

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	IV21205015	S	3671	Roosevelt ST	RVSD	252	STD	2	\$30,540		\$550,000	\$323.53	1700	1954/ASR	9,583/0.22	N	2		10/26/21	5/5
2	CV21208462	S	21786	Cottonwood AVE	MORV	259	STD	2	\$0		\$535,000 ↑	\$270.20	1980	1950/ASR	7,841/0.18	N	0		10/28/21	1/1
3	IV21024067	S	24454	Webster AVE	MORV	259	STD,TRUS	2	\$34,200		\$655,000 ↑	\$233.93	2800	1964/ASR	21,780/0.5	N	4		10/28/21	147/147
4	SW20241148	S	165 N	Alessandro ST	HMT	SRCAR	STD	2	\$2,550		\$335,000 ↑	\$209.38	1600	1910/BLD	5,227/0.12	N	0		10/25/21	272/272
5	SW21189420	S	1070 1080	Rosalia AVE	HMT	SRCAR	STD	2	\$0		\$363,500 ↓	\$162.57	2236	1976/ASR	10,019/0.23	N	1		10/25/21	1/1
6	PW21081352	S	1240	E Street	COR	248	STD	3	\$79,224		\$950,000 ↓	\$296.88	3200	2005/ASR	6,970/0.16	N	0		10/25/21	83/83
7	LG21205983	S	68125	Santelmo RD	CC	335	STD	3	\$3,550		\$641,000 ↑	\$309.36	2072	1961/ASR	8,276/0.19	N	0		10/26/21	5/5
8	PW21192936	S	937	Mesa Verde AVE	COR	248	STD	4	\$52,200		\$970,000 ↑	\$225.58	4300	1964/ASR	8,712/0.2	N	4		10/25/21	20/20
9	OC21175392	S	39071	Agua Vista	MUR	SRCAR	STD	4	\$72,060		\$1,205,000 ↑	\$308.97	3900	1983/ASR	10,019/0.23	N	4		10/28/21	58/58
10	OC21114157	S	10234	Gould ST	RVSD	699	STD	26	\$255,240		\$3,250,000 ↓	\$268.15	12120	1957/ASR	44,867/1.03	N	0		10/26/21	49/49

Closed •

List / Sold: **\$550,000/\$550,000**

3671 Roosevelt St • Riverside 92503

5 days on the market

2 units • \$275,000/unit • 1,700 sqft • 9,583 sqft lot • \$323.53/sqft •

Listing ID: IV21205015

CROSS STREET: MAGNOLIA



RIVERSIDE, 2 - 2 BDR, 1 BATH UNITS, STOVE, (REFRIGERATOR, WASHER/DRYER - 3673 ONLY), C/A, 1 CAR GARAGES, SHARED YARD, GARDENING SERVICE CURRENTLY PROVIDED FOR COMMON AREAS, WATER PAID FOR TENANTS

Facts & Features

- Sold On 10/26/2021
- Original List Price of \$550,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$83 (Estimated)
- Laundry: Dryer Included, Washer Included
- \$30540 Gross Scheduled Income
- \$29460 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Range, Refrigerator, Water Heater
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Back Yard, Lawn, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- 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	\$1,245	\$1,245	\$1,245
2:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,300

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

- 252 - Riverside area
- Riverside County
- Parcel # 234112019

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 • Duplex

List / Sold: **\$535,000/\$535,000** ↑

21786 Cottonwood Ave • Moreno Valley 92553

1 days on the market

2 units • \$267,500/unit • 1,980 sqft • 7,841 sqft lot • \$270.20/sqft • Built in 1950

Listing ID: CV21208462

Alessandro Boulevard & Day street



BACK ON THE MARKET, BUYER NOT PERFORMING!!! COMPLETELY REMODELED AND GATED DUPLEX FOR SALE!!! This Duplex offers an open floor plan on both units. Both Upstairs and downstairs units offer 2 bedrooms and 1 bath, with recessed lighting and laminate flooring throughout. All new kitchen cabinets, quartz countertops and brand new appliances. The downstairs unit offers a spacious room in the kitchen that can be used as a pantry! New bathrooms, with tile flooring, new vanities and new fixtures throughout! New windows and fresh interior and exterior paint! Each unit has its own brand new separate A/C and heating unit! Separate washer and dryer hookup. Close to Freeways and Shopping.

Facts & Features

- Sold On 10/28/2021
- Original List Price of \$495,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Floor Furnace
- \$286 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01886242
- 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	0	Unfurnished	\$1,400	\$1,400	\$1,400
2:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,400

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
- Rent Controlled
- 259 - Moreno Valley area
- Riverside County
- Parcel # 263170008

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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: **\$649,991/\$655,000** ↑

24454 Webster Ave • Moreno Valley 92553

147 days on the market

**2 units • \$324,996/unit • 2,800 sqft • 21,780 sqft lot • \$233.93/sqft •
Built in 1964**

Listing ID: IV21024067

SUNNYMEAD AND INDIAN



TWO SEPERATE HOMES ON ONE LOT. BOTH HOMES ARE 4 BEDROOM 2 BATH. ONE IS BUILT IN 2008 THE OTHER IN 1964 AND HAS BEEN COMPLETELY REMODELED. LIVE IN ONE AND RENT THE OTHER. FRONT HOME HAS NEW PAINT INSIDE AND OUT, NEW CARPET, NEW BLINDS, NEW CARPET.

Facts & Features

- Sold On 10/28/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$34200 Gross Scheduled Income
- \$25697 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,503
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$545
- Cable TV: 01273733
- Gardener:
- Licenses:
- Insurance: \$1,458
- 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	4	2	2	Unfurnished	\$1,450	\$1,450	\$1,450
2:	1	4	2	2	Unfurnished	\$1,400	\$1,400	\$1,400

Of Units With:

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

Additional Information

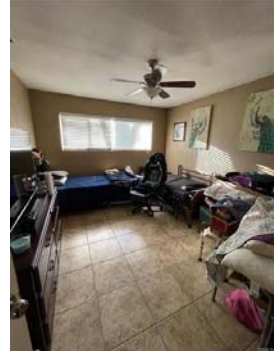
- Standard, Trust sale
- 259 - Moreno Valley area
- Riverside County
- Parcel # 481140028

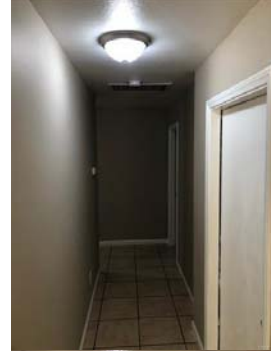
Michael Lembeck
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State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** IV21024067

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Closed •

List / Sold: **\$330,000/\$335,000** ↑

165 N Alessandro St • Hemet 92543

272 days on the market

**2 units • \$165,000/unit • 1,600 sqft • 5,227 sqft lot • \$209.38/sqft •
Built in 1910**

Listing ID: SW20241148

state and florida



Facts & Features

- Sold On 10/25/2021
- Original List Price of \$330,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Inside
- \$2550 Gross Scheduled Income
- \$2000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$508
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$55
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$120
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,400	\$2,000	\$0
2:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$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
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 443222001

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SW20241148

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Closed • Duplex

List / Sold: **\$364,900/\$363,500** ↓

1070 1080 Rosalia Ave • Hemet 92543

1 days on the market

**2 units • \$182,450/unit • 2,236 sqft • 10,019 sqft lot • \$162.57/sqft •
Built in 1976**

Listing ID: SW21189420

Oakland/N Palm



Affordable 2 bedroom 1 bedroom Duplex on quiet street. Long term owner has rehabbed both units inside and out. Fresh paint inside, flooring is all wood and tile, granite counter tops in bathroom and kitchen. Newer water heater in both units. Newer roof 2 years old. Newer sinks and fixtures in bathrooms. Separate patio area for each unit. 1 car garage detached and 1 carport for each unit.

Facts & Features

- Sold On 10/25/2021
- Original List Price of \$364,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 1 Total carport spaces
- \$0 (Unknown)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524829
- 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	\$900	\$900	\$1,375
2:	1	2	1	1	Unfurnished	\$1,355	\$1,355	\$1,375

Of Units With:

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

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County

Michael Lembeck

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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: SW21189420

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Closed • **Triplex**

List / Sold: **\$980,000/\$950,000** ↓

1240 E Street • Corona 92882

83 days on the market

3 units • **\$326,667/unit** • **3,200 sqft** • **6,970 sqft lot** • **\$296.88/sqft** •
Built in 2005

Listing ID: PW21081352

GPS



One of the 3 units in the heart of Corona. There are consist of two buildings, one duplex with 4beds/2baths, 3beds/2 baths and one single family residence with 5 beds/2 baths. Near shopping and schools and easy access to 91 fwy, very convenient location. Fully remodeled and all recently upgraded. Brand new paint and laminate flooring, new kitchen and sink, cabinets, must come see! Please come and check it out!!!

Facts & Features

- Sold On 10/25/2021
- Original List Price of \$980,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$79224 Gross Scheduled Income
- \$65794 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Laundry
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater
- Other Interior Features: Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,430
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01096925
- Gardener:
- Licenses:
- Insurance: \$1,650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$165
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2	0	Unfurnished	\$2,800	\$33,600	\$2,800
2:	1	4	2	0	Unfurnished	\$1,802	\$21,624	\$2,300
3:	1	3	2	0	Unfurnished	\$2,000	\$24,000	\$2,200

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 248 - Corona area
- Riverside County
- Parcel # 118124008

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21081352

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Closed • **Triplex**

List / Sold: **\$619,000/\$641,000** ↑

68125 Santelmo Rd • Cathedral City 92234

5 days on the market

3 units • **\$206,333/unit** • **2,072 sqft** • **8,276 sqft lot** • **\$309.36/sqft** •
Built in 1961

Listing ID: LG21205983

Landau and Tachevah Dr



Small and quaint describes this park-like triplex. Within this gated community sits 2 one bedroom and one bathroom units and one 2 bedroom 1 bathroom unit rented as well. Units are in good condition with upgrades, and air conditioning. All the units face a private pool for the residents use only, surrounded by a park like garden area. Carport parking for each resident as well as guest parking is outside the gate. This is your chance to become an investor in a great appreciating property with fast growing rents in a great market.

Facts & Features

- Sold On 10/26/2021
- Original List Price of \$619,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Estimated)
- Laundry: Community
- \$3550 Gross Scheduled Income
- \$33820 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Tile

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Gated Community
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,780
- Electric: \$540.00
- Gas:
- Furniture Replacement:
- Trash: \$780
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense: \$3,500
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,065	\$1,065	\$1,200
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,200
3:	1	2	1	0	Unfurnished	\$1,285	\$1,285	\$1,350

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- 335 - Cathedral City North area
- Riverside County
- Parcel # 675113004

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

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Closed •

List / Sold: **\$949,000/\$970,000** ↑

937 Mesa Verde Ave • Corona 92878

20 days on the market

**4 units • \$237,250/unit • 4,300 sqft • 8,712 sqft lot • \$225.58/sqft •
Built in 1964**

Listing ID: PW21192936

Penrose and Mesa Verde intersection



Fourplex property with great floor plan. Each unit features 2 bedrooms and one full bath upstairs with a tub and shower combination as well as a half bath downstairs with the kitchen and living room area. Kitchen has a pantry and own eating area. All units have had long term tenants paying on time even during the pandemic!! All units have individual meters for gas and electricity. Each unit has wall furnace. Community laundry has coin operated machines and owner collects the income from that as well on a monthly basis. Owner pays gardener, water and trash for complex. There are two car garages that are shared by tenants, each unit has a one car garage space in the two car garage. Brand New Garage doors will be installed soon. All units have a backyard with planter area. Block walls surround the property in the back. Drive by only subject to interior inspection upon acceptance of offer.

Facts & Features

- Sold On 10/25/2021
- Original List Price of \$949,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$82 (Estimated)
- Laundry: Community
- \$52200 Gross Scheduled Income
- \$37546 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,654
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,740
- Cable TV: 01391478
- Gardener:
- Licenses:
- Insurance: \$2,300
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	2	1	Unfurnished	\$1,100	\$1,100	\$1,500
2:	1	2	2	1	Unfurnished	\$1,050	\$1,050	\$1,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale
- 248 - Corona area
- Riverside County
- Parcel # 119083001

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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: PW21192936

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Closed • **Quadruplex**

List / Sold:

\$1,199,000/\$1,205,000 ↑

39071 Agua Vista • **Murrieta 92563**

58 days on the market

4 units • **\$299,750/unit** • **3,900 sqft** • **10,019 sqft lot** • **\$308.97/sqft** •
Built in 1983

Listing ID: OC21175392

From Murrieta Hot Springs Rd. Turn on Calle Del Lago. First RIGHT on Calle Hermosa. Street turns LEFT onto Agua Vista. Property is on the RIGHT.



Pride of ownership and attention to detail show in this well maintained and upgraded investment property! All 4 units are uniform with 2 bedrooms, PLUS enclosed den/office (can be a 3rd bedroom), 2 full bathrooms (primary bedrooms have en suite full baths), fully enclosed single car garages allow for both parking and storage, and reserved parking space. Downstairs units have spacious backyards with patios, lawns, and planters. Landscaping on sprinkler or drip system. Upstairs units have covered balconies with greenbelt views. All units have upgraded kitchens (cabinets, countertops, dishwashers, stoves, garbage disposals, sinks and faucets), upgraded flooring, mirrored rolling closet doors, adjustable linen closet shelves, inside laundry hook-ups at each unit, and 7 of the 8 bathrooms are fully upgraded. Central heating and air conditioning. New roof on main building, fences and gates, and fresh exterior paint. Individually metered natural gas and electricity. Great location, central to schools, shopping, and the 15 and 215 freeways. All units fully rented with long term tenants and rents are current. Room to increase rents to market value. Sale includes URL domain to renter-lead generating website for this specific property. Seller willing to cooperate with a Buyer 1031 exchange. Great opportunity to own a turnkey income producing property!

Facts & Features

- Sold On 10/28/2021
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: Two
- 9 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$8,326 (Assessor)
- Laundry: Gas Dryer Hookup, In Closet, Inside, Washer Hookup
- \$72060 Gross Scheduled Income
- \$63160 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Family Room, Kitchen, Main Floor Bedroom, Main Floor Master Bedroom
- Appliances: Dishwasher, Disposal, Gas Range
- Floor: Carpet, Tile
- Other Interior Features: Balcony, Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: Landscaped, Lawn, Yard
- Fencing: New Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,900
- Electric: \$190.00
- Gas:
- Furniture Replacement:
- Trash: \$1,751
- Cable TV: 01527423
- Gardener:
- Licenses:
- Insurance: \$1,649
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,150
- Other Expense: \$720
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,575	\$1,575	\$1,900
2:	1	2	2	1	Unfurnished	\$1,520	\$1,520	\$1,750
3:	1	2	2	1	Unfurnished	\$1,460	\$1,460	\$1,750
4:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,900

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- \$60 HOA dues Monthly
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 913191002

Michael Lembeck

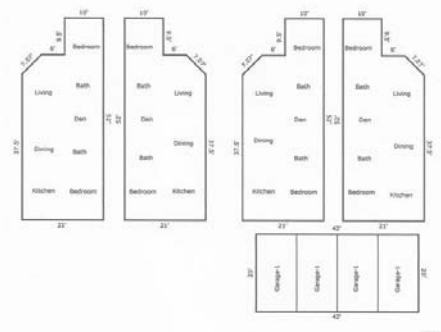
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed •

List / Sold:

\$3,995,000/\$3,250,000 ↓

49 days on the market

Listing ID: OC21114157

10234 Gould St • Riverside 92503

26 units • \$153,654/unit • 12,120 sqft • 1.03 acre(s) lot • \$268.15/sqft • Built in 1957

Nearby Cross Streets: Tyler Street & Gould Street



10234 Gould Street is a 26-unit multifamily investment property located in Riverside, a premier rental market in the Inland Empire. Built in 1957, the property consists of 14, studio units, 10, one-bedroom units, and 2, two-bedroom units. 10234 Gould Street offers amenities including open parking, single-story construction, on-site laundry, security doors, and private patios. 10234 Gould Street has an excellent location in northwestern Riverside, nearly equidistant from Corona and Downtown Riverside.

Facts & Features

- Sold On 10/26/2021
- Original List Price of \$4,290,000
- 7 Buildings
- Levels: One
- 40 Total parking spaces
- Laundry: Community
- \$255240 Gross Scheduled Income
- \$140608 Net Operating Income
- 26 electric meters available
- 26 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$109,374
- Electric: \$3,194.00
- Gas: \$3,194
- Furniture Replacement:
- Trash: \$3,194
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$7,057
- Maintenance: \$13,000
- Workman's Comp:
- Professional Management: 9999
- Water/Sewer: \$3,194
- Other Expense: \$20,174
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	0	1	0	Unfurnished	\$6,145	\$6,145	\$7,160
2:	6	0	1	0	Unfurnished	\$4,560	\$4,560	\$5,370
3:	10	1	1	0	Unfurnished	\$8,650	\$8,650	\$11,950
4:	2	2	1	0	Unfurnished	\$1,915	\$1,915	\$2,990

Of Units With:

- Separate Electric: 26
- Gas Meters: 26
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Riverside County
- Parcel # 150102004

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:** OC21114157

Printed: 10/31/2021 12:56:38 PM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 10/24/2021 to 10/30/2021
County Or Parish is 'Riverside'
Number Of Units Total is 2+
Selected 10 of 10 results.