

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	PW24169967	S	41085	Alder AVE	HMT	699	STD	2	38,400		\$500,000	213.86	2338	1974/ASR	7,405/0.17	N	2		11/26/24	49/49
2	PW24196327	S	7741	Trev AVE	RVSD	252	STD	4	5,075		\$975,000	292.79	3330	1945/EST	16,553/0.38	N	2		11/27/24	18/18
3	HD24139500	S	26604	Green AVE	HMT	SRCAR	STD	9	44,940		\$304,000	276.36	1100	1966/ASR	40,946/0.94	N	0		11/25/24	98/98

Closed • Duplex

List / Sold: **\$525,000/\$500,000** ↓

41085 Alder Ave • Hemet 92544

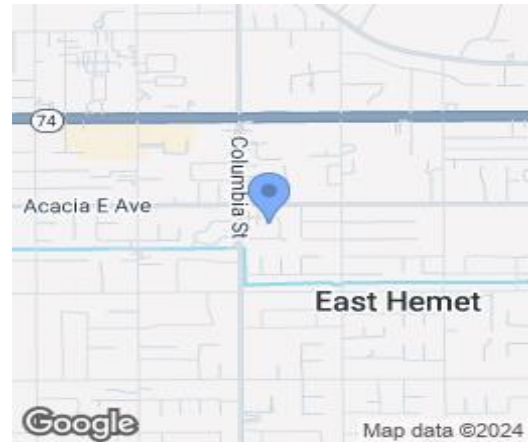
49 days on the market

2 units • **\$262,500/unit** • **2,338 sqft** • **7,405 sqft lot** • **\$213.86/sqft** •

Listing ID: PW24169967

Built in 1974

southeast of Acacia and Columbia



- Duplex With Two Two-Bed/One-and-Three-Quarters-Bath Units - Property Features Garage Parking, Central Air, and Private Patios - 13 Percent Rental Upside - Conveniently Near Retail Along Florida Avenue - Offered as Part of a Portfolio of 12 Properties Across Hemet and San Jacinto

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$525,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$56 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$38400 Gross Scheduled Income
- \$25633 Net Operating Income
- 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: \$11,615
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00530854
- 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:	2	2	2	0	Unfurnished	\$1,600	\$3,200	\$1,800

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 # 449024013

Michael Lembeck

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State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24169967

Printed: 12/01/2024 10:55:43 AM

Closed • **Quadruplex**

List / Sold: **\$1,100,000/\$975,000** ↓

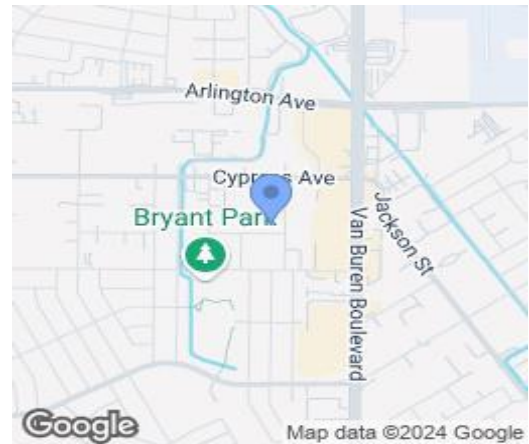
7741 Trey Ave • **Riverside 92503**

18 days on the market

4 units • **\$275,000/unit** • **3,330 sqft** • **16,553 sqft lot** • **\$292.79/sqft** •
Built in 1945

Listing ID: PW24196327

Cypress and Van Buren



Welcome to 7741 Trey Ave!!!! This exceptional fourplex, perfectly positioned on a generous 16,000 square foot lot! With a total of 3,330 square feet of living space, this property offers an incredible investment opportunity for Buyers. Enjoy three separate units, providing flexible living arrangements and maximizing rental income potential (4 Separate Addresses: 7741, 7743, 7733, 7731). The expansive lot not only allows for ample parking but also offers possibilities for landscaping or outdoor amenities. Conveniently located near shops, schools, and public transportation. THIS HOME WILL NOT LAST!!!!!!

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$1,100,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$82 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup
- \$5075 Gross Scheduled Income
- \$5075 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Appliances: None

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01913129
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Furnished	\$1,500	\$1,500	\$0
2:	1	2	1	1	Furnished	\$1,300	\$1,300	\$0
3:	1	2	1	1	Furnished	\$1,275	\$1,275	\$0
4:	1	1	1	0	Furnished	\$1,000	\$1,000	\$0

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 151174020

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed

• Manufactured On Land

26604 Green Ave • Hemet 92545

9 units • \$35,000/unit • 1,100 sqft • 40,946 sqft lot • \$276.36/sqft • Built in 1966

Take Highway 74 West of Winchester Rd. Go south on Old State Highway Make a right and follow Green St. Property on the right.

List / Sold: \$314,999/\$304,000

98 days on the market

Listing ID: HD24139500





Seller Financing available! Cash Cow opportunity! Investors dream! Five streams of income per month with the potential of nine. This well maintained manufactured home featuring two bedrooms and two bathrooms is located on just under a one acre lot. Included in the sale are three travel trailers (each around 30 feet long) and five 40 foot long "high cube" shipping containers. The manufactured home and two of the travel trailers are rented out to tenants, as well as two shipping containers have been leased for storage. There are also two laundry rooms available, making it convenient for everyone! Do not miss out on this great opportunity!

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$350,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Forced Air
- \$44 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside
- \$44940 Gross Scheduled Income
- \$30780 Net Operating Income
- 1 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry
- Floor: Laminate
- Appliances: None

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,160
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 01925376
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 14160
- Water/Sewer: \$120
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,595	\$1,595	\$1,595
2:	1	0	1	0	Unfurnished	\$850	\$850	\$850
3:	2	0	0	0	Unfurnished	\$200	\$400	\$400
4:	1	0	1	0	Unfurnished	\$900	\$900	\$900
5:	1	0	1	0	Unfurnished	\$0	\$0	\$0

6: 3 0 0 0 Unfurnished \$0 \$0 \$0

Of Units With:

- Separate Electric: 1
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 458131014

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