

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	IV22204545	S	25074 Atwood AVE	MORV	259	STD	2	\$44,400		\$625,000	\$449.64	1390	1954/PUB	12,197/0.28	N	2	11/01/22	0/0
2	IV22127012	S	676 Illinois Avenue	BMT	263	STD	2	\$25,020		\$475,000 	\$232.62	2042	1968/PUB	6,534/0.15	N	3	11/04/22	91/91
3	PW22172125	S	28670 Landau BLVD	CC	335	STD	2	\$65,100	5	\$760,000 	\$326.46	2328	1998/ASR	8,276/0.19	N	2	11/02/22	42/42
4	IV22192284	S	66893 Ironwood DR #1 & 2	DHS	340	STD	2	\$59,736		\$680,000 	\$246.20	2762	2021/BLD	10,019/0.23	N	4	11/02/22	22/22
5	HD22186305	S	3754 Arora ST	JUR	251	STD	3	\$27,000		\$320,000 	\$372.09	860	1950/OTH	7,405/0.17	N	1	11/03/22	1/1
6	WS22187579	S	24082 Webster AVE	MORV	259	STD	3	\$14,400	4	\$715,000 	\$214.20	3338	1951/ASR	20,038/0.46	N	3	10/31/22	18/18
7	SB22208508	S	2806 10th ST	RVSD	252	TRUS	6	\$37,200		\$825,000 	\$217.68	3790	1945/APP	8,276/0.19	N	0	10/31/22	5/5

Closed •

List / Sold: **\$625,000/\$625,000**

25074 Atwood Ave • Moreno Valley 92553

0 days on the market

**2 units • \$312,500/unit • 1,390 sqft • 12,197 sqft lot • \$449.64/sqft •
Built in 1954**

Listing ID: IV22204545

South on Perris Blvd, Left on Atwood Ave.



Don't pass up on this Duplex which boasts two, 2 bedroom 1 bath units both units have recently been remodeled with new flooring and bathrooms. They are both mirror images of each other in terms of layout, both have a great sitting/family room in the front and a dining room in the back. Unit one received new countertops and a cabinet refinish in the kitchen. While unit two received all new cabinets and countertops in the kitchen. Each unit has its own private backyard complete with covered patio areas. The large front yard has plenty of room to expand and add additional units. Each unit has its own address and separately metered connections for Gas and Electricity. Perfect for the savi investor or homeowner looking to supplement their mortgage. Plans for converting the garage to a 3rd 2 bedroom 1 bath unit are included with the sale! This includes Architecture Drawings, Engineering approval, and City plan check approval. All you need is to pull permits and begin construction.

Facts & Features

- Sold On 11/01/2022
- Original List Price of \$625,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$129 (Estimated)
- Laundry: In Garage
- \$44400 Gross Scheduled Income
- \$39235 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

- Lot Features: Back Yard, Front Yard, Near Public Transit, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,165
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$312
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$1,253
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished			\$1,850
2:	1	2	1	1	Unfurnished			\$1,850

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale

- 259 - Moreno Valley area
- Riverside County
- Parcel # 479090023

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: **\$499,999/\$475,000** ↓

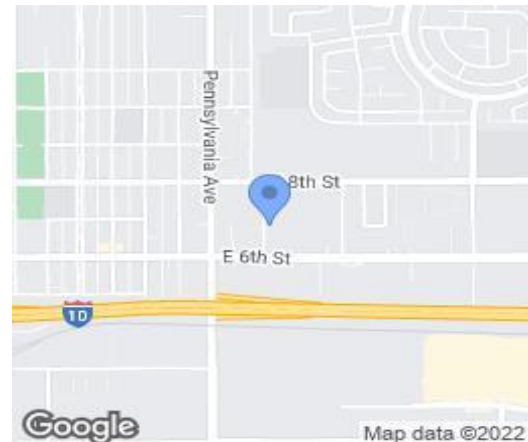
676 Illinois Avenue • Beaumont 92223

91 days on the market

2 units • **\$250,000/unit** • **2,042 sqft** • **6,534 sqft lot** • **\$232.62/sqft** •
Built in 1968

Listing ID: IV22127012

6th St and Illinois Ave



Here is your opportunity to own an income producing property! This is a single building two-unit property. The front unit has two bedrooms, one bathroom, a living room, and a kitchen. The back unit is two bedrooms, two bathrooms, a large living room, a kitchen, and a laundry room. Each unit has an attached garage and driveway parking. Don't miss out!

Facts & Features

- Sold On 11/04/2022
- Original List Price of \$545,000
- 1 Buildings
- Levels: One
- 9 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$64 (Assessor)
- Laundry: See Remarks
- \$25020 Gross Scheduled Income
- \$21383.3 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Attic
- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,637
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01996796
- Gardener:
- Licenses:
- Insurance: \$822
- Maintenance: \$500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,665
- Other Expense: \$50
- Other Expense Description: backflow

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,000	\$12,000	\$1,400
2:	1	2	2	2	Unfurnished	\$1,085	\$13,020	\$1,600

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

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 418021002

Michael Lembeck

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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 • DuplexList / Sold: **\$799,900/\$760,000** ↓**28670 Landau Blvd • Cathedral City 92234****42 days on the market****2 units • \$399,950/unit • 2,328 sqft • 8,276 sqft lot • \$326.46/sqft • Built in 1998****Listing ID: PW22172125****N/A**



Great Investor Opportunity: CAP RATE 5+ The Annual Income is \$65,100 Total monthly rents \$5425.00 GRM 12.3 / Low Operating Expenses Profitable NOI: Duplex 6 bedrooms 4 full bathrooms 2 single car garages & 2 carports, with 4 additional driveway parking spots. Renovated and updated July 2022, 100% occupied with new 12-month leases as of August 2022. The renovation includes: Flooring throughout, new paint, Stainless-Steel Appliances, ceiling fans in the living room and in all 6 Bedrooms, 4 full Bathrooms w Dual Shower heads, new vanities, LED lighting inside and out, Private Washer & Dryer included in your garage. Special Features: Enclosed 8.5' X 10' indoor/outdoor patio - works well as a den and includes a high-top table with 6 stools, ceiling fan, lighting, TV -Monitor for gaming and entertainment. Spacious 15X30 private backyard, maintenance-free turf, play area, new landscaping, umbrella-shaded patio furniture set, and a BBQ/ Grill. All Outdoor Furniture Conveys. The entire property has additional lighting enhancing the tall palm trees and property features while providing extra security. Great location, easy access to all major roads and highways throughout the Coachella Valley, and strong employment opportunities. The neighborhood includes beautiful parks, schools, shopping, entertainment centers, a nearby casino, and golf courses.

Facts & Features

- Sold On 11/02/2022
 - Original List Price of \$813,750
 - 1 Buildings
 - Levels: One
 - 8 Total parking spaces
 - 2 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$1,768 (Estimated)
 - Laundry: In Garage
 - Cap Rate: 5.3
 - \$65100 Gross Scheduled Income
 - \$47113 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 0 water meters available
-

Interior

- Rooms: All Bedrooms Down, Great Room, Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom
 - Floor: Laminate
 - Appliances: Barbecue, Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Range Hood, Refrigerator, Self Cleaning Oven, Water Heater
 - Other Interior Features: Ceiling Fan(s), High Ceilings, Recessed Lighting
-

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Park Nearby, Sprinklers Drip System, Sprinklers In Front, Sprinklers Timer
 - Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Security Lights, Smoke Detector(s)
 - Fencing: Block, Wood
 - Sewer: Public Sewer
 - Other Exterior Features: Barbecue Private, Lighting
-

Annual Expenses

- Total Operating Expense: \$17,987
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,076
- Insurance: \$1,339
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600

- Cable TV: 02163451
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,700		
2:	1	3	2	1	Unfurnished	\$2,725		

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 335 - Cathedral City North area
- Riverside County
- Parcel # 675111042

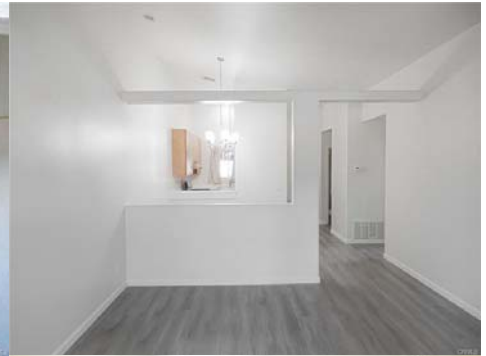
Michael Lembeck

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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: PW22172125

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Closed • Duplex

List / Sold: **\$719,000/\$680,000** ↓

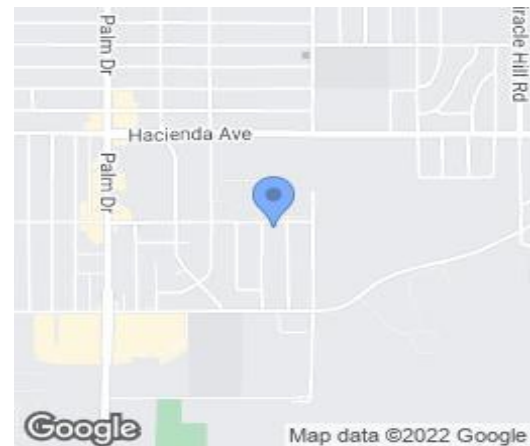
66893 Ironwood Dr # 1 & 2 • Desert Hot Springs 92240

22 days on the market

2 units • \$359,500/unit • 2,762 sqft • 10,019 sqft lot • \$246.20/sqft • Built in 2021

Listing ID: IV22192284

See google maps for directions.



<<< NEW DUPLEX>>> A beautiful duplex with each unit featuring 3 bedrooms, 2 baths, and 2 car garage. The units have an open floor plan with high ceilings. Each unit offers granite counter tops and tiled showers. Each unit has a master bedroom with walk in closets. The Laundry area is located in the 2 car garage. These units are in a great location with shopping centers near by. A great duplex ready for a long term investor or homeowner looking to live in one and rent the other.

Facts & Features

- Sold On 11/02/2022
- Original List Price of \$725,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$322 (Estimated)
- Laundry: In Garage
- \$59736 Gross Scheduled Income
- \$42277 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Gas Range, Tankless Water Heater
- Other Interior Features: Block Walls, Granite Counters, High Ceilings, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Lot 10000-19999 Sqft
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$17,459
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01917184
- Gardener:
- Licenses:
- Insurance: \$1,920
- Maintenance: \$600
- Workman's Comp:
- Professional Management: 4778
- Water/Sewer: \$2,160
- Other Expense: \$3,584
- Other Expense Description: Vacancy

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641322002

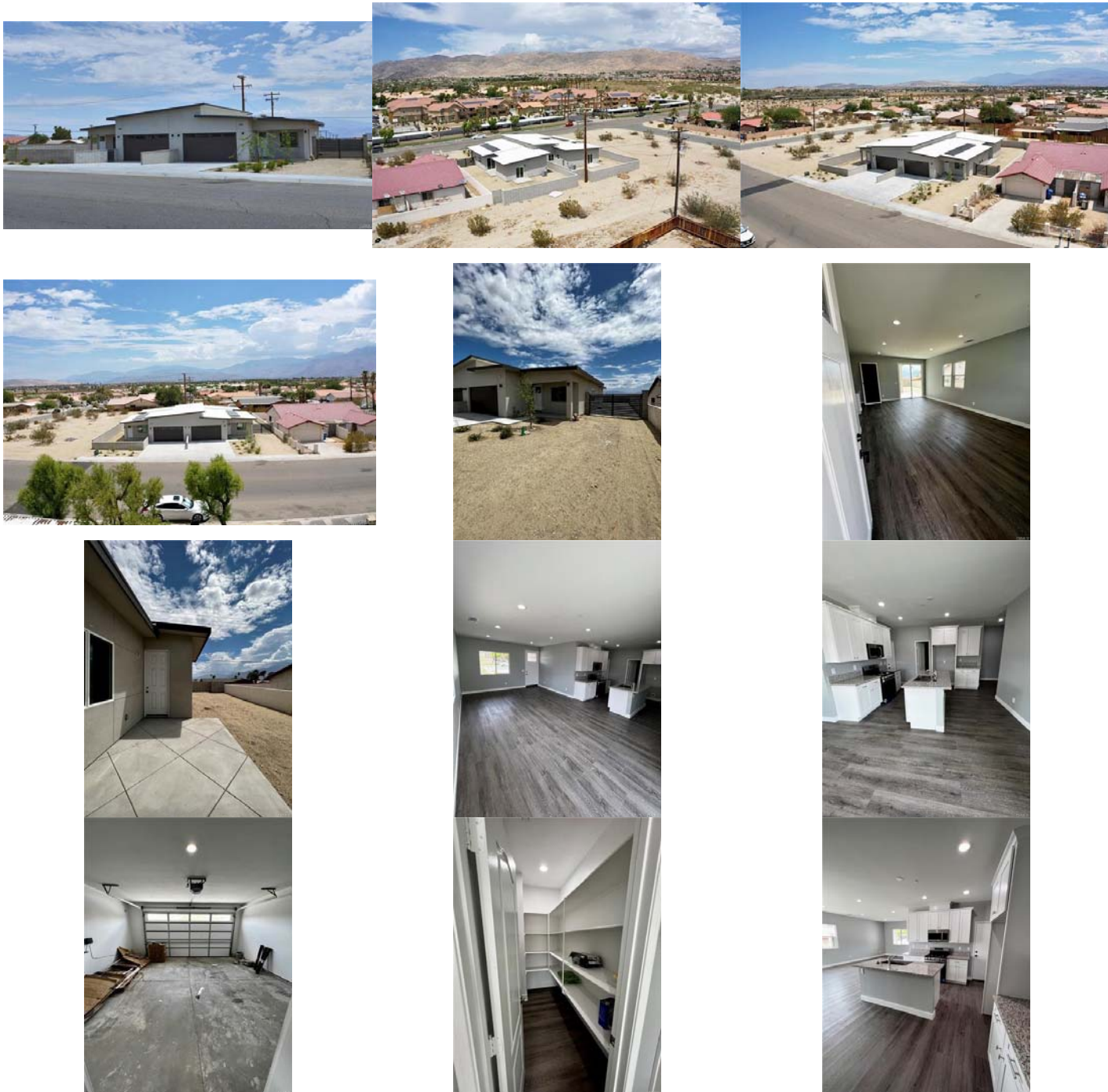
Michael Lembeck

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: IV22192284

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Closed •

List / Sold: **\$345,000/\$320,000** ↓

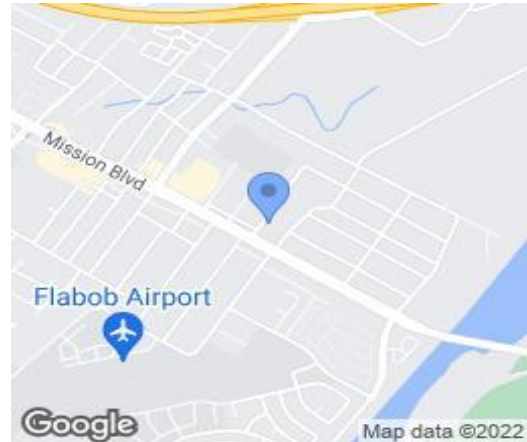
3754 Arora St • Jurupa Valley 92509

1 days on the market

**3 units • \$115,000/unit • 860 sqft • 7,405 sqft lot • \$372.09/sqft •
Built in 1950**

Listing ID: HD22186305

Mission to Arora



So much potential to generate a positive cash flow. Unique property near Mission Blvd. Property is zoned commercial and is currently used as residential income property

Facts & Features

- Sold On 11/03/2022
- Original List Price of \$345,000
- 3 Buildings
- 1 Total parking spaces
- \$96 (Estimated)
- Laundry: Inside
- \$27000 Gross Scheduled Income
- \$23000 Net Operating Income
- 1 electric meters available
- 2 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,349
- Electric: \$6,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01902736
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$149
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$850	\$850	\$850
2:	1	1	1	0	Unfurnished	\$850	\$850	\$850
3:	1	1	1	0	Unfurnished	\$550	\$550	\$550

Of Units With:

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

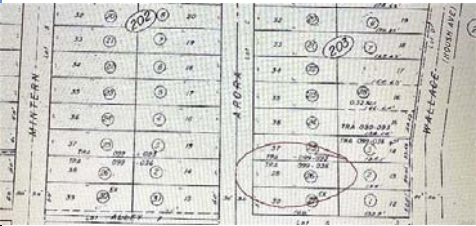
Additional Information

- Standard sale
- 251 - Jurupa Valley area
- Riverside County
- Parcel # 179203026

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Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Single Family Residence**List / Sold: **\$699,000/\$715,000** ↑**24082 Webster Ave** • **Moreno Valley 92553****18 days on the market****3 units** • **\$233,000/unit** • **3,338 sqft** • **20,038 sqft lot** • **\$214.20/sqft** •
Built in 1951**Listing ID: WS22187579****Heacock St. & Webster Ave.**



This unique property includes 3 separate houses that each include privacy and outdoor space. The main house is located at the end of a long gated driveway with multiple palm trees in the front yard. Inside, you'll find an open layout with high ceilings, tile floors, a corner fireplace, a dramatic curved staircase and lots of natural light. Your kitchen has a great layout with plenty of cabinet space as well as a walk-in pantry and a breakfast bar that overlooks the dining area and living room. Just steps away, you can enjoy the back patio and the rest of the massive walled-in backyard – which has so much potential! There's lots of space for a garden, a mini sports field, a playset and a pool. Upstairs, there are 4 bedrooms, all with hardwood flooring. The master bedroom has a huge corner ensuite with a walk-in closet, dual sinks, a W/C, a jetted tub and a spacious separate shower. Down the hall, one of the guest rooms even includes a private balcony with awesome mountain views. Back downstairs, you'll find a full laundry/mud room as well as an oversized 2-car garage with a BONUS workshop or storage area. Don't forget about all the finished storage space under the stairs, too! The first unit has a large front porch and plenty of parking. It includes 2 bedrooms & 1 bathroom and is currently rented out. The smaller second unit has 1 bedroom, 1 bathroom and a 1-car garage. There is also an expansive walled-off patio between the units that's perfect for grilling up dinner and entertaining. As the owner, you could live in the main house and rent out the other units, or rent out all three for maximum cash flow. This home is conveniently located close to a shopping plaza and all the restaurants and shops along Sunnymead Blvd. You can jump on the 60 Fwy in no time, too! Multifamily properties are hard to come by in this market. Come see this 3-unit property for yourself before someone else does!

Facts & Features

- Sold On 10/31/2022
- Original List Price of \$699,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- \$152 (Estimated)
- Laundry: Individual Room, Inside
- Cap Rate: 4.4
- \$14400 Gross Scheduled Income
- \$14400 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Suite, Walk-In Closet, Walk-In Pantry

Exterior

- Lot Features: Back Yard, Front Yard, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014153
- 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	\$1,200	\$1,200	\$1,600
2:	1	1	1	1	Unfurnished	\$0	\$0	\$700
3:	1	4	3	2	Unfurnished	\$0	\$0	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- 259 - Moreno Valley area
- Riverside County
- Parcel # 481120025

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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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CUSTOMER FULL: Residential Income LISTING ID: WS22187579

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Closed •

List / Sold: **\$750,000/\$825,000** ↑

2806 10th St • Riverside 92507

5 days on the market

**6 units • \$125,000/unit • 3,790 sqft • 8,276 sqft lot • \$217.68/sqft •
Built in 1945**

Listing ID: SB22208508

university and victoria



6 unit property in need of TLC, low rents, high upside, long term tenants and large lot. Located near UCR, downtown riverside and RCC Please do not disturb tenants. Make offers to subject to inspection.

Facts & Features

- Sold On 10/31/2022
- Original List Price of \$750,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$238 (Estimated)
- Laundry: Community
- \$37200 Gross Scheduled Income
- \$25200 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,350
- Electric: \$250.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$950
- Cable TV: 01334011
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management: 3720
- Water/Sewer: \$1,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,500
2:	1	3	1	0	Unfurnished	\$500	\$500	\$1,800
3:	2	1	1	0	Unfurnished	\$650	\$1,300	\$2,300

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- 252 - Riverside area
- Riverside County
- Parcel # 211213001

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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: SB22208508

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