

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	IG22187698	S	4155 Dwight AVE	RVSD	252	STD	2	\$36,000	7	\$400,000 ↓	\$371.75	1076	1943/PUB	6,098/0.14	N	0	10/11/22	22/22
2	219081211DA	S	33040 Via De Anza	CC	336	STD	2			\$476,000 ↓			1985/ASR	7,405/0.17		2	10/14/22	98/98
3	IV22143462	S	43777 C ST	HMT	SRCAR	STD	2	\$42,000		\$444,000 ↓	\$264.60	1678	1979/PUB	7,405/0.17	N	0	10/11/22	60/60
4	SW22199115	S	309 N 2nd ST	BANN	263	STD	3	\$48,000		\$554,500 ↓	\$319.04	1738	1934/ASR	5,663/0.13	N	3	10/13/22	10/10

Closed • **Duplex**

List / Sold: **\$429,900/\$400,000** ↓

4155 Dwight Ave • **Riverside 92507**

22 days on the market

2 units • **\$214,950/unit** • **1,076 sqft** • **6,098 sqft lot** • **\$371.75/sqft** •

Listing ID: IG22187698

Built in 1943

Use University to Dwight



This is an income property with 2 units; Each unit is a 1 bed 1 bath with laundry , dinning room and family room . Tenants are current on rent . Month to month leases , rents way under market . Opportunity to raise rents and increase NOI . Private entrance for each unit , rear alley access . Close to all the amenities that you need groceries, dining, shopping, and more. Easy access to the 91 & 60 fwy. All utilities paid by tenant except water . Do not disturb tenants

Facts & Features

- Sold On 10/11/2022
- Original List Price of \$449,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$107 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 6.6
- \$36000 Gross Scheduled Income
- \$29600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Family Room, Kitchen, Living Room
- Floor: Tile
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lawn, Near Public Transit, Park Nearby, Utilities - Overhead
- Fencing: Average Condition, Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01232368
- Gardener:
- Licenses:
- Insurance: \$747
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$651
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$825	\$825	\$1,500
2:	1	1	1	0	Unfurnished	\$825	\$825	\$1,500

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
- Rent Controlled

- 252 - Riverside area
- Riverside County
- Parcel # 221051022

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: IG22187698

Printed: 10/16/2022 9:27:12 AM

Closed •

List / Sold: **\$485,000/\$476,000** ↓

33040 Via De Anza • Cathedral City 92234

98 days on the market

2 units • \$242,500/unit • sqft • 7,405 sqft lot • No \$/Sqft data •
Built in 1985

Listing ID: 219081211DA

From I-10 take the Date Palm Dr Exit and head south past 30th. Take a right on 33rd heading west for two blocks. Turn left on Via De Anza. Duplex will be second home from the corner on your left-hand side. From Hwy 111 head north on Date Palm Drive



Don't pass up this opportunity to purchase a well taken care of duplex in Cathedral City. Each unit has two bedrooms and one bathroom. Tile flooring throughout. Each unit offers a one car garage, with additional covered parking available. Gated front yard. Tile roof. Close to the post office, Cathedral City Library, Big League Dreams baseball complex and Cathedral City High School. Buy to live in one unit and rent the other unit. Or, buy as a rental property. Schedule a showing today.

Facts & Features

- Sold On 10/14/2022
- Original List Price of \$485,000
- 1 Buildings
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: See Remarks
- Floor: Tile
- Appliances: Gas Range, Water Heater

Exterior

- Lot Features: Back Yard, Front Yard

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

Additional Information

- Standard sale
- 336 - Cathedral City South area

- Riverside County
- Parcel # 680401005

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Closed • **Single Family Residence**

List / Sold: **\$449,900/\$444,000** ↓

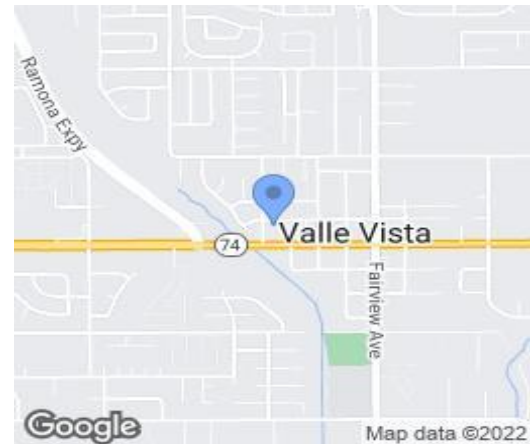
43777 C St • Hemet 92544

60 days on the market

**2 units • \$224,950/unit • 1,678 sqft • 7,405 sqft lot • \$264.60/sqft •
Built in 1979**

Listing ID: IV22143462

Ramona Expressway to Left on CA-74 to Left on 8th St to Right on C St



SELLER WILL ASSIST WITH CLOSING COSTS SO YOU CAN BUY DOWN THE RATE AND GET A GOOD RATE ! Live in one and rent the other! This beautiful property located in the highly desired area of Valle Vista welcomes you with 2 HOMES~ A MAIN Home and a 2nd unit. Live in ONE and rent the OTHER! The main home welcomes you with a wide-open floor plan, tile floors, dual pane windows, an updated kitchen with granite countertops, large bedrooms with laminate flooring, and you'll SAVE on your electric bill as this home comes with PAID OFF SOLAR PANELS!! The yard is fully enclosed with a block wall and is a blank canvas for your imagination. In addition to the main home, the garage has been converted into a FULLY PERMITTED 1 bedroom/1 bath unit that comes with its own kitchen, separate entrance, separate parking area, and separate gated RV Area. This home can easily be rented out to help you with your mortgage payment. Main home counts with 1167 sq ft. of living space, 3 bedrooms and 2 baths. The 2nd unit counts with 1 bedroom, 1bath and 355 Sq Ft of living space AND the laundry/storage area has 156 sq feet. Come take a look at this beautiful property that offers you the perks of the city with a touch of country feel. NOTE: This listing also under SFR.

Facts & Features

- Sold On 10/11/2022
- Original List Price of \$449,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Evaporative Cooling
- Heating: Central
- \$51 (Estimated)
- Laundry: Inside
- \$42000 Gross Scheduled Income
- \$37630 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Formal Entry, Kitchen, Living Room
- Floor: Laminate, Tile
- Appliances: Gas Range, Water Heater

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,370
- Electric: \$1,700.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,080
- Other Expense: \$540
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,400	\$2,400	\$2,400
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,100

Of Units With:

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

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

Additional Information

- Standard sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 549146002

Michael Lembeck

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State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Triplex**

List / Sold: **\$559,000/\$554,500** ↓

309 N 2nd St • Banning 92220

10 days on the market

**3 units • \$186,333/unit • 1,738 sqft • 5,663 sqft lot • \$319.04/sqft •
Built in 1934**

Listing ID: SW22199115

Between North 8th and San Gorgonia



TRIPLEX!!! A really nice and a fantastic opportunity for an incredible return on your investment. Each unit has it's own 1 car garage. Units consist of 1 1 bed and bath above the garage and 2 2 bedroom 1 bath unit above the garages. The 2 bedroom units have a wood burning fireplace for those chilly nights. This property has been upgraded. All units have a new A/C unit, new paint, new vinyl plank flooring and carpeting. The landscaping is complete and all units have their own washer and dryer hookups. Tenants pay their own electric and gas. Rents are going up with every turnover. Quick access to the 10 Freeway. Do not miss this opportunity!!!

Facts & Features

- Sold On 10/13/2022
- Original List Price of \$559,000
- 3 Buildings
- Levels: Two
- 7 Total parking spaces
- \$1,572 (Other)
- Laundry: Dryer Included, Washer Included
- \$48000 Gross Scheduled Income
- \$43140 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,231
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$140
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$165
- 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:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,350
2:	1	2	1	1	Unfurnished	\$1,249	\$1,249	\$1,650
3:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$1,650

Of Units With:

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

Additional Information

- Standard sale

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 540152013

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Re/Max Property Connection

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