

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	CV21179245	S	25852 Dartmouth ST	HMT	SRCAR	STD	2	\$26,400		\$375,000 	\$191.72	1956	1962/ASR	7,405/0.17	N	3	10/06/21	10/10
2	IG21176113	S	773 Michigan AVE	BMT	263	STD	3	\$47,760		\$660,000 	\$693.28	952	1953/ASR	11,761/0.27	N	4	10/08/21	19/19
3	210016310	S	281 N Valley View Drive	HMT			4	\$55,620	10	\$594,000 			1975		N		10/06/21	61/61
4	219063516PS	S	980 N Indian Canyon DR	PSPR	331	STD	9			\$1,950,000 			1945/APP		N	0	10/05/21	102/102
5	21754914	S	354 E Stevens RD	PSPR	332	STD	12			\$2,000,000 	\$368.19	5432	1955	18,295/0.42	Y		10/06/21	51/51

Closed • Duplex

List / Sold: **\$365,000/\$375,000** ↑

25852 Dartmouth St • Hemet 92544

10 days on the market

2 units • **\$182,500/unit** • **1,956 sqft** • **7,405 sqft lot** • **\$191.72/sqft** •

Listing ID: CV21179245

Built in 1962

use google maps



Location and Curb Appeal! This duplex offers 2 bed/ one bath on Unit (41509 Marine Dr - Mailing address) and 2 bed/ 2 bath (25852 Dartmouth St- Mailing address)

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$365,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Central
- \$69 (Estimated)
- Laundry: Inside
- \$26400 Gross Scheduled Income
- \$22480 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,942
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$280
- Cable TV: 01517229
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,200	\$1,200	\$14,400
2:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$12,000

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
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 438142001

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: **\$700,000/\$660,000** ↓

773 Michigan Ave • Beaumont 92223

19 days on the market

3 units • **\$233,333/unit** • **952 sqft** • **11,761 sqft lot** • **\$693.28/sqft** •
Built in 1953

Listing ID: IG21176113

Pennsylvania Ave to 6th st to Michigan Ave



Great investment opportunity. Live in one rent the rest - possibilities are endless. Located on a quiet street of Beaumont in close proximity to school, stores and two major freeways 10 and 60. The original unit was build in 1953 in a good condition and has 3 bedrooms and 1 1/2 baths with two car garage. Two units in the back (775 and 777 Michigan Ave) are newer and have a valley entrance with plenty parking outside and one car garage each. Each unit has 2 bedrooms and 1 Bath. Every unit has it's own laundry area. The common area in between the units forms a cozy, boutique style courtyard. With large employers such as Amazon, Casino Morongo and Cabazon Outlet it is a great area for rental opportunities. --

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$700,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$61 (Estimated)
- Laundry: Inside
- \$47760 Gross Scheduled Income
- \$42644 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$5,116
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,536
- Cable TV: 01941348
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense: \$1,440
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,620	\$1,620	\$1,620
2:	1	2	1	1	Unfurnished	\$1,175	\$1,175	\$1,175
3:	1	2	1	1	Unfurnished	\$1,185	\$1,185	\$1,185

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
- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 418043016

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: IG21176113

Printed: 10/10/2021 1:31:56 PM

Closed •

List / Sold: **\$649,000/\$594,000** ↓

281 N Valley View Drive • Hemet 92543

61 days on the market

4 units • **\$162,250/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1975

Listing ID: 210016310

CrossStreet: Devonshire



Great income property. A 4 units/2beds/1bath each unnit in HEMET. All units are approx. 850sq ft. 2 bedrooms, 1 bath w/ tubs which in total of 8 bedrooms, 4 baths, 4 car port parking, 4 storage space units. New roof and new tubs/shower walls. Laminate flooring. Open kitchens. Sliding glass doors off kitchen to private patio. 3 units downstairs w/ private patios. Upstairs unit at end over parking structure with area on landing & stairs. Buyers and buyer's agent to verify records/information with the city before close of escrow. Sewer: Sewer Connected Number of Furnished Units: 4 Topography: LL

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$670,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Electric, Natural Gas, Forced Air
- Cap Rate: 10
- \$55620 Gross Scheduled Income
- \$50220 Net Operating Income

Interior

- Appliances: Electric Water Heater

Exterior

- Fencing: Cross Fenced

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

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$1,195		\$1,495
2:		2	1			\$1,095		\$1,450
3:		2	1			\$995		\$1,450
4:		2	1			\$1,250		\$1,500

Of Units With:

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

Additional Information

- Riverside County
- Parcel # 442071020

Michael Lembeck

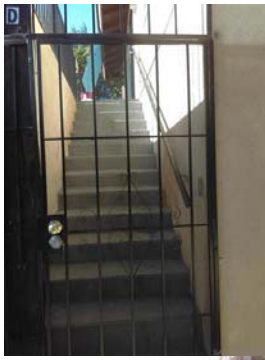
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,990,000/\$1,950,000 ↓

102 days on the market

Listing ID: 219063516PS

980 N Indian Canyon Dr • Palm Springs 92262

**9 units • \$221,111/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1945**

Please refer to GPS



The Firm presents a rare opportunity to own a 9-unit apartment complex in Palm Springs' famous and highly desirable Movie Colony District. In the heart of downtown Palm Springs this property has a breakdown of: five one-bedroom units, one two-bedroom unit, and three penthouse style studios overlooking a fabulous courtyard with a pool and stunning mountain views. This property has huge upside potential and is an amazing opportunity for rarely available multifamily.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$1,990,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- 10 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Laminate

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: 10
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 331 - North End Palm Springs area
- Riverside County
- Parcel # 507151010

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Closed •

List / Sold:

\$1,988,000/\$2,000,000 ↑

51 days on the market

Listing ID: 21754914

354 E Stevens Rd • Palm Springs 92262

12 units • **\$165,667/unit** • **5,432 sqft** • **18,295 sqft lot** • **\$368.19/sqft** •
Built in 1955

Head north on Indian Canyon make a left on Stevens Rd



A tremendous, lucrative opportunity to own your own resort in the vibrant and growing Palm Springs market.

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$1,988,000
- 1 Buildings
- Levels: One
- Heating: Electric

Interior

- Appliances: None

Exterior

- Security Features: Resident Manager, Gated Community

Annual Expenses

- Total Operating Expense: \$0
- 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

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	12	12		Unfurnished	\$0	\$0	\$0
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 332 - Central Palm Springs area
- Riverside County
- Parcel # 507030014

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: 21754914

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Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 10/03/2021 to 10/09/2021

County Or Parish is 'Riverside'

Number Of Units Total is 2+

Selected 5 of 5 results.