

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	CV24209676	S	2576 Lime ST	RVSD	252	STD	2	47,400		\$800,000 	404.04	1980	1984/ASR	10,019/0.23	N	2	11/06/24	0/0
2	DW24149527	S	975 E Oakland AVE	HMT	SRCAR	TRUS	2	0		\$410,000 	251.23	1632	1959/ASR	7,841/0.18	N	2	11/04/24	57/57
3	IV23133199	S	22557 Adrienne AVE	MORV	259	STD	4	61,920		\$825,000 	252.76	3264	1964/ASR	8,276/0.19	N	4	11/08/24	440/440
4	PW24061045	S	462 E 3rd ST	SJCN	699	STD	4	68,880	5	\$800,000 	215.75	3708	1989/APP	13,068/0.3	N	6	11/06/24	191/191
5	IV24149401	S	2726 5th ST	RVSD	252	STD	5	91,800		\$810,000 	249.23	3250	1907/EST	9,583/0.22	N	4	11/06/24	1/1

Closed • Duplex

List / Sold: **\$799,900/\$800,000** ↑

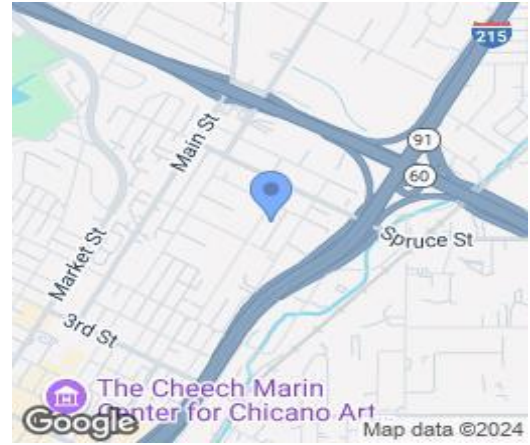
2576 Lime St • Riverside 92501

0 days on the market

2 units • **\$399,950/unit** • **1,980 sqft** • **10,019 sqft lot** • **\$404.04/sqft** •
Built in 1984

Listing ID: CV24209676

From the 60 freeway, take Main St to Spruce and turn left. Right on Orange St. Left on holding St. Right on Lime St.



Welcome to this prime duplex investment opportunity located at 2576 - 2578 Lime Street, Riverside, CA! This well-maintained property features two separate units, each offering 2 spacious bedrooms and 2 full bathrooms, complete with their own electric and gas meters for easy management. Both units include in-unit laundry, central heating and air conditioning, and newer flooring throughout. The entire roof was recently replaced in 2021, ensuring a worry-free investment for years to come. The property offers ample parking with space for up to 4 vehicles, including a 1-car garage, 1 covered carport space, and 2 additional uncovered parking spots for each unit. Situated on a large 10,019 sq. ft. lot, just shy of a quarter acre, there's potential for future expansion. The existing garages can potentially be converted into additional units or an ADU, subject to local building codes and regulations. Located in an excellent area, this property is just minutes from major freeways, making commuting a breeze. It's also conveniently close to Downtown Riverside, where you can enjoy a variety of dining, shopping, and entertainment options. With extremely low monthly expenses— averaging \$40/month for water/sewage, \$40/month for landscaping, and a \$55 bi-monthly pest control service—this property is perfect for an investor seeking immediate cash flow. Both units are tenant-occupied, providing steady rental income from day one. Don't miss out on this incredible opportunity to own a versatile, income-generating property in a desirable Riverside location! Contact us today for more details.

Facts & Features

- Sold On 11/06/2024
- Original List Price of \$799,900
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$65 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside
- \$47400 Gross Scheduled Income
- \$46110 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Laminate
- Appliances: Gas Range, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,793
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527302
- Insurance: \$833
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$480
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,150	\$2,150	\$2,300
2:	1	2	2	1	Unfurnished	\$1,800	\$1,800	\$2,300

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
- 252 - Riverside area
- Riverside County
- Parcel # 209142006

Michael Lembeck

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Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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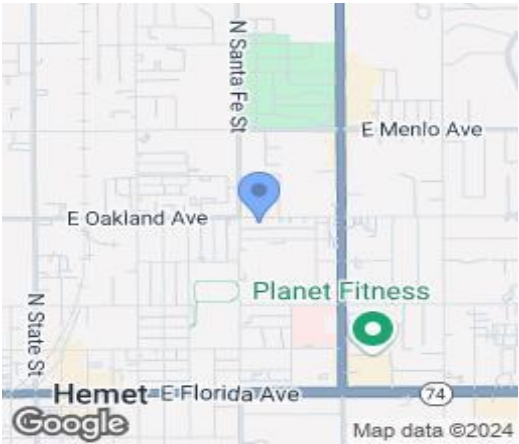






CUSTOMER FULL: Residential Income LISTING ID: CV24209676

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This property consists of two homes on one lot, each with its own separate address. Each home is approximately 800 sqft and includes two bedrooms, one bathroom, a kitchen area, and a living room. Additionally, each unit has its own attached one-car garage, providing convenient parking for tenants. The back house features a separate yard with alley access, enhancing its appeal and functionality. Overall, this property represents an ideal opportunity for an investor looking to capitalize on dual rental incomes or multi-family housing investments.

Facts & Features

- Sold On 11/04/2024
 - Original List Price of \$405,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$107 (Estimated)
 - SellerConsiderConcessionYN:
- 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lawn
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02091157
 - 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	1	Unfurnished	\$800	\$800	\$1,200
2:	1	2	1	1	Unfurnished	\$800	\$800	\$1,200

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 445101042

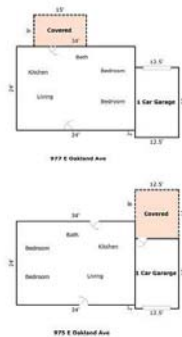
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CUSTOMER FULL: Residential Income LISTING ID: DW24149527

Printed: 11/10/2024 9:50:53 AM

Closed • **Quadruplex**

List / Sold: **\$875,000/\$825,000** ↓

22557 Adrienne Ave • **Moreno Valley 92553**

440 days on the market

4 units • **\$218,750/unit** • **3,264 sqft** • **8,276 sqft lot** • **\$252.76/sqft** •
Built in 1964

Listing ID: IV23133199

north of Alessandro, east off Elsworth, west of Fredrick



Major Price reduction: 4 Plex: 2-bedrooms 1 bath each unit approx. 816 sqft. Long term Tenants with month to month rents, and well kept. Each unit assigned 1 detached garage at rear of property. Property has separate laundry room with washer/dryer hook-ups, separately metered, currently not being used. 4-plex has 1 huge water heater servicing all 4 units. Landlord pays for this on separate meter. In this area, sewer is paid for on annual tax bill. All units have stoves belonging to tenant. IMPROVEMENTS: all windows on building replaced with new ones. All garage doors are new. New kitchens in most units. Newer flooring in most units. Over past years electrical & plumbing upgrades. 5th electric meter is for laundry room and exterior lighting. 5th gas meter is for water heater and laundry room. Do not disturb Tenants.

Facts & Features

- Sold On 11/08/2024
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$1,094 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Outside, Washer Hookup
- \$61920 Gross Scheduled Income
- \$45852 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Range Hood, Water Heater Central

Exterior

- Lot Features: Front Yard, Garden
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wrought Iron
- Sewer: Public Sewer, Sewer Assessments

Annual Expenses

- Total Operating Expense: \$16,068
- Electric: \$600.00
- Gas: \$660
- Furniture Replacement:
- Trash: \$4,200
- Cable TV: 02084394
- Gardener:
- Licenses: 180
- Insurance: \$3,500
- 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:	3	2	1	1	Unfurnished	\$1,315	\$3,945	\$6,000
2:	1	2	1	1	Unfurnished	\$1,215	\$1,215	\$2,000

Of Units With:

- Separate Electric: 5
- Drapes:

- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 4

Additional Information

- Standard sale

- 259 - Moreno Valley area
- Riverside County
- Parcel # 291264005

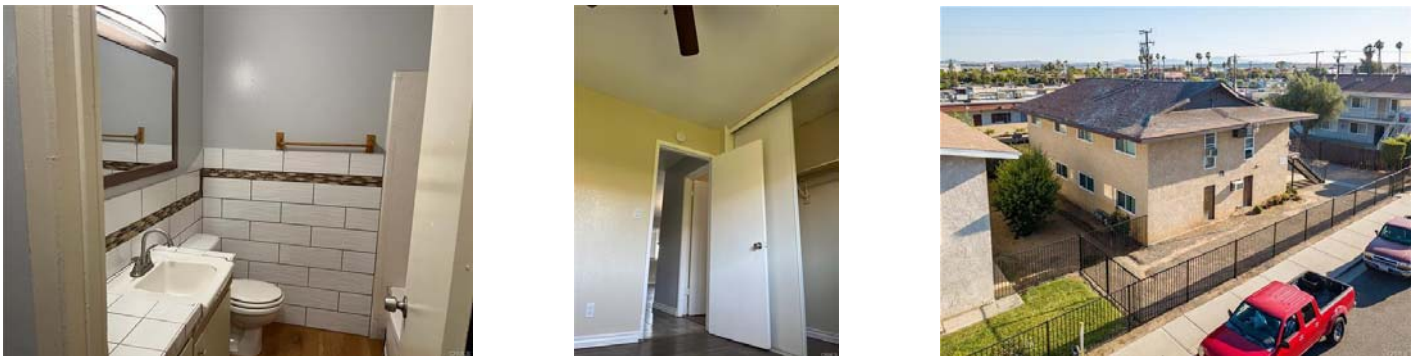
Michael Lembeck

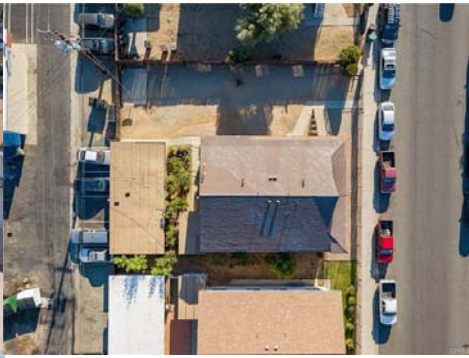
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CUSTOMER FULL: Residential Income LISTING ID: IV23133199

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Closed

• Quadruplex

462 E 3rd St • San Jacinto 92583

4 units • \$224,750/unit • 3,708 sqft • 13,068 sqft lot • \$215.75/sqft • Built in 1989

North of Main St east of Alessandro

List / Sold: \$899,000/\$800,000

191 days on the market

Listing ID: PW24061045



- 1989 Construction Asset Consisting of Two Duplexes With All 2BR / 1.75BA Units - Rear Building Offers Six Single-Car Garages - Large 13,068-Square Foot Lot Offers Additional Surface Parking - 25 Percent Rental Upside - Located Around the Corner From Mistletoe Park

Facts & Features

- Sold On 11/06/2024
 - Original List Price of \$7,160,000
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - \$267 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - Cap Rate: 5.05
 - \$68880 Gross Scheduled Income
 - \$45407 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,407
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00530854
 - 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:	4	2	2	0	Unfurnished	\$1,435	\$5,740	\$1,800
# Of Units With:								
• Separate Electric: 4 • Gas Meters: 4 • Water Meters: 0 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

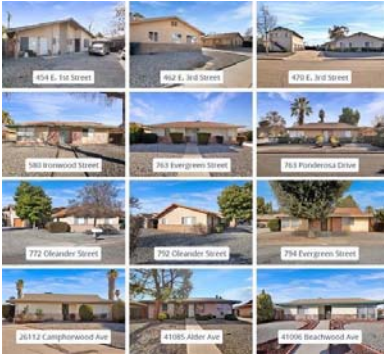
Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Riverside County
 - Parcel # 437104018

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24061045

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Large two story victorian house that was split into 3 units. A duplex with one bedroom & studio, in the rear of the property in addition to a large barn over 970 sqft. Current rent is considerably below market price. The property is situated on a large lot. The main house had a complete earthquake retrofit (Brace & Bolt) in 2022. The exterior of the house was painted in 2017

Facts & Features

- Sold On 11/06/2024
 - Original List Price of \$839,900
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Natural Gas
 - \$164 (Estimated)
 - SellerConsiderConcessionYN:
- \$91800 Gross Scheduled Income
 - \$76480 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Sprinklers In Front, Sprinklers On Side, Utilities - Overhead, Yard
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,570
 - Electric: \$2,400.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 01113776
 - Gardener:
 - Licenses:
- Insurance: \$2,600
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 2400
 - Water/Sewer: \$2,240
 - 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	\$1,750
2:	1	1	1	0	Unfurnished	\$1,180	\$1,180	\$1,550
3:	1	1	1	0	Unfurnished	\$940	\$940	\$1,550
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,550
5:	1	0	1	0	Unfurnished	\$0	\$0	\$1,250

Of Units With:

- Separate Electric: 1
 - Gas Meters: 1
 - Water Meters: 1
 - Carpet:
 - Dishwasher: 0
- Drapes:
 - Patio:
 - Ranges: 5
 - Refrigerator: 2
 - Wall AC:

- Disposal: 3

Additional Information

- Standard sale
- 252 - Riverside area
- Riverside County
- Parcel # 211081005

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