

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	CV23174029	S	3552	3554 Harrison ST	RVSD	252	STD	2	\$2,400		\$775,000	\$313.00	2476	1978/ASR	11,326/0.26	N	3		10/26/23	4/4
2	IG23175015	S		128 S Taylor ST	HMT	SRCAR	STD	2	\$0		\$475,000	\$272.05	1746	1956/ASR	9,583/0.22	N	2		10/25/23	8/8

Closed • **Duplex**

List / Sold: **\$775,000/\$775,000**

3552 3554 Harrison St • Riverside 92503

4 days on the market

**2 units • \$387,500/unit • 2,476 sqft • 11,326 sqft lot • \$313.00/sqft •
Built in 1978**

Listing ID: CV23174029

See Navigation



DUPLEX ON HARRISON ST. 3552 & 3554 a great investment to put some money in your pocket. Live in one and rent the other or rent them both for max profit. Unit 3554 has been completely upgraded. Each unit has 3 bedrooms and 2 bathrooms with it's own backyard and detached garages. Private entrance on each unit. Gas and electric are on separate meters. 3552 tenant is month to month. Great neighborhood with close proximity to Gallaria at Tyler, tons of shopping and great eats. UC Riverside is minutes away for easy rental possibilities. Freeway is near and property is surrounded with many walking distance conveniences. LOCATION, LOCATION, LOCATION!!

Facts & Features

- Sold On 10/26/2023
- Original List Price of \$775,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: In Closet
- \$2400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate
- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Good Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01406566
- 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	\$0	\$0	\$2,200
2:	1	3	2	1	Unfurnished	\$2,000	\$2,000	\$2,200

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 252 - Riverside area
- Riverside County
- Parcel # 234072001

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: CV23174029

Printed: 10/29/2023 8:03:03 AM

Closed • Duplex

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

128 S Taylor St • Hemet 92543

8 days on the market

**2 units • \$237,500/unit • 1,746 sqft • 9,583 sqft lot • \$272.05/sqft •
Built in 1956**

Listing ID: IG23175015

Major cross streets are Florida and Taylor



This charming duplex in Hemet offers the perfect blend of cozy comfort and spacious living. The first unit is a quaint haven, featuring one bedroom and a full bathroom, providing all the essentials for a comfortable lifestyle. Additionally, it boasts a separate single-car garage, ensuring convenient parking and storage options. The second unit, on the other hand, exudes a sense of generosity with its spacious layout. It comprises two inviting bedrooms and 1.5 bathrooms, making it ideal for a small family or those who appreciate extra room to spread out. The open living room serves as the heart of this unit, offering a welcoming space for relaxation and entertainment. But that's not all - this unit also surprises you with a bonus game room, a delightful feature for those who enjoy indoor recreation and entertainment. The enclosed patio is perfect for enjoying the outdoors in a private setting, and the fenced yard provides security and a lovely space for gardening or outdoor activities. This duplex in Hemet promises a comfortable and versatile living arrangement, making it an excellent investment opportunity or a place to call home.

Facts & Features

- Sold On 10/25/2023
- Original List Price of \$475,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$113 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 0-1 Unit/Acre, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01253764
- 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	2	1	Unfurnished	\$0	\$0	\$1,800
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,400

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 443294008

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





