

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	EV21139640	S	649	Maple AVE	BMT	263	STD	2	\$1,750		\$425,000↓	\$425.00	1000	1923/ASR	9,583/0.22	N		1	11/18/21	58/58
2	TR21192837	S	66130	Acoma AVE #A & B	DHS	340	STD	2	\$24,720		\$360,000↓	\$216.35	1664	1982/APP	6,534/0.15	N		2	11/18/21	47/47
3	TR21192804	S	66337	2nd ST	DHS	340	STD	2	\$25,140		\$400,000↓	\$228.96	1747	1946/ASR	6,534/0.15	N		0	11/16/21	42/42
4	IV21243093	S	1112	S Irwin ST	SJCN	SRCAR	STD	2	\$26,100		\$365,000	\$215.72	1692	1988/ASR	8,712/0.2	N		4	11/17/21	0/0
5	PW21140430	S	33081	Esther ST	LKEL	SRCAR	STD	2	\$31,200		\$463,000↓	\$230.58	2008	1979/ASR	6,970/0.16	N		2	11/18/21	114/114
6	219061953DA	S	83064	Ruby AVE	IND	699	STD	3			\$362,000↓			1950/SLR				0	11/15/21	118/118
7	SW21201917	S	812	S Buena Vista ST	HMT	SRCAR	STD	3	\$42,000		\$520,000↓	\$229.28	2268	1962/ASR	17,860/0.41	N		4	11/15/21	17/17
8	IV21229618	S	9050	Colony PL	RVSD	252	STD	4	\$63,750		\$925,000↑	\$237.79	3890	1977/PUB	9,583/0.22	N		0	11/18/21	6/6
9	219066105DA	S	2481	N Palm Canyon DR	PSPR	331	STD	4			\$1,575,000↓			1964/APP	0.12			0	11/16/21	81/256
10	OC21216139	S	39121	Agua	MUR	SRCAR	STD	4	\$50,400		\$955,000↑	\$251.85	3792	1988/ASR	10,019/0.23	N		4	11/16/21	12/12

Closed • **Single Family Residence**

List / Sold: **\$415,000/\$425,000** ↓

649 Maple Ave • **Beaumont 92223**

58 days on the market

2 units • **\$207,500/unit** • **1,000 sqft** • **9,583 sqft lot** • **\$425.00/sqft** •

Listing ID: EV21139640

Built in 1923

Use GPS



BACK ON THE MARKET! Beautiful, gated two home property in the heart of Beaumont. Fully upgraded! The main home is completely renovated and is 2 bed/1 bath. All updated kitchen and bathroom with quartz countertops. Wood flooring throughout, mini split AC and heat system. All new landscaping with block wall and gate. Large dog run with concrete pad and locking gate on the said of house. The second home is 1 bed 1 bath also fully renovated with all new quartz counters and wood look tile through out. Mini split AC and heat system. New roof installed a few years ago. The property has tons of room for parking. Full 50amp RV hookups as well. Garage and carport both have a new roof in there last few years. Fresh concrete driveway recently installed. 3 custom built storage sheds on the property for all th e tenants needs.

Facts & Features

- Sold On 11/18/2021
- Original List Price of \$449,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: In Carport, Individual Room
- \$1750 Gross Scheduled Income
- \$1950 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Loft
- Floor: Laminate

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Automatic Gate, Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$285
- Electric: \$200.00
- Gas: \$75
- Furniture Replacement:
- Trash: \$85
- Cable TV: 01904376
- Gardener:
- Licenses:
- Insurance: \$200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$85
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1
2:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$1

Of Units With:

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

- Disposal:

Additional Information

- Standard sale

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 418062007

Michael Lembeck

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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Closed • Duplex

List / Sold: **\$359,000/\$360,000** ↓

66130 Acoma Ave # A & B • Desert Hot Springs 92240

47 days on the market

**2 units • \$179,500/unit • 1,664 sqft • 6,534 sqft lot • \$216.35/sqft •
Built in 1982**

Listing ID: TR21192837

10, N Palm Dr, Acoma Ave



Great duplex with two units, each has 2 bedroom and 1 bathroom. Property was remodeled prior to purchase in 2012, with granite countertops, updated bathroom vanities, tile throughout flooring and new AC units. There is also attached 2 car garage, laundry hook ups for both units in the garage.

Facts & Features

- Sold On 11/18/2021
- Original List Price of \$369,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,051 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$24720 Gross Scheduled Income
- \$18348 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Tile
- Appliances: Gas Range

Exterior

- Lot Features: Sprinkler System
- Fencing: Brick
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,732
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$630
- Cable TV: 02071932
- Gardener:
- Licenses:
- Insurance: \$597
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$505
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$10,800	\$10,800	\$10,800
2:	1	2	1	1	Unfurnished	\$13,920	\$13,920	\$13,920

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
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641021034

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: TR21192837

Printed: 11/21/2021 4:07:03 PM

Closed • Duplex

List / Sold: **\$409,000/\$400,000** ↓

66337 2nd St • Desert Hot Springs 92240

42 days on the market

2 units • \$204,500/unit • 1,747 sqft • 6,534 sqft lot • \$228.96/sqft • Built in 1946

Listing ID: TR21192804

10, N on Palm Dr, 2ND ST BETWEEN PALM DR & CACTUS DR



Very unique, two separate single family structures on one parcel, each has its own address and its own utility hook ups (water, electric and gas). Both houses in way above average standard and condition. Front House 66337 2nd St was built in 1958, has 1123sf, 3 bedrooms, 1 bathroom and 1 car garage, ceramic flooring throughout, updated kitchen and bathroom cabinets, central A/C, washer/dryer connections, and all vinyl dual pane windows. Back house 66325 2nd St has 624sf, built in 1946, totally updated in 2016, 2 bedrooms, 1 bathroom, ceramic tile throughout, new kitchen and bathroom cabinets all with granite countertops, washer/dryer connections, vinyl dual pane windows, central A/C and covered patio. Residential building record/footprints available to verify property informations.

Facts & Features

- Sold On 11/16/2021
- Original List Price of \$419,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,522 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$25140 Gross Scheduled Income
- \$18391 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Tile
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Water Line to Refrigerator
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,369
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$630
- Cable TV: 02071932
- Gardener:
- Licenses:
- Insurance: \$739
- 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	3	1	1	Unfurnished	\$15,540	\$15,540	\$15,540
2:	1	2	1	0	Unfurnished	\$9,600	\$9,600	\$9,600

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Drapes:
- Patio: 1
- Ranges: 2
- Refrigerator: 2

- Dishwasher: 2
- Disposal: 2

- Wall AC:

Additional Information

- Standard sale

- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 639251006

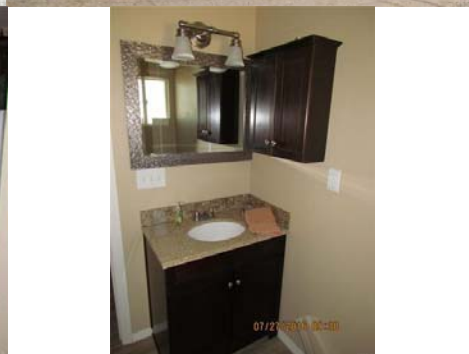
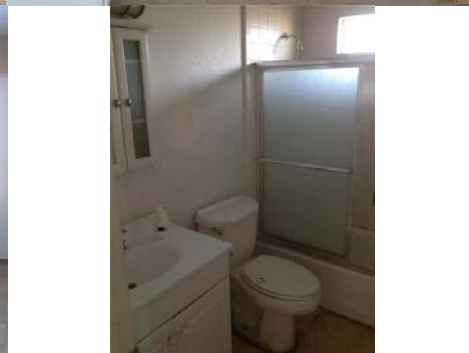
Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: TR21192804

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Closed •

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

1112 S Irwin St • San Jacinto 92583

0 days on the market

**2 units • \$182,500/unit • 1,692 sqft • 8,712 sqft lot • \$215.72/sqft •
Built in 1988**

Listing ID: IV21243093

San Jacinto Ave, East On Shaver Ave, Right on S Irwin



Duplex with great rent history. Each unit is 2 bed/1 bath, attached 2 car garage each unit, in unit laundry, each unit has large back yard. All utilities on separate meters, tenant pays, electric, gas, water/sewer.

Facts & Features

- Sold On 11/17/2021
- Original List Price of \$365,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- \$26100 Gross Scheduled Income
- \$24995 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Tile
- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$1,105
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$1,105
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,175	\$1,175	\$1,250
2:	1	2	1	2	Unfurnished	\$1,000	\$1,000	\$1,250

Of Units With:

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

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area

- Riverside County
- Parcel # 437230021

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV21243093

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Closed • Duplex

List / Sold: **\$479,900/\$463,000** ↓

33081 Esther St • Lake Elsinore 92530

114 days on the market

2 units • **\$239,950/unit** • **2,008 sqft** • **6,970 sqft lot** • **\$230.58/sqft** •
Built in 1979

Listing ID: PW21140430

Grand Ave South, Right on Olive ST, Left on Esther St.



A must see duplex a few blocks from lake. Unit (A) front unit is a 3 bedroom 2 bath with master bedroom. Unit (B) back unit is a 2 bedroom 1 bath. Each unit is one story, have their own yard and laundry access. 2 separate gas and electric meters. Each has their own A/C system. Front unit has a 2 car attached garage, both units have a fireplace. Close to lake, elementary and high school, highway 74 and shops.

Facts & Features

- Sold On 11/18/2021
- Original List Price of \$479,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- \$31200 Gross Scheduled Income
- \$28524 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,876
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$516
- Cable TV: 01103073
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,160
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,450	\$1,450	\$1,600
2:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$1,400

Of Units With:

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

Additional Information

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 381284009

Re/Max Property Connection

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





CUSTOMER FULL: Residential Income LISTING ID: PW21140430

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Closed •

List / Sold: **\$375,000/\$362,000** ↓

83064 Ruby Ave • Indio 92201

118 days on the market

3 units • \$125,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1950

Listing ID: 219061953DA

GPS the address.



1 unit is a 1 bed and 1 bath. 2 units are 2bed and 2 bath. Centrally located, Drive by and we need 48 hour window for appointments. Only one in the market.

Facts & Features

- Sold On 11/15/2021
- Original List Price of \$375,000
- 2 Buildings
- 3 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: See Remarks
- Floor: Carpet, Tile

Exterior

- Sewer: Unknown

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Riverside County
- Parcel # 611251034

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** 219061953DA

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Closed • Triplex

List / Sold: **\$550,000/\$520,000** ↓

812 S Buena Vista St • Hemet 92543

17 days on the market

**3 units • \$183,333/unit • 2,268 sqft • 17,860 sqft lot • \$229.28/sqft •
Built in 1962**

Listing ID: SW21201917

Buena Vista near Johnston



Unique opportunity! This property includes address 812 and 814 S Buena Vista. 3 separate homes on .41 acres. Can be a great income opportunity or a family compound. First home at 812 is 3 bedrooms, 1 bath, newer vinyl floors and carpet, some newer vinyl windows. Large living room and dining room. Large fenced back yard with citrus trees and attached 2 car garage. Second house at 814 has 2 bedrooms, 1 bath, new carpet, stove and refinished bathtub and vinyl windows. Over sized bedroom and 2 Car detached garage, repiped with copper. Third home is a one bedroom 1 bath, private fenced yard. Kitchen, bedroom, living room and 3/4 bath. Really cute cottage feel. Easy care, low water yards, individually fenced. Updated, upgraded and some fresh paint. These are 3 separate homes all on one APN, you would never guess it is one property. Very private. See supplements for more information on each house. These homes are occupied- do not disturb . Call agent to show.

Facts & Features

- Sold On 11/15/2021
- Original List Price of \$550,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$207 (Estimated)
- Laundry: Individual Room
- \$42000 Gross Scheduled Income
- \$32075 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile, Vinyl
- Appliances: Gas Oven, Gas Range, Gas Water Heater

Exterior

- Lot Features: Front Yard, Yard
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,925
- Electric: \$1,762.00
- Gas: \$456
- Furniture Replacement:
- Trash: \$518
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$696
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,493
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,200	\$1,200	\$1,400
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,300
3:	1	1	1	1	Unfurnished	\$600	\$600	\$800

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Ranges: 3
- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 446251003

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Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold: **\$859,000/\$925,000**

9050 Colony PI • **Riverside 92503**

6 days on the market

4 units • **\$214,750/unit** • **3,890 sqft** • **9,583 sqft lot** • **\$237.79/sqft** •
Built in 1977

Listing ID: IV21229618

Van Burren, Arlington, Colony is located off Jackson.



Well maintained Quadruplex on a cul-de-sac. Great long term, paying residents. Each unit has two bedrooms, one bath and a private small yard and the two story units also have a patio. Unit A is single story. Unit B, C and D are two story. All units have central heat and AC. The complex has a community laundry facility. Owner pays water and trash.

Facts & Features

- Sold On 11/18/2021
- Original List Price of \$859,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$178 (Estimated)
- Laundry: Common Area, Community
- \$63750 Gross Scheduled Income
- \$60198 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,552
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$91
- Cable TV: 02108877
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$75
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$100
2:	1	2	1	0	Unfurnished	\$1,388	\$1,388	\$100
3:	1	2	1	0	Unfurnished	\$1,125	\$1,125	\$100
4:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$100

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 191073083

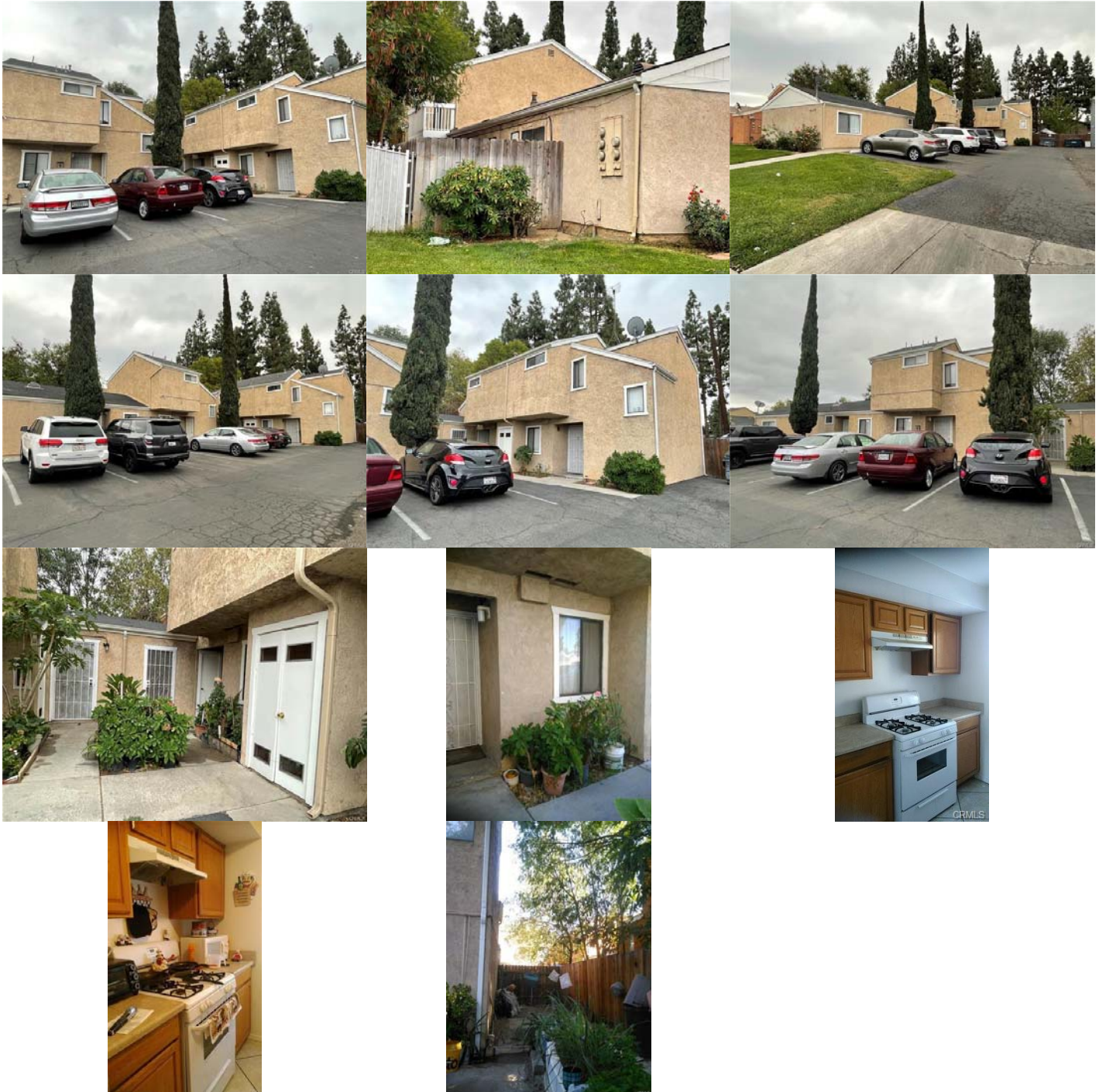
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$1,599,000/\$1,575,000 ↓

81 days on the market

Listing ID: 219066105DA

2481 N Palm Canyon Dr • Palm Springs 92262

**4 units • \$399,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1964**

One building south of the SWC of N Palm Canyon and Racquet Club.



If you've been to Palm Springs, you know this building, plastered with the Iconic James Haunt mural. This hard to find Residential/Retail/Office building is awaiting your finishing touches. This is a prime signalized location with many new developments in the area and approx. 40,000 daily traffic count from locals and visitors alike. The building was designed to garner street frontage as well as consume the killer mountain views. The building includes 4 units total, individually metered for gas and electric. Two ground floor office/retail units and 2 upstairs 1 Bed loft-style apartments with cantilevered balconies make up the space. Live and work in Palm Springs!! Delivered vacant and sold AS-IS.

Facts & Features

- Sold On 11/16/2021
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Appliances: Water Heater

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: 4
- Gas Meters: 4
- 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 # 504224010

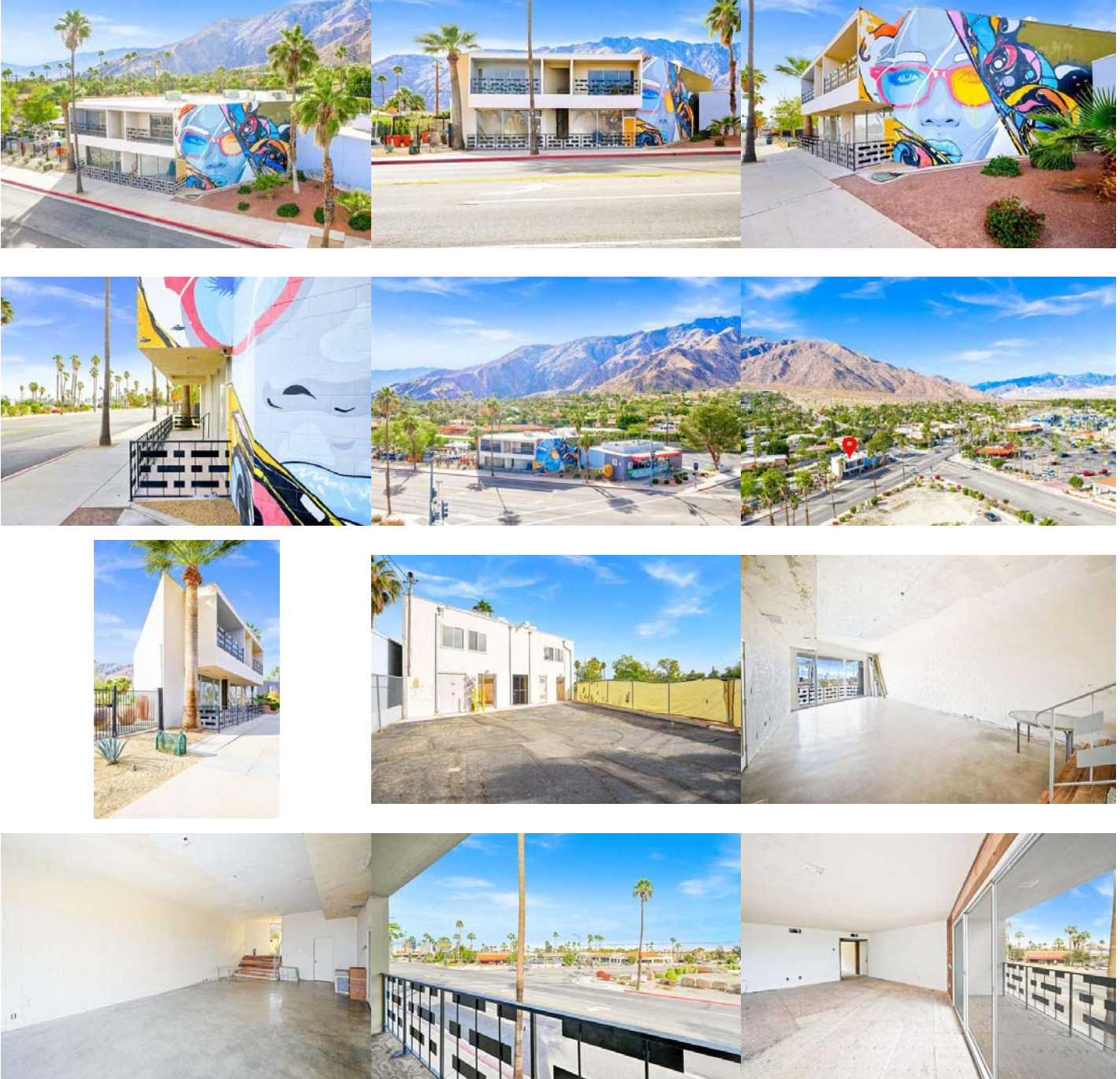
Michael Lembeck

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





CUSTOMER FULL: Residential Income LISTING ID: 219066105DA

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Closed • Apartment

List / Sold: **\$935,000/\$955,000**

39121 Agua • Murrieta 92563

12 days on the market

4 units • **\$233,750/unit** • **3,792 sqft** • **10,019 sqft lot** • **\$251.85/sqft** •
Built in 1988

Listing ID: OC21216139

Calle Del Lago & Agua Vista



PRICED TO SELL! Vista Del Lago 4plex located in the heart of Murrieta! All units are rented with happy long-term tenants. Cash-flowing 2-story multi-family offers four units, each featuring 2 bedroom 1.5 baths, with an attached single car garage as well as plenty of additional parking. Each unit comes with its own laundry located in the garage, as well as a patio and private yard for barbecues and entertaining. Great location that is central to schools, restaurants, shopping, and the 79, 15 and 215 freeways. These units rarely come on the market and there are very few small multi-family developments in the Temecula Valley area, and will sell quickly! Great investment opportunity with huge upside in market rent.

Facts & Features

- Sold On 11/16/2021
- Original List Price of \$935,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$558 (Estimated)
- Laundry: In Garage
- \$50400 Gross Scheduled Income
- \$44140 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Up

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,260
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,680
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense: \$780
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,200	\$1,200	\$1,800
2:	1	2	2	1	Unfurnished	\$1,050	\$1,050	\$1,800
3:	1	2	2	1	Unfurnished	\$850	\$850	\$1,800
4:	1	2	2	1	Unfurnished	\$1,100	\$1,100	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- \$65 HOA dues Monthly

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 913201004

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





CUSTOMER FULL: Residential Income **LISTING ID:** OC21216139

Printed: 11/21/2021 4:07:08 PM

Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 11/14/2021 to 11/20/2021

County Or Parish is 'Riverside'

Number Of Units Total is 2+

Selected 10 of 10 results.