diligence. Buyer to verify Sq Ft of both homes.

Facts & Features

- Sold On 10/04/2022
- Original List Price of \$550,000
- 2 Buildings
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Central
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Family Room
- Floor: Tile
- Appliances: Gas Cooktop, Gas 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: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area
- Riverside County
- Parcel # 611056009

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



