

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	TR22202950	S	2029 Patterson ST	RVSD	699	STD	2	\$0		\$640,000 	\$363.22	1762	1916/ASR	13,068/0.3	N	0	11/28/22	30/30
2	SW22228277	S	22500 Lost Road	WILD	SRCAR	STD	2	\$7,000		\$900,000 	\$131.39	6850	2008/SLR	121,968/2.8	N	10	12/02/22	16/16
3	SW22204518	S	11411 Cherry AVE	BMT	263	STD	7	\$9,700		\$1,250,000 	\$182.48	6850	1961/ASR	81,022/1.86	N	4	12/01/22	27/27
4	SW22230222	S	21140 Senola AVE	PRS	SRCAR	STD	7	\$0		\$750,000	\$150.00	5000	1966/ASR	41,382/0.95	N	0	12/01/22	5/5

Closed •

List / Sold: **\$635,000/\$640,000** ↑

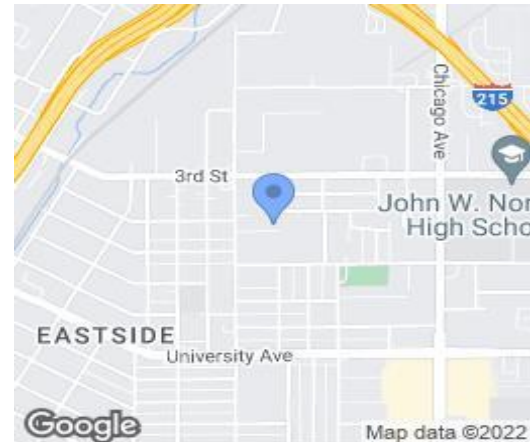
2029 Patterson St • Riverside 92507

30 days on the market

**2 units • \$317,500/unit • 1,762 sqft • 13,068 sqft lot • \$363.22/sqft •
Built in 1916**

Listing ID: TR22202950

3rd St and Kansas



This Riverside investment property is one of a kind. Live in one and rent the other. It features 2 units. Downstairs unit is a 3 Bedrooms, 2 Bath remodeled 4 years ago with New Kitchen and Flooring. The Upstairs unit has a studio bedroom and 1 Bath. Recently Remodeled throughout very tastefully done. The Exterior Building Stucco, Paint, New Roof, Plumbing, Air Condition and Heating 4 Years Ago. This property is on a large lot with approximate 13,068 with a double lot on 1 parcel. With plenty of room to expand, or potentially add more units. Conveniently located to the Freeway, Shops and UCR.

Facts & Features

- Sold On 11/28/2022
- Original List Price of \$635,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$83 (Estimated)
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry
- Appliances: Gas Range
- Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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:	1	3	2	0	Unfurnished	\$2,500	\$2,500	\$3,350
2:	1	1	1	0	Unfurnished	\$1,500	\$0	\$2,100

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 699 - Not Defined area
- Riverside County
- Parcel # 211111050

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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Closed • **Commercial/Residential**List / Sold: **\$1,200,000/\$900,000** ↓**22500 Lost Road** • Wildomar 92595**16 days on the market****2 units** • **\$600,000/unit** • **6,850 sqft** • **2.8 acre(s) lot** • **\$131.39/sqft** •
Built in 2008**Listing ID: SW22228277****GPS or Waze lemon to lost rd left on dial**



SELLER will carry. Bring your TOYS, RVs and Horses. This property is very unique and has potential for many reasons. This 2.8 acre property has a lot to offer starting with a newly remodeled 3 bd/2 ba approx. 1650 sq.ft house with new shaker cabinets, granite tops, tile backsplash, new appliances, and new paint. LVP flooring, and stone fireplace for decorative look. Newer AC and water heater units. Outside is a 1,200 sq.ft steel building /workshop and 2 car garage with half bath, 1 car garage and carport. Next there is a 4,000 sq.ft steel building with a 2 story apartment, 2 baths, laundry, kitchen, office and upstairs loft. Shop is currently used for a successful cabinet business (which the owner will CONSIDER SELLING with property). Shop is fully insulated with 2 roll up doors and 2 man doors, and a monitored alarm system with 5 cameras.. Also a 40x40 covered RV parking area. The whole property is fenced with 4 gates, one is automatic. ALL gravel areas and mature pepper and Jacaranda trees lining the private road and plenty of fruit trees. Approx 1 acre of open area between upper and lower buildings. 30 foot storage container included. Property is on a corner lot with paved private and public roads. Neighborhood is quiet.

Facts & Features

- Sold On 12/02/2022
- Original List Price of \$1,200,000
- 4 Buildings
- Levels: One
- 10 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central, Forced Air, Natural Gas
- \$0 (Unknown)
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, Gas Dryer Hookup, Individual Room, Inside, Stackable, Washer Hookup, Washer Included
- \$7000 Gross Scheduled Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Family Room, Kitchen, Laundry, Loft, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Utility Room, Workshop
- Floor: Carpet, Concrete, Vinyl
- Appliances: Built-In Range, Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Disposal, Gas & Electric Range, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Water Heater, Water Line to Refrigerator
- Other Interior Features: Block Walls, Built-in Features, Ceiling Fan(s), Crown Molding, Granite Counters, Open Floorplan, Recessed Lighting, Stone Counters, Storage

Exterior

- Lot Features: 2-5 Units/Acre, Agricultural, Back Yard, Corner Lot, Sloped Down, Front Yard, Horse Property, Landscaped, Level with Street, Level, Rocks, Secluded, Sprinkler System, Sprinklers Drip System, Sprinklers In Front, Treed Lot
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Security System, Smoke Detector(s), Wired for Alarm System
- Fencing: Chain Link, Cross Fenced, Good Condition
- Sewer: Septic Type Unknown
- Other Exterior Features: Awning(s), Rain Gutters, Satellite Dish

Annual Expenses

- Total Operating Expense: \$5,700
- Electric: \$2,400.00
- Gas: \$0
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 01849354
 - Gardener:
 - Licenses:
- Professional Management:
 - Water/Sewer: \$1,500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	6	Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	1	0	10	Furnished	\$4,200	\$4,200	\$4,200

Of Units With:

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

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
 - Riverside County
 - Parcel # 366240026

Michael Lembeck

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

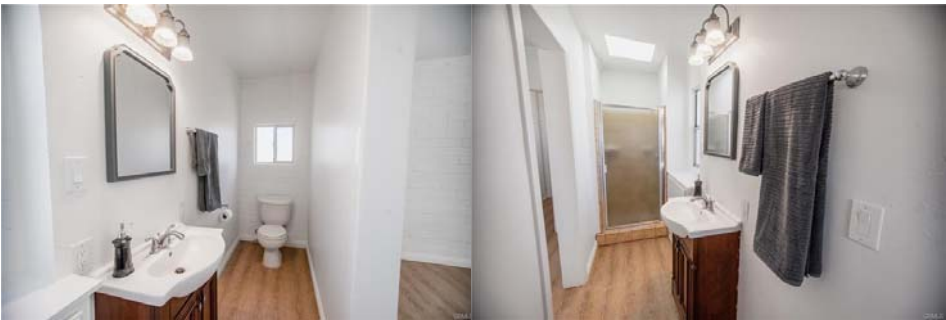
Re/Max Property Connection

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

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Closed • **Single Family Residence**

List / Sold:

\$1,300,000/\$1,250,000 ↓

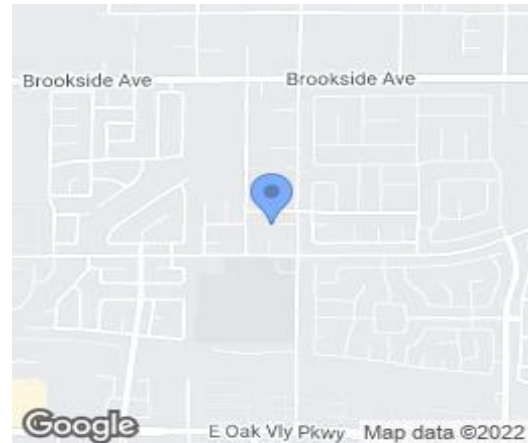
27 days on the market

11411 Cherry Ave • **Beaumont 92223**

7 units • **\$185,714/unit** • **6,850 sqft** • **81,022 sqft lot** • **\$182.48/sqft** •
Built in 1961

Listing ID: SW22204518

COUGAR WAY AND CHERRY



needs lots of tlc but huge lot . 7 separate homes on almost 2 acres. rents are very low but could be raised. long term tenants . do not disturb tenants. drive by only subject to interior inspection.

Facts & Features

- Sold On 12/01/2022
- Original List Price of \$1,300,000
- 7 Buildings
- 4 Total parking spaces
- \$123 (Estimated)
- \$9700 Gross Scheduled Income
- \$9700 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lot Over 40000 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01996796
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	0	1	Unfurnished	\$1,045	\$1,045	\$1,200
2:	1	3	0	1	Unfurnished	\$1,025	\$1,025	\$1,150
3:	1	3	0	1	Unfurnished	\$975	\$975	\$1,100
4:	1	2	0	1	Unfurnished	\$825	\$825	\$975
5:	1	2	0	1	Unfurnished	\$825	\$825	\$975
6:	1	2	0	1	Unfurnished	\$800	\$800	\$975
7:	1	2	0	1	Unfurnished	\$935	\$935	\$1,075

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 404131025

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed • **Apartment**

List / Sold: **\$750,000/\$750,000**

21140 Senola Ave • Perris 92570

5 days on the market

7 units • **\$107,143/unit** • **5,000 sqft** • **41,382 sqft lot** • **\$150.00/sqft** •
Built in 1966

Listing ID: SW22230222

Hwy. 74 to Greenwald to Senola. corner of Senola & Irma



unique opportunity to build and expand. property consists of 3 legal parcels totaling 3.64 acres in all. front parcel on corner of Senola & Irma is commercial; 2nd and 3rd parcels are zoned for multi-family units. property consists of 7 units in all (2-story 4-plex; single level unit and restaurant all connected to the two story apartment building; in addition; there is a 3 bedroom free-standing house-all total 7 units-including the restaurant). NOTE: buyer and buyer's agent to verify all information. zoning, square footage of buildings are an estimate only. This property sits just off of Hwy. 74 and Greenwald (Greenwald being the main entrance to the back gate of Canyon Lake). 2 septic tanks on property; serviced by propane gas. Great potential for further development (additional apartment units, motel? etc.).

Facts & Features

- Sold On 12/01/2022
- Original List Price of \$750,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- \$40 (Estimated)
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lot Over 40000 Sqft
- Sewer: Conventional Septic

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	14	0	0	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
- SRCAR - Southwest Riverside County area

- Riverside County
- Parcel # 349350010

Michael Lembeck

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: SW22230222

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