

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	EV23140079	S	223 S Howard ST	COR	248	STD	2	\$66,000		\$650,000 	\$261.04	2490	1920/ASR	7,405/0.17	N	2	10/30/23	53/53
2	PW23168182	S	2319 Wilshire ST	RVSD	252	STD	2	\$42,000		\$553,000 	\$411.46	1344	1937/PUB	6,534/0.15	N	0	11/03/23	7/7
3	SW23188442	S	130 290 Santa Clara CIR	HMT	SRCAR	STD	2	\$21,252	9	\$150,000 	\$250.00	600	1963/ASR	3,920/0.09	N	0	11/01/23	0/0
4	IV23039200	S	3867 5th ST	RVSD	252	STD	3	\$74,400		\$830,000 	\$518.75	1600	1915/SLR	7,841/0.18	N	0	10/30/23	161/161
5	219100238DA	S	68730 E ST	CC	336	STD	3			\$480,000 			1951/ASR	5,227/0.12		0	10/31/23	0/0
6	SW23164760	S	16911 Gienetta WAY	LKEL	SRCAR	STD	3	\$52,620		\$599,000 	\$284.29	2107	1960/ASR	8,712/0.2	N	3	10/31/23	18/18
7	IG23179394	S	68190 Calle Las Tiendas	DHS	340	STD	4	\$68,400		\$770,000 	\$187.53	4106	1989/APP	12,632/0.29	N	4	11/01/23	25/25
8	CV23157440	S	803 N Palm Canyon DR	PSPR	332	STD	12	\$502,116	3	\$7,300,000 	\$348.73	20933	2007/ASR	24,394/0.56	N	0	10/31/23	49/49

Closed • Duplex

List / Sold: **\$690,000/\$650,000** ↓

223 S Howard St • Corona 92879

53 days on the market

2 units • \$345,000/unit • 2,490 sqft • 7,405 sqft lot • \$261.04/sqft •

Listing ID: EV23140079

Built in 1920

Exit Main Street off of the 91-Freeway to Howard make a left Duplex is on left hand side



2 Homes on one lot approved DuplexWith one home fully completed "Remodeled" ready to occupy and or rent out. Seller says front house needs a lot of work to fully remodel it according to the approved plans. The back house shows very nice with New Kitchen, New Flooring, New Electric, New Plumbing, New Corian Countertops, New Paint and Recess Lighting. New Roof and New Heat & A/C System. Brand New Stucco outside with New Dual Pane Windows. With one home completely done the project is almost finished. Completed it will be a great investment with 2 New Remodeled Homes on one lot that will bring excellent market rents. The front house has completely approved plans just get your contractor a good eye on the property and easily complete it. Sellers want to move on to other scheduled projects. Check with the City of Corona for details and due diligence. Thank You. "Sold as-is"

Facts & Features

- Sold On 10/30/2023
- Original List Price of \$715,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$73 (Estimated)
- Laundry: Individual Room, Inside, See Remarks
- \$66000 Gross Scheduled Income
- \$60975 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry
- Appliances: Gas Oven, Gas Range
- Other Interior Features: Ceiling Fan(s), Corian Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,345
- Insurance: \$1,620
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$900
- Water/Sewer: \$1,800
- Cable TV: 02201290
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$0	\$0	\$2,700
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,600

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 248 - Corona area
- Riverside County
- Parcel # 117113007

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: EV23140079

Printed: 11/05/2023 9:30:52 AM

Closed • **Single Family Residence**

List / Sold: **\$539,000/\$553,000** ↑

2319 Wilshire St • Riverside 92501

7 days on the market

**2 units • \$269,500/unit • 1,344 sqft • 6,534 sqft lot • \$411.46/sqft •
Built in 1937**

Listing ID: PW23168182

South of 60 Fwy, West of 91 Fwy



This is your opportunity to purchase a well-maintained property with high income potential. The property is ready to go with not much left to do. The property was originally built in 1937 as a 1 bedroom/1 bath home. A 3 bedroom/1 bath addition was completed in 2020 with all the modern touches including a laundry area, new roof, new wall heaters, newer interior and exterior paint to name a few. Your tenants will enjoy the ample and well-manicured front yard with plenty on-site parking too. Come make this wonderful home yours today!

Facts & Features

- Sold On 11/03/2023
- Original List Price of \$539,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (See Remarks)
- Laundry: Inside
- \$42000 Gross Scheduled Income
- 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: 00745605
- 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	\$2,100	\$0	\$2,300
2:	1	1	1	0	Unfurnished	\$1,400	\$0	\$1,600

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

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

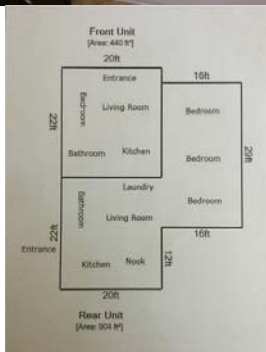
Michael Lembeck

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 • **Manufactured On Land**

List / Sold: **\$189,000/\$150,000** ↓

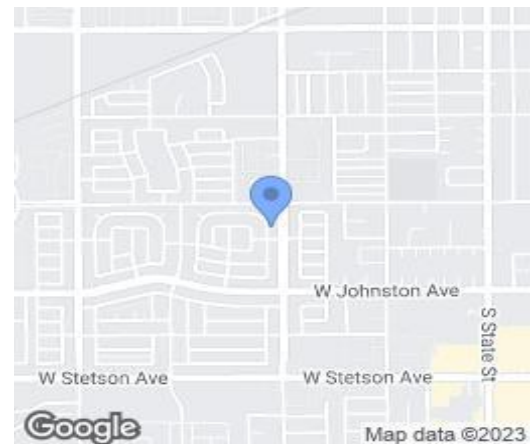
130 290 Santa Clara Cir • Hemet 92543

0 days on the market

2 units • **\$94,500/unit** • **600 sqft** • **3,920 sqft lot** • **\$250.00/sqft** •
Built in 1963

Listing ID: SW23188442

PALM / SAN JUAN



2 UNITS! 130 & 290 SANTA CLARA! SEASONED RENTALS IN SIERRA DAWN SOUTH! GREAT INVESTMENT OPPORTUNITY. LONG TERM, PAY ON TIME. EACH MOBILE HOME IS SINGLE WIDE 1 BEDROOM 1 BATH! EXCEPTIONAL INCOME!

Facts & Features

- Sold On 11/01/2023
- Original List Price of \$189,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Central
- \$76 (Estimated)
- Cap Rate: 9.14
- \$21252 Gross Scheduled Income
- \$16048 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,204
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01201652
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$3,504
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$896	\$896	\$1,150
2:	1	1	1	0	Unfurnished	\$875	\$875	\$1,150

Of Units With:

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

Additional Information

- Standard sale
- \$146 HOA dues Monthly
- Buyer Agency Compensation: 2.5%
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 442241048

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:** SW23188442

Printed: 11/05/2023 9:30:53 AM

Closed • **Triplex**

List / Sold: **\$897,000/\$830,000** ↓

3867 5th St • Riverside 92501

161 days on the market

**3 units • \$299,000/unit • 1,600 sqft • 7,841 sqft lot • \$518.75/sqft •
Built in 1915**

Listing ID: IV23039200

91 FRWY



Don't miss the opportunity to own this beautiful triplex in the heart of the downtown Riverside area. Enjoy the three units to their fullest extent as they each have their own separate addresses. Both main units include 2 bedrooms and 1 bathroom, newly renovated flooring and kitchen spaces with stove and fridge included. The third unit is a freshly built studio ADU that fully permitted, containing a beautiful layout and includes a stove and fridge. The property includes a laundry area with a washer and dryer which is a shared space intended for all three units. Within walking distance to a variety of restaurants, shopping areas, Convention Center, social events, Food lab, Hotels and much more. This property boasts an incredible location with easy access to all highways. This property is also near many well-known colleges in the area, Buyer agent to perform all inspections to satisfy any concerns. With the location, property value, and space to add more units – this is an investment opportunity you absolutely cannot miss.

Facts & Features

- Sold On 10/30/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Central
- \$107 (Public Records)
- Laundry: Common Area, Dryer Included, Gas & Electric Dryer Hookup, Inside, Outside, Washer Included
- \$74400 Gross Scheduled Income
- \$64800 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: \$9,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance: \$500
- Workman's Comp:
- Professional Management: 300
- 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	\$2,500	\$2,500	\$2,700
2:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$2,600
3:	1	0	1	0	Unfurnished	\$1,600	\$1,600	\$1,800

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 252 - Riverside area
- Riverside County
- Parcel # 213103008

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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Closed •

List / Sold: **\$499,900/\$480,000** ↓

68730 E St • Cathedral City 92234

0 days on the market

3 units • **\$166,633/unit** • **sqft** • **5,227 sqft lot** • **No \$/Sqft data** •
Built in 1951

Listing ID: 219100238DA

Highway 111 to Cathedral Canyon, south on Cathedral Canyon to E Street, left on E Street.



This is your perfect opportunity to purchase an updated well maintained Triplex. All units are furnished which includes Refrigerator, Range, Microwave, blinds and furniture. All Security Lock boxes & Ring Security Cameras are excluded. Convenient location to dining, shopping, theater and several types of entertainment. Unit C is an individual building which is the 1 bedroom. Units A & B are attached in one building. Owner has been paying all utilities. Unit B has a long term tenant on month to month basis. Units A & B are month to month thru Airbnb.

Facts & Features

- Sold On 10/31/2023
- Original List Price of \$499,900
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 1 Total carport spaces
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Tile
- Appliances: Dishwasher, Microwave, Gas Range, Refrigerator, Disposal, Water Heater

Exterior

- Lot Features: Corner Lot

Annual Expenses

- Total Operating Expense:
- 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

Of Units With:

- Separate Electric: 3
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 5%
- 336 - Cathedral City South area
- Riverside County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

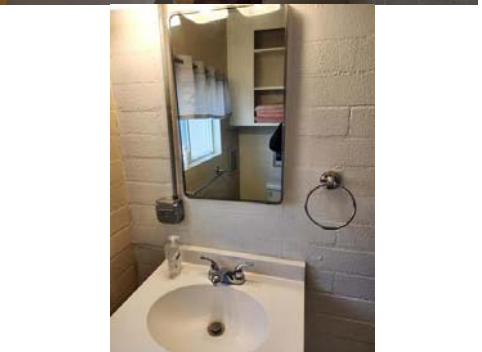
Re/Max Property Connection

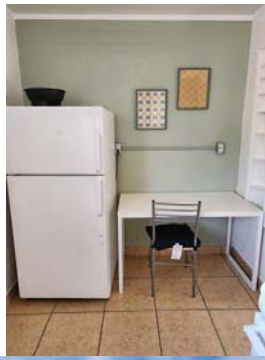
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Apartment

List / Sold: **\$599,900/\$599,000** ↓

16911 Glenetta Way • Lake Elsinore 92530

18 days on the market

3 units • **\$199,967/unit** • **2,107 sqft** • **8,712 sqft lot** • **\$284.29/sqft** •
Built in 1960

Listing ID: SW23164760

Grand Avenue to Buena Vista. Property is on the corner of Buena Vista and Glenetta



Triplex located off of Grand Avenue with each unit featuring one bedroom, one bathroom, and approx. 700 square feet of living space. Each unit has a detached single car garage. Very well maintained with pride of ownership. Roof is 5 years old and each unit comes with washer/dryer hook ups. There is a additional area off of the garages that can be used for storage or possible laundry room. Great location at the base of the Cleveland National Forest. Close to the lake and Perret Park.

Facts & Features

- Sold On 10/31/2023
- Original List Price of \$599,900
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$44 (Estimated)
- Laundry: Inside, See Remarks
- \$52620 Gross Scheduled Income
- \$42360 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl

Exterior

- Lot Features: Corner Lot, Lot 6500-9999
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,260
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,260
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Partially	\$1,375	\$1,375	\$1,375
2:	1	1	1	1	Partially	\$1,570	\$1,570	\$1,570
3:	1	1	1	1	Partially	\$1,570	\$1,570	\$1,570

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 381284037

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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Closed • [Quadruplex](#)

List / Sold: **\$775,000/\$770,000** ↓

68190 Calle Las Tiendas • Desert Hot Springs 92240

25 days on the market

4 units • **\$193,750/unit** • **4,106 sqft** • **12,632 sqft lot** • **\$187.53/sqft** •
Built in 1989

Listing ID: IG23179394

Hacienda Ave and Mountain View Rd is major cross streets



Marcus & Millichap is pleased to exclusively present the opportunity to acquire a fully occupied fourplex. All four units have 2 bedrooms and 2 bathrooms with long-term tenants. All units are individually metered for gas, electric and have their own garage in the rear of the property. There is plenty of street parking with paved and concert-covered entire lot. - Fastest growing area of the Desert Hot Springs - Surrounded by Single-family homes and upscale spa resorts. - Newly updated roof and landscape - Next rental increase in November 2023 - Reliable long-term tenants with stable rent growth - Turn key - fully occupied income property - Updated room a few months ago - no pending differed maintenance. - Coin laundry to increase income. - Four units qualifies for owner occupant deal with lower down payment and better acquisition options.

Facts & Features

- Sold On 11/01/2023
- Original List Price of \$775,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$2,733 (Estimated)
- Laundry: Common Area, Individual Room
- \$68400 Gross Scheduled Income
- \$52478 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room
- Floor: Tile
- Appliances: Dishwasher, Gas Oven, Gas Range, Water Heater
- Other Interior Features: Balcony, Granite Counters, Open Floorplan, Tile Counters

Exterior

- Lot Features: 6-10 Units/Acre
- Security Features: Closed Circuit Camera(s), Security System, Smoke Detector(s)
- Fencing: Partial, Stucco Wall, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$13,870
- Electric: \$360.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,956
- Cable TV: 01959110
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,788
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,300	\$1,300	\$1,600
2:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$1,600
3:	1	2	2	1	Unfurnished	\$1,600	\$1,600	\$1,600
4:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$1,600

Of Units With:

- Separate Electric: 5
- Drapes:

- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%

- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 644141027

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 • **Commercial/Residential**

List / Sold:

\$7,550,000/\$7,300,000 ↓

803 N Palm Canyon Dr • Palm Springs 92262

49 days on the market

**12 units • \$629,167/unit • 20,933 sqft • 24,394 sqft lot • \$348.73/sqft •
Built in 2007**

Listing ID: CV23157440

Take I-10E, Continue onto CA-111, Continue onto N Palm Canyon Dr, Turn right at Tamarisk Rd



803 North Palm Canyon Drive is located at the intersection of N Palm Canyon Drive and Tamarisk Road within the desirable North Palm Canyon Uptown District. It is surrounded by shopping venues, trendy restaurants & coffee shops, entertainment, schools, and medical facilities. The property is centrally located within the Coachella Valley and accessed by the CA-111 highway (Palm Canyon Drive). Its location offers convenient access to the neighboring cities of Cathedral City, Palm Desert, Indio, Indian Wells, and La Quinta. Desert attractions such as Joshua Tree National Park, Mt. San Jacinto, Empire Polo Club in Indio (home to Coachella and Stagecoach Music Festivals), and more than 120 golf courses within the Coachella Valley are also easily accessible. San Bernardino County, Orange County, Los Angeles County, mountain ski resorts and beach cities are all within a 2-hour drive. 803 North Palm Canyon Drive consists of 11, two-bedroom/two-bathroom and 1, two-bedroom/two-and-one-half-bathroom townhouse-style units, with an average unit size of 1,457 square feet. The units offer exquisite interior finishes, with all but one unit offering a loft. There is covered parking and storage on the first level, and a beautiful pool deck and townhouse access on the second level. There is also a ±3,453 square foot ground floor retail space, which is occupied. The property is situated on one parcel with a total of ±24,394 square feet of land, with a total building size of ±20,933 square feet. 803 North Palm Canyon Drive features sleek architecture; desert landscaping; covered parking on the ground floor including 12 individual garages; luxurious pool deck on the second floor with shaded cabanas; and an elevator serving the second floor. Unit amenities include high-end Euro-style cabinetry; built-in subzero refrigerators; stainless steel oven/stove combinations with stainless steel range; engineered stone countertops; tile back splash in kitchens; sleek fireplace; 20-foot ceilings in living space with floor to ceiling windows; lofts in all but one unit; patio and balcony in every unit; dual vanities and custom tiled shower in primary bathroom; on demand water heaters; in unit washer and dryers, and central air conditioning and heating. The property is in a highly desirable area and offers stability for any type of investor, whether it may be a first-time purchaser, seasoned investor, or a 1031 exchange opportunity.

Facts & Features

- Sold On 10/31/2023
 - Original List Price of \$7,550,000
 - 3 Buildings
 - Levels: Two
 - 12 Total parking spaces
 - \$5,522 (Estimated)
 - Laundry: Inside
 - Cap Rate: 3.47
 - \$502116 Gross Scheduled Income
 - \$262101 Net Operating Income
 - 12 electric meters available
 - 12 gas meters available
 - 1 water meters available
-

Interior

Exterior

- Lot Features: 11-15 Units/Acre
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$214,909
- Electric: \$18,600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,185
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$13,000
- Maintenance: \$23,851
- Workman's Comp:
- Professional Management: 19080
- Water/Sewer: \$7,641
- Other Expense: \$2,600
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	11	2	2	0	Unfurnished	\$2,717	\$29,890	\$3,727
2:	1	2	3	0	Unfurnished	\$2,630	\$2,630	\$4,000

Of Units With:

- Separate Electric: 12
 - Gas Meters: 12
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 332 - Central Palm Springs area
 - Riverside County
 - Parcel # 505283024

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









