

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	PW24117554	S	454	E 1st ST	SJCN	699	STD	2	0		\$425,000	263.65	1612	1977/ASR	6,098/0.14	N	2		10/11/24	117/117
2	IV24096899	S	165	167 E 7th ST	PRS	SRCAR	STD	2	0		\$560,000	80.34	6970	1958/PUB	6,970/0.16	N	3		10/10/24	80/80
3	PW24070566	S		3580 Dwight AVE	RVSD	252	STD	3	54,000		\$780,000	340.31	2292	1954/APP	6,970/0.16	N	0		10/11/24	63/63
4	OC24176890	S		176 S Willow ST	BLY	374	STD	3	3,498		\$263,310	91.75	2870	1950/PUB	6,970/0.16	N	0		10/07/24	5/5
5	PW24064549	S		792 E Oleander ST	SJCN	699	STD	30	0	5	\$695,000	22.41	31014	1989/APP	114,124/2.6199	N	2		10/07/24	186/186

Closed • **Commercial/Residential**

List / Sold: **\$425,000/\$425,000** ↓

454 E 1st St • San Jacinto 92583

117 days on the market

2 units • **\$212,500/unit** • **1,612 sqft** • **6,098 sqft lot** • **\$263.65/sqft** •
Built in 1977

Listing ID: PW24117554

between alessandro and mistletoe



- 1977 Construction Duplex With Two 2BR / 1.75BA Units - Property Features Two Single-Car Garages, Surface Parking, and Private Backyards -18 Percent Rental Upside - Duplex is Set Back From the Road By a Very Large Underutilized Front Yard Area

Facts & Features

- Sold On 10/11/2024
- Original List Price of \$2,255,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$158 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	0	Unfurnished	\$1,400	\$2,800	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Riverside County

• Parcel # 437101001

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24117554

Printed: 10/13/2024 8:05:50 AM

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 # 313262010

Michael Lembeck

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

Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 211153008

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: PW24070566

Printed: 10/13/2024 8:05:53 AM

Closed • Triplex

List / Sold: **\$299,999/\$263,310** ↓

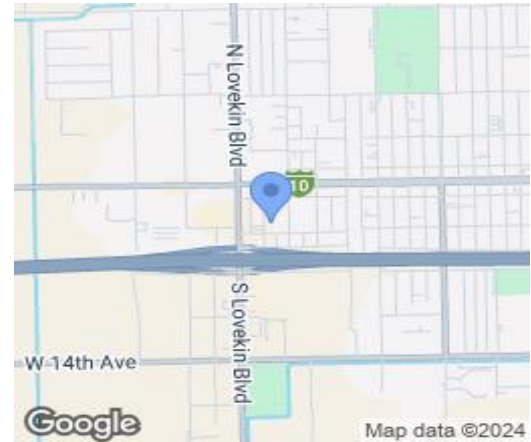
176 S Willow St • Blythe 92225

5 days on the market

3 units • **\$100,000/unit** • **2,870 sqft** • **6,970 sqft lot** • **\$91.75/sqft** •
Built in 1950

Listing ID: OC24176890

Use GPS: Property is between Hobsonway and Rice Rd.



Discover a golden opportunity in the heart of Blythe, California! This charming multi-family property is a hidden gem for savvy investors and those seeking a comfortable home with rental income potential. This property consists of 3 units (2 units are 3 bedroom/2 bath with the 3rd consisting of 2 bedrooms/1 bath). Bedrooms are ample in size with well-appointed bathrooms, this triplex offers ample space for families or a smart layout for rental units. Nestled in a prime location, this property is a stone's throw away from the bustling Blythe Ranch Market, perfect for all your grocery needs. Education enthusiasts will appreciate the proximity to Palo Verde High School and Twin Palms High School and Palo Verde High School, with nearby public transportation to Palo Verde College. For those with a penchant for adventure, easy access to Interstate 10 puts the wonders of Southern California and beyond at your fingertips. After a day of exploration, indulge in the local culinary scene with an array of nearby restaurants just waiting to tantalize your taste buds. Investors, take note! This multi-family property presents an exciting opportunity to generate rental income in a desirable neighborhood. With its attractive features and prime location, you'll have no trouble finding tenants or creating a comfortable home for yourself. The bedrooms offer a serene retreat, while the for all layout provide flexibility for various living arrangements. Whether you're looking to plant roots or expand your real estate portfolio, this property checks all the boxes. Don't miss out on this chance to own a piece of Blythe's real estate market. With its blend of comfort, convenience, and investment potential, this multi-family home is sure to capture the hearts of discerning buyers. Make your move today and unlock the door to your future! **Buyer to verify all information during due diligence period** 2 units are currently tenat occupied and 1 unit is available for touring.

Facts & Features

- Sold On 10/07/2024
- Original List Price of \$299,999
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$64 (Estimated)
- SellerConsiderConcessionYN:
- \$3498 Gross Scheduled Income
- \$2938 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,564
- Electric: \$50.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,180
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,854
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,480
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3		0					

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
- 374 - Blythe area
 - Riverside County
 - Parcel # 848022014

Michael Lembeck

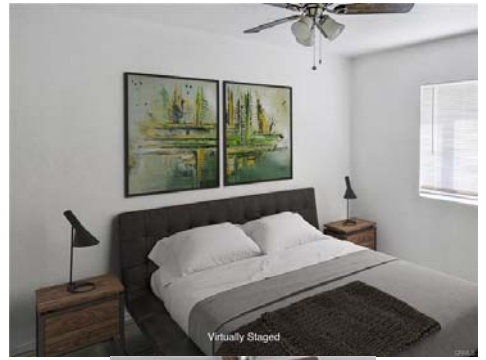
State License #: 01019397
Cell Phone: 714-742-3700

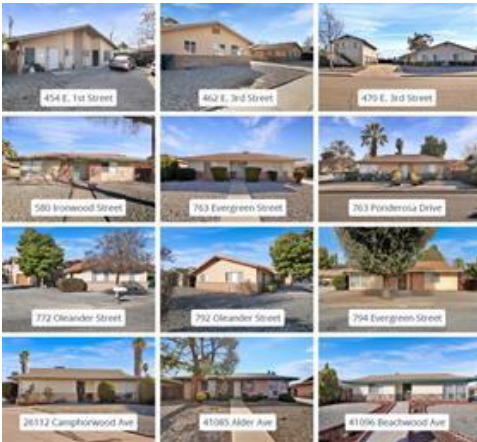
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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We're pleased to present to market the rare opportunity to acquire an entire portfolio of 12 multifamily properties totaling 30 units in San Jacinto and Hemet, California. The assets are all two to four unit buildings, range in age from 1974 to 1989, and every unit in this portfolio is a desirable and spacious two-bedroom/one-and-three-quarter-bath floor plan. This portfolio is offered in its entirety, and all properties must be acquired together. Portfolio properties include: 454 East 1st Street, San Jacinto, CA 462 East 3rd Street, San Jacinto, CA 470 East 3rd Street, San Jacinto, CA 772 Oleander Street, Hemet, CA 792 Oleander Street, Hemet, CA 580 Ironwood Street, Hemet, CA 763 Ponderosa Drive, Hemet, CA 26112 Camphorwood Ave, Hemet, CA 41096 Beachwood Ave, Hemet, CA 41085 Alder Ave, Hemet, CA 763 Evergreen Street, Hemet, CA This portfolio listing is also found under MLS listing ID: PW24061045

Facts & Features

- Sold On 10/07/2024
 - Original List Price of \$7,160,000
 - 12 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$267 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - Cap Rate: 4.55
 - \$325555 Net Operating Income
 - 30 electric meters available
 - 30 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01328210
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	30	2	2	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 30
 - Gas Meters: 30
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Riverside County
 - Parcel # 437104018

Michael Lembeck

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