

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	MB23120872	S	1350 Villa ST	RVSD	252	STD	2	\$40,800		\$580,000 	\$428.99	1352	1948/PUB	11,326/0.26	N	0	12/01/23	53/213
2	219101150DA	S	628 E Rice St. ST	BLY	374	STD	2			\$225,000 			1956/ASR	6,534/0.15		0	11/28/23	5/5

Closed • Duplex

List / Sold: **\$698,000/\$580,000** ↓

1350 Villa St • Riverside 92507

53 days on the market

2 units • **\$349,000/unit** • **1,352 sqft** • **11,326 sqft lot** • **\$428.99/sqft** •
Built in 1948

Listing ID: MB23120872

Iowa



Take advantage of this opportunity to own this Riverside DUPLEX IN NEED OF SOME TLC. LEASE OUT BOTH HOMES or LIVE IN ONE AND RENT THE OTHER. The Large 11,000+ lot is perfect for a growing family who wants to remain close or an investor looking for a low-cost entry for their portfolio. LOTS OF POTENTIAL FOR EXPANSION. COMMUTER FRIENDLY near 215 and 60 and 10 Freeways. a hop and a skip to Downtown Riverside, centrally located to all Inland Empire communities and minutes to the Orange County outskirts. Possibilities are endless!! Bring your buyer!!!

Facts & Features

- Sold On 12/01/2023
- Original List Price of \$598,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$143 (Estimated)
- Laundry: Outside
- \$40800 Gross Scheduled Income
- \$38000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$2,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01527515
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,200
2:	1	1	1	0	Unfurnished	\$1,197	\$1,197	\$1,800

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
- 252 - Riverside area

- Riverside County
- Parcel # 247082005

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

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

A 4x3 grid of 12 photographs showing various views of a light blue mobile home with a white door and a covered patio area. The property includes a large green lawn, a concrete driveway, and a gravel area. The mobile home is surrounded by trees and a clear blue sky.



CUSTOMER FULL: Residential Income **LISTING ID:** MB23120872

Printed: 12/03/2023 8:00:04 AM

Closed •

List / Sold: **\$224,800/\$225,000** ↑

628 E Rice St. St • Blythe 92225

5 days on the market

2 units • **\$112,400/unit** • **sqft** • **6,534 sqft lot** • **No \$/Sqft data** •
Built in 1956

Listing ID: 219101150DA

From Osborne Realty head East on Hobsonway to 7th St then turn right to Rice St



Well maintained investment property or starter home. Live in one and rent out the other and let someone else help pay your mortgage. Two separate two bedroom one bath homes on one lot. Close to grocery stores and pharmacy. Right in the heart of Blythe. Homes have Central Air, clean and neat and ready to move in.

Facts & Features

- Sold On 11/28/2023
- Original List Price of \$224,800
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 1 Total carport spaces
- Heating: Wall Furnace
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room, Utility Room
- Floor: Carpet, Laminate
- Appliances: Vented Exhaust Fan, Electric Range, Electric Cooktop, Electric Oven, Refrigerator, Gas Water Heater, Water Heater
- Other Interior Features: Built-in Features

Exterior

- Lot Features: Paved, Level, Front Yard
- Security Features: Wired for Alarm System, Window Bars

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
- Buyer Agency Compensation: 3%

- 374 - Blythe area
- Riverside County
- Parcel # 848093013

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



