

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	CV21224612	S	13960	Warmington ST	BLY	374	STD	2	\$0		\$35,000 ↓	\$22.76	1538	1952/ASR	25,700/0.59	N		0	10/26/22	368/368
2	CV22154489	S	440 S	Mistletoe AVE	SJCN	SRCAR	STD	2	\$27,600		\$345,000 ↓	\$198.28	1740	1965/ASR	9,583/0.22	N		2	10/25/22	71/71

Closed • Duplex

List / Sold: **\$50,000/\$35,000** ↓

13960 Warmington St • Blythe 92225

368 days on the market

2 units • **\$25,000/unit** • **1,538 sqft** • **25,700 sqft lot** • **\$22.76/sqft** •
Built in 1952

Listing ID: CV21224612

E Neighbours Blvd (78 HWY) / S 10fwy



*****Property with 2 units on the lot, land value, as per seller, maybe one of the units can be saved, buyers to investigate the legality of the buildings, seller and agent have not investigated details with pertinent authorities, building size provided is an estimate of the existing units but tax records indicate different and much lower size.*****

Facts & Features

- Sold On 10/26/2022
- Original List Price of \$80,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$2,223 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft, Value In Land
- Sewer: Public Sewer

Annual Expenses

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

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
- 374 - Blythe area
- Riverside County
- Parcel # 872283023

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



Closed •

List / Sold: **\$350,000/\$345,000** ↓

440 S Mistletoe Ave • San Jacinto 92583

71 days on the market

2 units • **\$175,000/unit** • **1,740 sqft** • **9,583 sqft lot** • **\$198.28/sqft** •
Built in 1965

Listing ID: CV22154489

Main St and S Mistletoe Ave



What a steal on a duplex! Great opportunity to buy an investment property! Long time tenants, Lease Agreement states \$1,150 per month, per unit. Each Unit is 2 bed 1 bath with bonus room, garage & separated fenced back yard with covered patio. Located on a family friendly street with Mistletoe Park across the street. Both units have an evaporative cooler and with a bit of TLC, this could be great retirement income or flip. Take a look!

Facts & Features

- Sold On 10/25/2022
- Original List Price of \$350,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$223 (Estimated)
- Laundry: In Garage
- \$27600 Gross Scheduled Income
- \$27600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02111843
- 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:	2	2	1	1	Unfurnished	\$1,150	\$1,150	\$1,150

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
- SRCAR - Southwest Riverside County area
- Riverside County

• Parcel # 437172012

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: CV22154489

Printed: 10/30/2022 9:46:52 AM