

### 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	<a href="#">IG21235253</a>	S	922 W <a href="#">Grand BLVD</a>	COR	248	STD	2	\$33,600		\$544,500↓	\$300.83	1810	1955/ASR	8,276/0.19	N	2	11/29/21	<a href="#">8/8</a>
2	<a href="#">PW21200701</a>	S	5360 <a href="#">Capella CT</a>	JUR	251	STD	2	\$0		\$910,000	\$277.10	3284	1977/ASR	19,602/0.45	N	2	12/03/21	<a href="#">41/41</a>
3	<a href="#">IG21220816</a>	S	5515 <a href="#">Norman WAY</a>	RVSD	252	STD	2	\$3,300		\$500,000↑	\$437.06	1144	1953/ASR	6,970/0.16	N	1	11/30/21	<a href="#">21/21</a>
4	<a href="#">IV21232397</a>	S	4624 <a href="#">Orange Vista WAY</a>	RVSD	252	STD	2	\$0		\$545,000↓	\$334.36	1630	1927/ASR	6,534/0.15	N	1	12/03/21	<a href="#">5/5</a>
5	<a href="#">IG21222457</a>	S	5520 <a href="#">Mitchell AVE</a>	RVSD	252	STD	2	\$3,700		\$685,000↑	\$616.01	1112	1947/ASR	48,787/1.12	N	2	11/30/21	<a href="#">2/2</a>
6	<a href="#">219070236DA</a>	S	68744 <a href="#">Ortega</a>	CC	335	STD	2			\$440,000↓			1985/ASR	0.19		4	12/01/21	<a href="#">1/1</a>
7	<a href="#">DW21150519</a>	S	165 S <a href="#">Santa Fe AVE</a>	SJCN	699	STD	2	\$27,900		\$385,000↓	\$193.66	1988	1920/PUB	8,276/0.19	N	0	11/30/21	<a href="#">12/12</a>
8	<a href="#">SW21225760</a>	S	15153 <a href="#">Joy ST</a>	LKEL	SRCAR	STD	2	\$28,800		\$500,000↑	\$247.04	2024	1976/ASR	7,841/0.18	N	2	12/01/21	<a href="#">8/8</a>
9	<a href="#">IG21110827</a>	S	1819 <a href="#">Lampton LN</a>	NORC	250	STD	4	\$4,180		\$850,000↓	\$295.14	2880	1972/PUB	11,761/0.27	N	0	12/02/21	<a href="#">151/151</a>
10	<a href="#">219070456PS</a>	S	73850 <a href="#">Santa Rosa WAY</a>	PDST	322	STD	4			\$660,000			1964/ASR			0	11/29/21	<a href="#">0/0</a>
11	<a href="#">219070512PS</a>	S	74606 <a href="#">Driftwood DR</a>	PDST	323	STD	4			\$880,000			1984		N	8	11/29/21	<a href="#">0/0</a>
12	<a href="#">219066414DA</a>	S	540 S <a href="#">Mountain View DR</a>	PSPR	334	STD	4			\$930,000↓			1955/ASR			0	12/02/21	<a href="#">95/95</a>
13	<a href="#">OC21169594</a>	S	3872 <a href="#">Taft ST</a>	RVSD	699	STD	4	\$45,360		\$879,000	\$326.64	2691	1976/ASR	6,534/0.15	N	0	11/30/21	<a href="#">18/18</a>

**Closed** •

List / Sold: **\$599,900/\$544,500** ↓

**922 W Grand Blvd** • Corona 92882

**8 days on the market**

**2 units** • **\$299,950/unit** • **1,810 sqft** • **8,276 sqft lot** • **\$300.83/sqft** •  
**Built in 1955**

**Listing ID: IG21235253**

**91 to Main St South. 6th St Right. West Grand Bl. Left.**



Duplex Located on the Historic Grand Circle in Corona. One building with units back to back. Each unit is 910 square feet. Each unit is 2 bedroom, 1 bath and includes a one car garage and a double car space facing the rear alley. The unit have a laundry room inside, each with their own water heater. Wall AC and wall heater. Bedrooms are large. Living room, kitchen and small dining room. Water, and trash are paid by Owner, (one water meter), each unit has it's own gas and electric meter. Each has their own private yard. Tenants are both long term and rents are currently below market.

**Facts & Features**

- Sold On 11/29/2021
- Original List Price of \$599,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room, Inside
- \$33600 Gross Scheduled Income
- \$32120 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$2,280
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$480
- Cable TV: 00985517
- Gardener:
- Licenses:
- Insurance: \$800
- 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	2	1	1	Unfurnished	\$1,350	\$16,200	\$16,200
2:	1	2	1	1	Unfurnished	\$1,450	\$17,400	\$17,400

**# Of Units With:**

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

**Additional Information**

- Standard sale

- 248 - Corona area
- Riverside County
- Parcel # 110114005

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**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** •

List / Sold: **\$910,000/\$910,000**

**5360 Capella Ct • Jurupa Valley 91752**

**41 days on the market**

**2 units • \$455,000/unit • 3,284 sqft • 19,602 sqft lot • \$277.10/sqft • Built in 1977**

**Listing ID: PW21200701**

**Etiwanda ave and Lucretia ave.**



Welcome home to Mira Loma ( Jurupa Valley). Come and fall in love with this ranch style duplex property. This home is a duplex property located on a huge lot with enough room for parking and to plan them fun family events. Duplex is rare for the area. The front home is a huge 4 bedrooms 2 bath with an extra room to make it a 5th room. All with tile floor, fireplace for those chilly days, and good size rooms. Now we move to the rear unit that is a huge 3 bedrooms 2 bath with tile floors throughout, perfect size rooms and fireplace. In proximity to all schools, restaurants, parks and stores. Perfect to live in one and rent the other unit. Invest in your future with income property.

**Facts & Features**

- Sold On 12/03/2021
- Original List Price of \$910,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$2,101 (Estimated)
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

**Interior**

- Rooms: All Bedrooms Down

**Exterior**

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

**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:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Negotiable	\$0	\$0	\$0
2:	1	3	2	2	Negotiable	\$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

- 251 - Jurupa Valley area
- Riverside County
- Parcel # 160143047

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## 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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CUSTOMER FULL: Residential Income LISTING ID: PW21200701

Printed: 12/05/2021 1:31:04 PM

**Closed** •

List / Sold: **\$499,999/\$500,000** ↑

**5515 Norman Way** • Riverside 92504

21 days on the market

**2 units** • \$250,000/unit • 1,144 sqft • 6,970 sqft lot • \$437.06/sqft •  
Built in 1953

Listing ID: IG21220816

Exit Adams off 91 fwy, head North, right on California, left on Norman



Charming, fully renovated home located on a quiet cut-de-sac. Move in ready with all the upgrades. Upon entry you'll find the open concept living area and brand new kitchen complete with new cabinets, large island, quartz countertops, new stainless steel appliances, new laminate flooring throughout, up to date interior paint throughout, recessed lighting, and new light fixtures inside and out. Two spacious bedrooms with ample closet space and newer ceiling fans. Third bedroom with a brand new fully renovated bathroom with modern chic tile, quartz counters, and new laminate flooring throughout. Best of all, it has it's own separate entrance to provide privacy for your guests or potential renters. Plenty of pace to add a kitchenette. This home is move in ready and has income potential. Seller spared no expense. The following are all new: external/interior paint, fascias, exterior stone, kitchen cabinets, appliances (except refrigerator), interior and exterior paint, laminate flooring, both restrooms completely remodeled, new piping throughout, recessed lighting, light fixtures, water heating system, new mini split A/C (will be installed before the COE), updated roof (new top layer), new seed and fertilizer for future curb appeal. Large backyard with patio, patio has new light fixtures, plenty of space to add a pool. Perfect for entertaining. A must see!

### Facts & Features

- Sold On 11/30/2021
- Original List Price of \$499,999
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$85 (Estimated)
- Laundry: Gas Dryer Hookup, Outside
- \$3300 Gross Scheduled Income
- \$200 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

### Interior

- Rooms: All Bedrooms Down, Bonus Room, Kitchen, Living Room
- Other Interior Features: Unfurnished

### Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$2,900
- Electric: \$480.00
- Gas: \$720
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01909400
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$540
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,300
2:	1	0	1	0	Unfurnished	\$900	\$900	\$900

### # Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Drapes:
- Patio:



- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale
- 252 - Riverside area
- Riverside County
- Parcel # 190184019

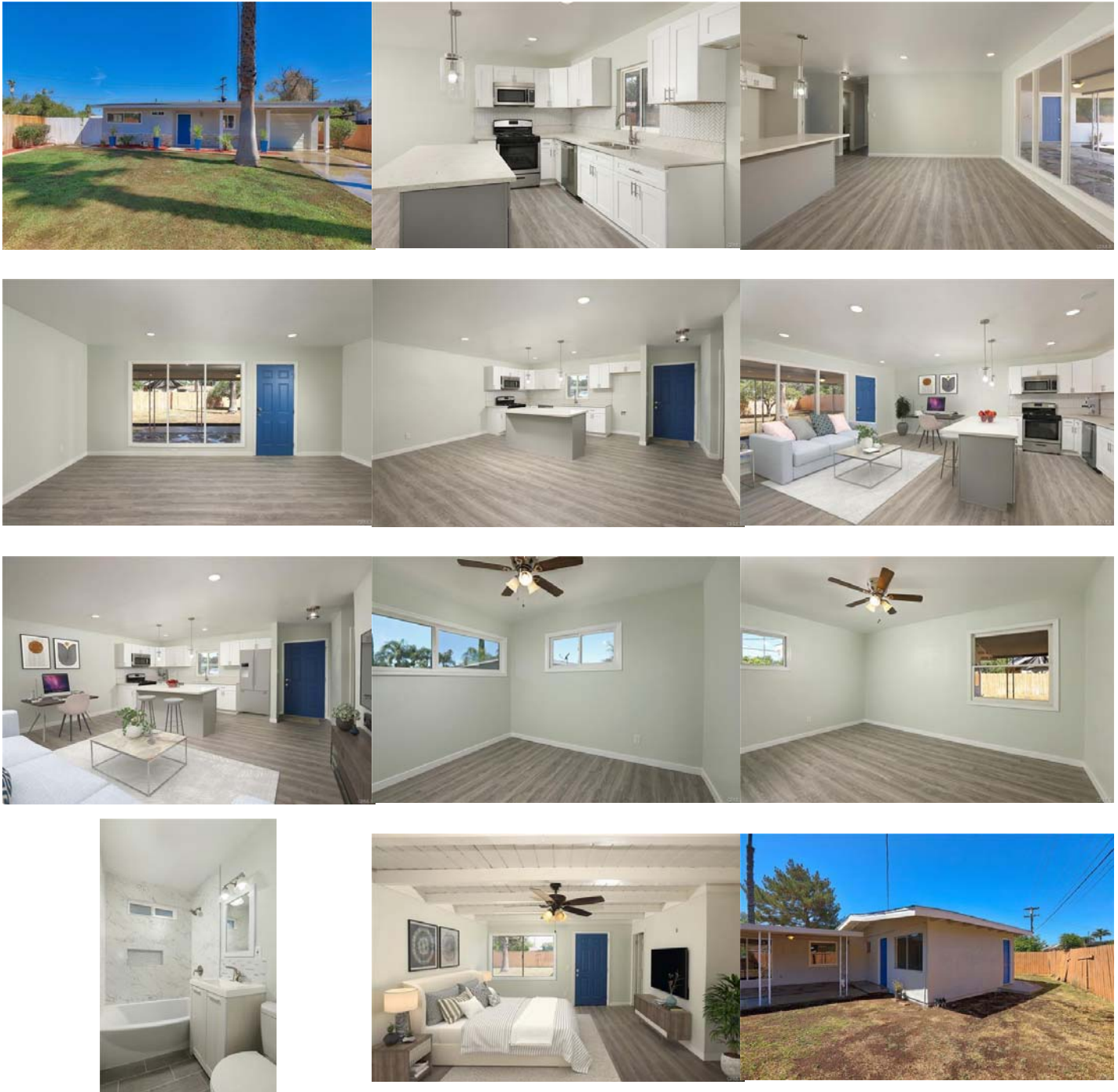
### Michael Lembeck

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: **\$579,900/\$545,000** ↓

**4624 Orange Vista Way** • **Riverside 92506**

**5 days on the market**

**2 units** • **\$289,950/unit** • **1,630 sqft** • **6,534 sqft lot** • **\$334.36/sqft** •  
**Built in 1927**

**Listing ID: IV21232397**

**91 Frwy, Exit Central go West, Left on Palm, Right on Sierra, Right on Fig, Left on Orange Vista**



Honey Stop The Car!! Did we just find the perfect house to call home?? Well yes we did. This amazing property features two homes for almost the price of one!! First home is a 2 Bedroom and 1 Bathroom with approximate 958 square feet!! Home has been tastefully updated with new laminate flooring throughout. Upgraded Kitchen with stainless steel appliances, designer hood vent and granite counter tops. Home is spacious and features a large front Living Room. Second Bedroom can be used as an office/den or retreats as it is large and has separate access. Interior Laundry Room, Central Air and Heat!! New paint!! Back portion of roof has been replaced also!! But wait, there is more. Lets head to the second unit where you will be amazed. This home has close to 672 square feet of living space. New flooring, paint, baseboards and new butcher block counter tops!! This unit has its own bedroom with huge walk-in closet. Open Kitchen with plenty of cabinet space. Also features a 3/4 Bathroom!! Private Patio for your enjoyment. This property has a large front yard and new vinyl fencing!! We also have a single car garage and a covered car port. Perfect for several cars or your boat/toys. Located in a great Riverside neighborhood. Close to Schools including UCR and Riverside Community College, Shopping, Services and the freeway. So if you are looking for that perfect home for those adult children who don't want to leave but you want to charge them rent, then here it is!! ; ). This property has so many features and upgrades that you will need to see this in person. So lets schedule an appointment to view this property and once you do, I hope to see you in Escrow!! : )

### Facts & Features

- Sold On 12/03/2021
- Original List Price of \$579,900
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- \$480 (Estimated)
- Laundry: Individual Room, Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Basement, Guest/Maid's Quarters, Jack & Jill, Kitchen
- Floor: Laminate
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Range
- Other Interior Features: Granite Counters, Recessed Lighting

### Exterior

- Lot Features: Front Yard, Garden, Level with Street
- Fencing: Vinyl
- Sewer: Sewer Paid

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00531231
- 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	2	1	0	Unfurnished	\$0	\$0	\$2,250
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,850

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 252 - Riverside area
- Riverside County
- Parcel # 226252011

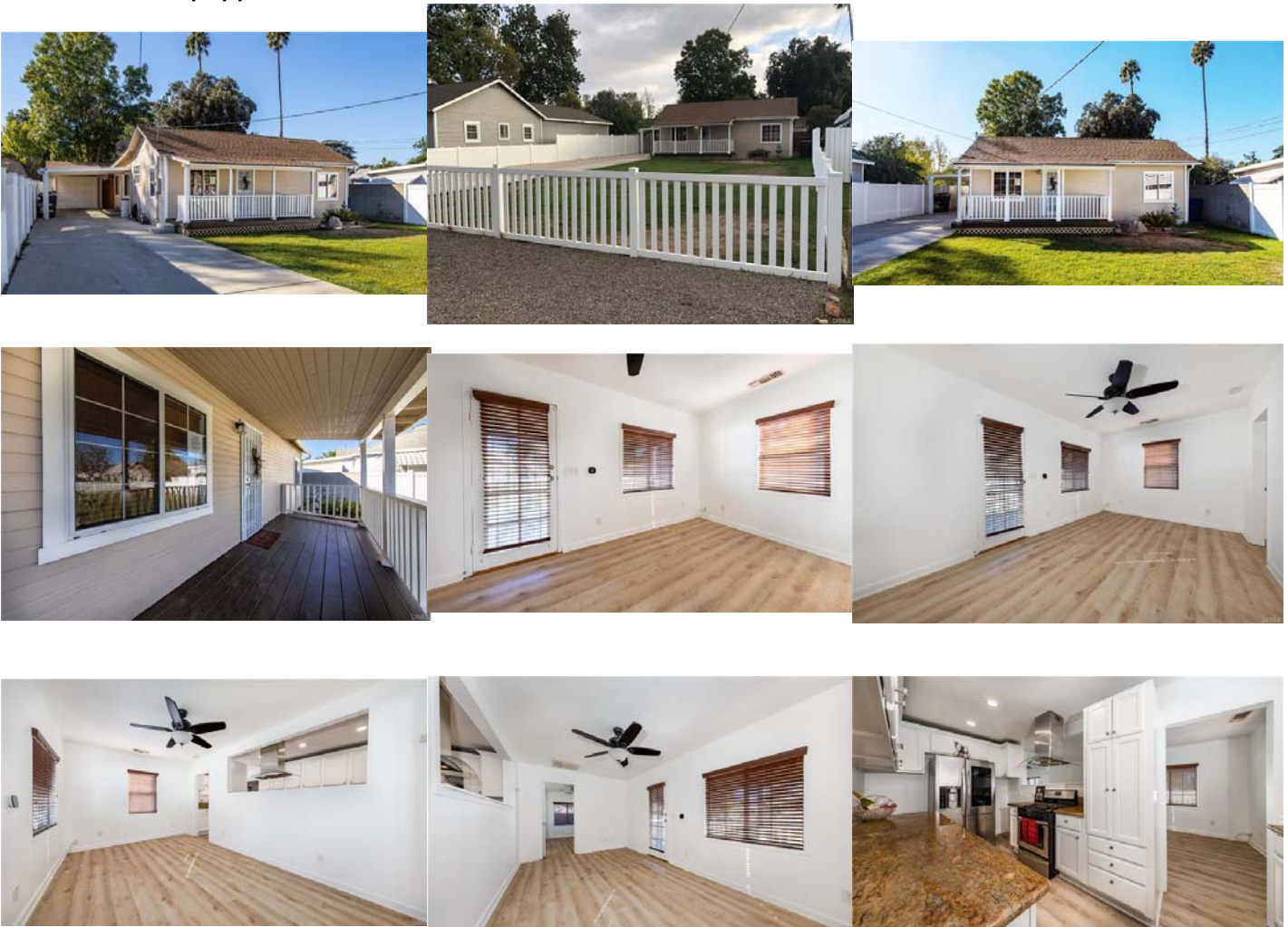
**Michael Lembeck**

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**Re/Max Property Connection**

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

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**Closed** •

List / Sold: **\$649,000/\$685,000** ↑

**5520 Mitchell Ave** • Riverside 92505

2 days on the market

**2 units** • **\$324,500/unit** • **1,112 sqft** • **48,787 sqft lot** • **\$616.01/sqft** •  
**Built in 1947**

Listing ID: IG21222457

**Hwy 91 exit La Sierra head North, right on Gramercy Pl, left on Mitchell, property on left hand side.**



Investor Special!! Zoned for multi family, 2 homes on one lot that is also a horse property! Tons of potential & a great investment. Close to parks, shopping and easy freeway access. This diamond in the rough won't last, just needs the right buyer! Call agent today for a showing!

**Facts & Features**

- Sold On 11/30/2021
- Original List Price of \$649,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$75 (Estimated)
- Laundry: Inside
- \$3700 Gross Scheduled Income
- \$3700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

- Lot Features: Back Yard, Front Yard, Horse Property, Yard • Sewer: Public Sewer

**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:
- 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	2	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$1,600

**# 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
- 252 - Riverside area
- Riverside County
- Parcel # 149290011

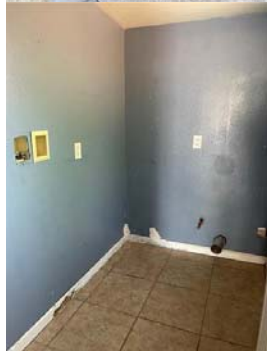
**Michael Lembeck**  
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**Re/Max Property Connection**  
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IG21222457

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**Closed** •

List / Sold: **\$449,000/\$440,000** ↓

**68744 Ortega** • Cathedral City 92234

1 days on the market

2 units • \$224,500/unit • sqft • No lot size data • No \$/Sqft data •  
Built in 1985

Listing ID: 219070236DA

**DATE PALM TO ORTEGA.**



INCOME producing Duplex in the heart of Cathedral City with long term tenants. Each unit features 3 bedrooms and 2 baths, small private courtyards, private backyards and two car garages for each unit. Recently connected to sewer system. or Walking distance to schools and centrally located to all major shopping areas. Investor - this is for you.

### Facts & Features

- Sold On 12/01/2021
- Original List Price of \$449,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: Living Room
- Floor: Tile
- 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: \$540
- Other Expense:
- Other Expense Description:

### Unit Details

#### # Of Units With:

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

### Additional Information

- Standard sale
- 335 - Cathedral City North area
- Riverside County
- Parcel # 680610006

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**Re/Max Property Connection**  
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 219070236DA

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**Closed** •

List / Sold: **\$450,325/\$385,000** ↓

**165 S Santa Fe Ave** • San Jacinto 92583

12 days on the market

**2 units** • **\$225,163/unit** • **1,988 sqft** • **8,276 sqft lot** • **\$193.66/sqft** •  
**Built in 1920**

Listing ID: DW21150519

close to the 60 freeway and near Soboba Casino



GREAT Investment Property! Prefect to add to your rental property portfolio has UPSIDE POTENTIAL CAP RATE OF 3.75. Property is in a LOW TAX area and is ZONED as an R3 and in an OPPORTUNITY ZONE area. Third unit has not been built yet but back yard has plenty of space to build unit #3. Both units have been completely upgraded and remodeled last year. Front unit has 2 bedroom and 1 bath, kitchen and living room area. Back unit is a 3 bedroom and 1 bath, kitchen, living room and a dining area. Both units just newly installed AC/Heat units have been added a total of 6 units with a 10 year warranty. Floors have been upgraded to laminate floors, NEW interior paint, NEW exterior paint, Brand new water heaters, both bathrooms have been completely remodeled, upgraded kitchens, NEW wooden fencing, and new cement around property, and well as upgraded front landscaping. Upgraded mail boxes. Lastly, all NEW windows have been installed throughout the duplex. PROPERTY HAS CAMERAS FOR SURVEILLANCE. "PROPERTY SOLD AS IS" PLEASE DO NOT DISTRUB TENANTS DRIVE BY ONLY!!!! Also potential for first time buyer, living in one and renting the other unit.

**Facts & Features**

- Sold On 11/30/2021
- Original List Price of \$450,325
- 1 Buildings
- Levels: One, Multi/Split
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: ENERGY STAR Qualified Equipment, Combination
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- \$27900 Gross Scheduled Income
- \$21355 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Electric Oven, ENERGY STAR Qualified Appliances, Gas Oven, Refrigerator

**Exterior**

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Sprinklers In Front, Walkstreet, Yard
- Fencing: Brick, Wood
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$6,545
- Electric: \$0.00
- Gas: \$540
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$735
- Maintenance:
- Workman's Comp:
- 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	2	1	2	Unfurnished	\$1,100	\$1,100	\$1,450
2:	1	3	1	2	Unfurnished	\$1,225	\$1,225	\$1,650

**# Of Units With:**

- Separate Electric: 2
- Drapes:

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

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

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### Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Riverside County
- Parcel # 437021012

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### Michael Lembeck

State License #: 01019397  
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**Closed** • Duplex

List / Sold: **\$470,000/\$500,000** ↑

**15153 Joy St** • Lake Elsinore 92530

8 days on the market

**2 units** • \$235,000/unit • 2,024 sqft • 7,841 sqft lot • \$247.04/sqft •  
Built in 1976

Listing ID: SW21225760

Lake St. Lakeshore. Left. Lakeshore to Machado. Right. Machado to Joy. Left.



JUST LISTED!!!!!! Don't miss this great investment opportunity!!!! This is an amazing 2 unit duplex. Seller has renovated both units with new A/C units and new roof, as well as interior. Unit A has 2 bedrooms and 1 full bath, Unit B has 3 bedrooms and 1 full bath. Both units are currently being rented. The tenants love the property and would like to continue renting. The rents are below market value at the moment. Unit A pays \$1000 and Unit B pays \$1,400/month. Each unit has their separate electric and gas meter, tenants pay their own gas and electric bills. Seller pays for water and trash/sewer and gardener. The Seller has completed the termite inspection and currently completing the repairs for a clearance, this will be complete prior to COE. Come view today!!!

### Facts & Features

- Sold On 12/01/2021
- Original List Price of \$470,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$458 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$28800 Gross Scheduled Income
- \$24020 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Master Bedroom
- Appliances: Dishwasher, Disposal, Water Heater
- Other Interior Features: Ceiling Fan(s)

### Exterior

- Lot Features: 2-5 Units/Acre, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$4,780
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$280
- Cable TV: 01523101
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$12,000
2:	1	3	1	1	Unfurnished	\$1,400	\$1,400	\$16,800

### # Of Units With:

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



- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale
- Rent Controlled

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 379370013

### 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: **\$1,250,000/\$850,000** ↓

**1819 Lampton Ln** • Norco 92860

151 days on the market

**4 units** • **\$312,500/unit** • **2,880 sqft** • **11,761 sqft lot** • **\$295.14/sqft** •  
**Built in 1972**

Listing ID: IG21110827

**Hamner and Lampton**



Horse Town USA unique investment property. Zoned C2 Apartment. Located on a corner lot near shopping, schools and senior center. This four-plex has a single door entryway leading to 4 apartments. All units have long term tenants and fully rented. This apartment complex property doesn't present its self very often. There are very few rental homewes available. There are very very few investment propertiesm that are designated as apartments. The hot water heatr in unit four was just replaced.

**Facts & Features**

- Sold On 12/02/2021
- Original List Price of \$1,250,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- \$4180 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Carpet

**Exterior**

- Lot Features: 2-5 Units/Acre, Lawn, Near Public Transit
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 00760133
- 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	2	2	0	Unfurnished	\$1,200	\$1,200	\$0
2:	1	2	2	0	Unfurnished	\$1,200	\$1,200	\$0
3:	1	1	1	0	Unfurnished	\$890	\$890	\$0
4:	1	1	1	0	Unfurnished	\$890	\$890	\$0

**# 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

- 250 - Norco area
- Riverside County
- Parcel # 129261009

---

**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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CUSTOMER FULL: Residential Income LISTING ID: IG21110827

Printed: 12/05/2021 1:31:11 PM

**Closed** •

List / Sold: **\$660,000/\$660,000**

**73850 Santa Rosa Way • Palm Desert 92260**

**0 days on the market**

**4 units • \$165,000/unit • sqft • No lot size data • No \$/Sqft data •  
Built in 1964**

**Listing ID: 219070456PS**

**Units are on Santa Rosa Way between San Pascual and Portola. They're located on the north side of the street,**



4 leased units all on MtoM tenancy. Two 1BD and two 2BD units. All units have 1BA. 1BD units have enclosed backyard settings. 2BD units have enclosed patio settings. Each unit has a stacked washer/dryer and a full compliment of appliances. Most windows are dual-paned. A/C systems are all serviceable. Flooring in each unit is laminate in the living areas and tile in the kitchen.

### Facts & Features

- Sold On 11/29/2021
- Original List Price of \$660,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Rooms: Living Room, Utility Room
- Appliances: Disposal, Gas Range, Refrigerator, Water Heater
- Floor: Tile, Laminate

### Exterior

- Security Features: Fire and Smoke Detection System

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991785
- 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: 4
- Ranges: 4
- Refrigerator: 4
- Wall AC:

### Additional Information

- Standard sale
- 322 - North Palm Desert area
- Riverside County

**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** •

List / Sold: **\$880,000/\$880,000**

**74606 Driftwood Dr** • Palm Desert 92260

**0 days on the market**

**4 units** • **\$220,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1984**

**Listing ID: 219070512PS**

**Highway 111 east to Deep Canyon, turn Right. Deep Canyon to Driftwood Drive, turn Left.**



One of 10 4-plexes making up Driftwood Oasis. Nice curb appeal and adjacent to the community pool. All units have its own 2-car garage with laundry hookups in the garage. Fully occupied; all on MtoM tenancy. Near to shopping in the heart of the Coachella Valley.

### Facts & Features

- Sold On 11/29/2021
- Original List Price of \$880,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Electric, Natural Gas, Central
- 3 electric meters available
- 4 gas meters available
- 4 water meters available

### Interior

- Rooms: Great Room, Living Room
- Floor: Carpet, Tile
- Appliances: Dishwasher, Disposal, Electric Oven

### Exterior

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991785
- 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: 4
- Water Meters: 4
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator: 4
- Wall AC:

### Additional Information

- Standard sale
- 323 - South Palm Desert area
- Riverside County
- Parcel # 625162044

**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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CUSTOMER FULL: Residential Income LISTING ID: 219070512PS

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**Closed** •

List / Sold: **\$945,000/\$930,000** ↓

**540 S Mountain View Dr** • Palm Springs 92264

95 days on the market

4 units • \$236,250/unit • sqft • No lot size data • No \$/Sqft data •  
Built in 1955

Listing ID: 219066414DA

Heading West on Ramon make left onto S. Mountain View Dr. Property is on your left



Seeking an investment property that generates income? Explore the opportunity that this Mid-Century Modern four-plex close to the Demuth Park area in South Palm Springs offers. Modern 4-plex that was originally a 5-plex and can very easily be converted back to original floor plan You'll have one 1/1, one 2/2, and two 2/1 units, all well-maintained and updated kitchen cabinets, windows, blinds, re-tiled baths with glass shower doors, toilets and sinks. The dishwashers, disposals, air conditioning units, evaporative coolers, wall heaters, and water heaters have been replaced. As a result of the positioning of the four-plex on its 10,203-square-foot lot, there's plenty of room for you to drop in a gorgeous pool. The entire yard has been xeriscaped, and each unit has its own private outdoor space. Your tenants will be just a short distance from pickleball courts, restaurants, and dog parks with easy access to nearby shopping and the airport. Come take a tour while this opportunity is still available!

### Facts & Features

- Sold On 12/02/2021
- Original List Price of \$945,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

### Interior

- Rooms: See Remarks
- Floor: Concrete
- Appliances: Dishwasher, Disposal, Gas Range, Refrigerator, Gas Water Heater
- Other Interior Features: Beamed Ceilings

### Exterior

- Lot Features: Landscaped, Paved

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,140
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense: \$160
- Other Expense Description:

### Unit Details

#### # Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator: 4
- Wall AC:

- Disposal:

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## Additional Information

- Standard sale
- 334 - South End Palm Springs area
- Riverside County
- Parcel # 680035003

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### 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** •

List / Sold: **\$879,000/\$879,000**

**3872 Taft St • Riverside 92503**

**18 days on the market**

**4 units • \$219,750/unit • 2,691 sqft • .15 acre(s) lot • \$326.64/sqft •  
Built in 1976**

**Listing ID: OC21169594**

**Nearby Major Cross Streets: Magnolia Avenue & Van Buren Boulevard**



3872 Taft Street is a 4-unit multifamily investment property located in Riverside, a premier rental market in the Inland Empire. 3872 Taft Street consists entirely of two-bedroom units and offers amenities including security doors, uncovered parking, and on-site laundry. 3872 Taft Street has an excellent Riverside location, surrounded by some of the city's top shopping destinations. The property is within a 1-mile radius of numerous shopping centers including the Galleria at Tyler, a 1.2 million square foot shopping mall, Michaels Plaza, Tyler Street Plaza, and Magnolia Plaza, providing residents with easy access to both local and national retailers. Additionally, the property is less than 1 mile away from California State Route 91, connecting residents to nearby employment hubs in Orange and Riverside Counties. Furthermore, Kaiser Permanente Medical Center Riverside, a 224-bed hospital and the 4th largest employer in the city, is located just over 1 mile away.

**Facts & Features**

- Sold On 11/30/2021
- Original List Price of \$879,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Community
- \$45360 Gross Scheduled Income
- \$26396 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Level
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$17,224
- Electric: \$544.00
- Gas: \$544
- Furniture Replacement:
- Trash: \$544
- Cable TV: 01169441
- Gardener:
- Licenses:
- Insurance: \$1,042
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$544
- Other Expense: \$2,177
- Other Expense Description: Misc

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	0	Unfurnished	\$3,780	\$3,780	\$5,800

**# 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
- Rent Controlled

- 699 - Not Defined area
- Riverside County
- Parcel # 145301019

---

**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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CUSTOMER FULL: Residential Income LISTING ID: OC21169594

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**Search Criteria**

Property Type is 'Residential Income'  
Standard Status is 'Closed'  
Contract Status Change Date is 11/28/2021 to 12/04/2021  
County Or Parish is 'Riverside'  
Number Of Units Total is 2+  
Selected 13 of 13 results.