

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	OC23166701	S	41028 Alder AVE	HMT	699	STD	2	\$2,000		\$450,000	\$194.64	2312	1977/PUB	8,712/0.2	N	2	11/17/23	0/0
2	OC23153851	S	22790 Allies PL	MORV	259	STD	4	\$99,600		\$1,139,800 	\$262.38	4344	1966/ASR	7,841/0.18	N	4	11/17/23	51/51

Closed • Duplex

List / Sold: **\$450,000/\$450,000**

41028 Alder Ave • Hemet 92544

0 days on the market

2 units • **\$225,000/unit** • **2,312 sqft** • **8,712 sqft lot** • **\$194.64/sqft** •
Built in 1977

Listing ID: OC23166701

Right at the corner of Columbia St and Acacia E Ave



Facts & Features

- Sold On 11/17/2023
- Original List Price of \$450,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$56 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$2000 Gross Scheduled Income
- \$1500 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02093628
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	0	1	Unfurnished	\$0	\$0	\$0
2:	1	2	0	1	Unfurnished	\$0	\$0	\$0

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
- Rent Controlled
- Buyer Agency Compensation: \$10
- 699 - Not Defined area
- Riverside County
- Parcel # 449021023

Michael Lembeck

Re/Max Property Connection

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

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

▼ Click arrow to display photos



Closed • **Quadruplex**

List / Sold:

\$1,150,000/\$1,139,800 ↓

22790 Allies Pl • **Moreno Valley 92553**

51 days on the market

4 units • **\$287,500/unit** • **4,344 sqft** • **7,841 sqft lot** • **\$262.38/sqft** •
Built in 1966

Listing ID: OC23153851

Head east on Alessandro Blvd toward Day St, Turn left onto Courage St & turn right onto Allies Pl



Back on the Market Calling Investors and Homeowners-alike. Don't miss this rare opportunity to own a turnkey 4-Unit property. You can live in the largest stand-alone house (3 Bedroom / 2 Bath) and rent out the remaining three units to help with your mortgage payment. The property includes two 3-bedroom/2-bathroom units and two 2-bedroom/1-bathroom units (Expansive 4300+ sq.ft.). Three of the units have been completely renovated with Kitchen Cabinets, Quartz Countertops, Paint, Bathroom Upgrades, Window A/c and more. Three units are currently rented and are already providing monthly rent. The property comes with a new coin-operated laundry area for additional income. Each unit has its own individual garage.

Facts & Features

- Sold On 11/17/2023
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,162 (Estimated)
- Laundry: Community, Individual Room
- \$99600 Gross Scheduled Income
- \$76534 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,066
- Electric: \$1,200.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$584
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$5,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense: \$1,162
- Other Expense Description: S.A. Tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	2				
2:	2	2	1	2				

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 259 - Moreno Valley area
- Riverside County
- Parcel # 291283010

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