

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	IV22198479	S	9331 Sage AVE	RVSD	252	STD	2	\$33,444		\$568,000	\$321.27	1768	1960/ASR	7,405/0.17	N	0	11/10/22	9/9
2	OC22136725	S	66164 First ST	DHS	340	STD	2	\$0		\$160,000 ↓	\$130.40	1227	1946/ASR	6,534/0.15	N	0	11/10/22	118/118
3	EV22134601	S	1026 Magnolia AVE	BMT	699	STD	2	\$0		\$480,000 ↓	\$276.50	1736	1964/PUB	9,583/0.22	N	1	11/08/22	105/105
4	IG22157100	S	66097 6th ST	DHS	340	STD	3	\$22,620		\$310,000 ↓	\$225.29	1376	1945/PUB	6,534/0.15	N	0	11/09/22	65/65
5	220020412SD	S	1297 E 6th St	BMT			4	\$0	0	\$530,000 ↓			1964				11/09/22	63/63

Closed • Duplex

List / Sold: **\$568,000/\$568,000**

9331 Sage Ave • Riverside 92503

9 days on the market

2 units • **\$284,000/unit** • **1,768 sqft** • **7,405 sqft lot** • **\$321.27/sqft** •
Built in 1960

Listing ID: IV22198479

From the 91 freeway, Van Burn Blvd. north, east / right on California, right on MacArthur Rd., left on Sage Avenue, 2nd property on the left.



This quaint duplex is located in one of Riverside's high demand rental areas. A great addition to your investment portfolio! Each unit includes two bedrooms, one bathroom, washer and dryer hook-ups. An added bonus is the off-street carport parking and the rear unit features rear and side yards. Owner pays for water and gardener, tenants pay for all other utilities. Location is on a tree-lined cul-de-sac within 15 minutes of four colleges including CBU and RCC, one mile of a hospital as well as shopping and freeway close. If that isn't enough this property has low taxes and no HOA! Duplex will be delivered at close of escrow with tenants on a month to month agreement. Offer is subject to inspection.

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$568,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$83 (Estimated)
- Laundry: Washer Hookup
- \$33444 Gross Scheduled Income
- \$26321 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Walk-In Closet
- Floor: Carpet, Vinyl
- Appliances: Built-In Range, Disposal, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,122
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,301
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$522
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,326	\$1,326	\$1,900
2:	1	2	1	0	Unfurnished	\$1,545	\$1,545	\$1,900

Of Units With:

- Separate Electric: 2
- Drapes: 2

- Gas Meters: 2
- Water Meters: 1
- Carpet: 2
- Dishwasher:
- Disposal: 2

- Patio:
- Ranges: 2
- Refrigerator:
- Wall AC: 4

Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 191272007

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: IV22198479

Printed: 11/13/2022 6:27:06 AM

Closed • Duplex

List / Sold: **\$199,000/\$160,000** ↓

66164 First St • Desert Hot Springs 92240

118 days on the market

**2 units • \$99,500/unit • 1,227 sqft • 6,534 sqft lot • \$130.40/sqft •
Built in 1946**

Listing ID: OC22136725

West to First



Sold AS IS Fc Mswd Sewer Chargers & Uut \$821.24 Fld Cntl Stormwater/cleanwater \$3.20 Csa 152-dhs Stormwater \$10.00 City Of Desert Hot Springs Lmd \$40.56 City Of Dhs Waste Disposal \$277.06 Dhs Public Safety Measure Tax \$170.74 Coachella Valley Mosquito & Ri \$10.36

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$219,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- 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:	2	2	0	0	Unfurnished	\$0	\$0	\$0
# Of Units With:								
• Separate Electric: 0					• Drapes:			
• Gas Meters: 0					• Patio:			
• Water Meters: 0					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

Additional Information

- Standard sale
- 340 - Desert Hot Springs area
- Riverside County

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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Closed • **Single Family Residence**

List / Sold: **\$499,000/\$480,000** ↓

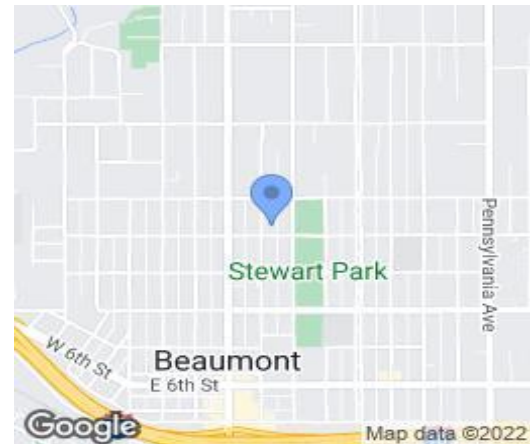
1026 Magnolia Ave • **Beaumont 92223**

105 days on the market

2 units • **\$249,500/unit** • **1,736 sqft** • **9,583 sqft lot** • **\$276.50/sqft** •
Built in 1964

Listing ID: EV22134601

CROSS OF 10TH ST



Great Beaumont Location. This property is excellent for those that are looking for income property or 2 Homes on one lot. Live in one or rent the other, or rent both. Each home has 2 Bedrooms and 1 bath. The home also include a one car garage on each unit. The yards for each home are individually fenced. Each home has new fencing and a new roof! Don't let this investment opportunity pass you by!

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$525,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$64 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- 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	0	2	Unfurnished	\$1,650	\$1,650	\$0

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
- 699 - Not Defined area
- Riverside County

• Parcel # 415242014

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$365,000/\$310,000** ↓

66097 6th St • Desert Hot Springs 92240

65 days on the market

**3 units • \$121,667/unit • 1,376 sqft • 6,534 sqft lot • \$225.29/sqft •
Built in 1945**

Listing ID: IG22157100

On 6th east of West Drive



Great three unit investment property with plenty of upside rent potential. The property consists of two studio units and a two bedroom/two bathroom unit. Roof and AC units were replaced in 2014.

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$399,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$1,408 (Estimated)
- Laundry: Community
- \$22620 Gross Scheduled Income
- \$17280 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Level with Street, Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,340
- Electric: \$1,800.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$840
- Cable TV: 02163212
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	\$850	\$850	\$1,200
2:	1	1	1	0	Unfurnished	\$460	\$460	\$750
3:	1	1	1	0	Unfurnished	\$575	\$575	\$750

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
- 340 - Desert Hot Springs area
- Riverside County

• Parcel # 639191010

Michael Lembeck

State License #: 01019397

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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:** IG22157100

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Closed •

List / Sold: **\$530,000/\$530,000** ↓

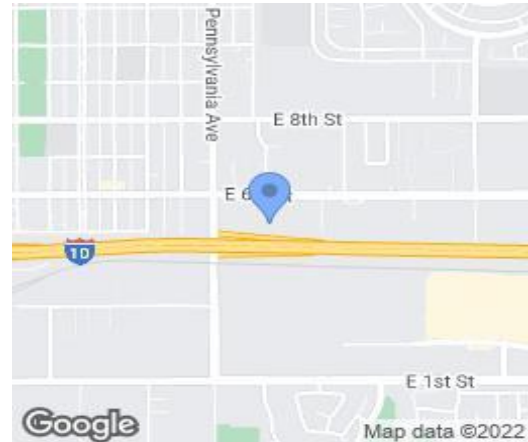
1297 E 6th St • Beaumont 92223

63 days on the market

**4 units • \$132,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1964**

Listing ID: 220020412SD

CrossStreet: Pennsylvania



Location, location, location... This property has tremendous potential. Excellent freeway exposure (call agent for explanation). Lot is .5 acres. It has two 1-bdrm 1-bth units plus a duplex. Great investment property, close to everything. Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Unit # for Unit 4: D Number of Furnished Units: 0

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$599,000
- 4 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

- Fencing: None

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

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1			\$966		
2:		1	1			\$794		
3:		1	1			\$794		
4:		1	1			\$912		

Of Units With:

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

Additional Information

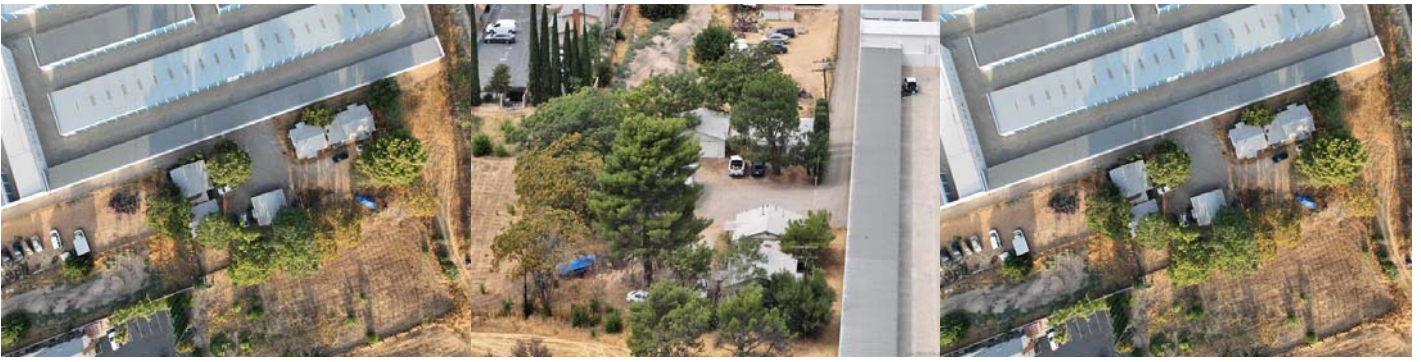
- Riverside County
- Parcel # 419250005

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: 220020412SD

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