

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	Pr
1	OC21167984	S	3959 Wallace ST	RVSD	252	STD	2	\$31,200		\$475,000 	\$365.38	1300	1926/PUB	9,148/0.21	N
2	SW21174302	S	18180 Tereticornis AVE	LKEL	SRCAR	STD	3	\$0		\$375,000 	\$312.50	1200	1973/ASR	7,405/0.17	N
3	21784526	S	34930 Corregidor DR	CC	336	STD	5			\$720,000	\$243.74	2954	1956	14,375/0.33	N

Closed •

List / Sold: **\$459,000/\$475,000** ↑

3959 Wallace St • Riverside 92509

16 days on the market

2 units • \$229,500/unit • 1,300 sqft • 9,148 sqft lot • \$365.38/sqft • Built in 1926

Listing ID: OC21167984

From CA-91, Take exit 64 University Ave. Continue onto Mulberry St. Turn left onto University Ave. University Ave turns slightly right and becomes Redwood Dr. Turn left onto Mission Inn Ave. Turn left onto Wallace St.



Great investment income with this recently remodeled duplex. Front unit was almost completely gutted including sewer, re-piping, remodeled bathroom, drywall, kitchen cabinets, countertop, and much more. The roof is a few years new. Must see to appreciate. Long term tenants pay their own utilities of gas, water, and trash. A short distance from main downtown and many shopping amenities. The area is growing with new constructions and developments. Two separate units on a lot with the front unit having 3 bedrooms and 2 bathrooms, and the back unit has 2 bedrooms and 1 bathroom. Rent is below current market rent and upside potential for new owner. Don't miss this opportunity to own this duplex.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$459,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$31200 Gross Scheduled Income
- \$28600 Net Operating Income
- 1 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Lot 6500-9999
- Fencing: Block
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$2,600
- Electric: \$1,800.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$800
- 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	3	2	1	Unfurnished	\$1,600	\$1,600	\$1,900
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,200

Of Units With:

- Separate Electric: 1
- 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 # 181101008

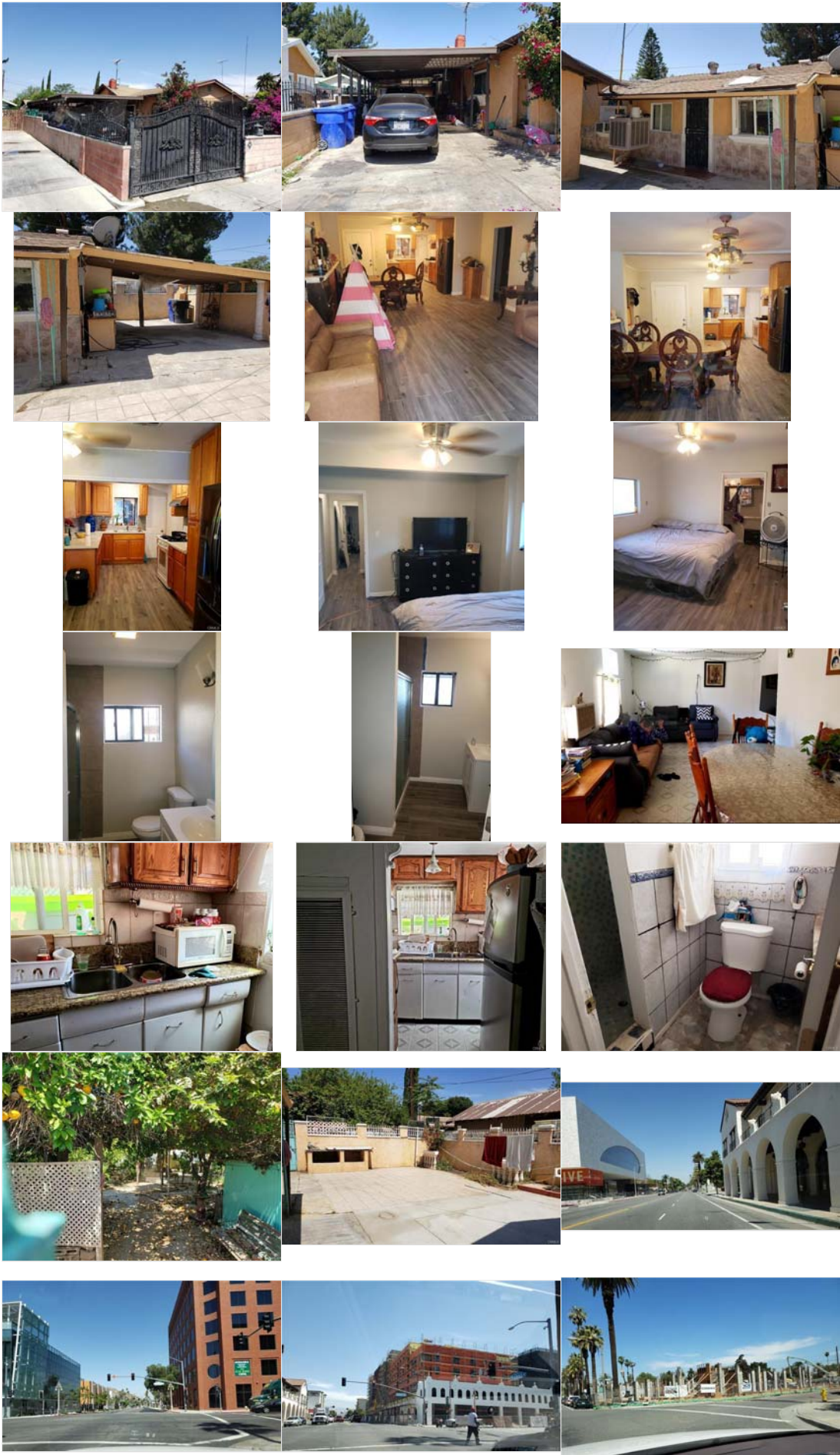
Michael Lembeck

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



Closed •

List / Sold: **\$450,000/\$375,000** ↓

18180 Tereticornis Ave • Lake Elsinore 92532

73 days on the market

3 units • **\$150,000/unit** • **1,200 sqft** • **7,405 sqft lot** • **\$312.50/sqft** •

Built in 1973

Listing ID: SW21174302

El Toro Rd. to Tereticornis



Three separate parcels. Two homes rented. Owner will carry with substantial down payment.

Facts & Features

- Sold On 11/10/2021
 - Original List Price of \$450,000
 - 3 Buildings
 - Levels: One
 - 5 Total parking spaces
- 3 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Horse Property Unimproved, • Sewer: Conventional Septic Level, Yard

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:	3	2	1	0	Unfurnished	\$0	\$0	\$3,000
# Of Units With:								
• Separate Electric: 3 • Gas Meters: 2 • Water Meters: 2 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard sale
 - Rent Controlled
- SRCAR - Southwest Riverside County area
 - Riverside County
 - Parcel # 347181024

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Closed •List / Sold: **\$720,000/\$720,000****34930 Corregidor Dr • Cathedral City 92234****4 days on the market****5 units • \$144,000/unit • 2,954 sqft • 14,375 sqft lot • \$243.74/sqft • Built in 1956****Listing ID: 21784526****Date Palm to 35th, east to Corregidor, left. Property is on the right.**

Rare Investment Opportunity! 3 free standing buildings create this charming 5-plex courtyard community. Low maintenance and 100% occupancy. Affordable housing with semi-private patios and washer/dryer hookups. Centrally located with nearby amenities for tenants' convenience: gym, shopping, schools, library, post office and new casino. DRIVE BY ONLY. PLEASE DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$720,000
- 3 Buildings
- 1 Total parking spaces
- 1 Total carport spaces
- Cooling: Evaporative Cooling
- Heating: Natural Gas
- Laundry: Outside
- \$35104 Net Operating Income
- 5 electric meters available
- 5 gas meters available

Interior

- Floor: Carpet, Tile, Vinyl
- Appliances: Disposal, Refrigerator, Gas Cooktop, Gas Range

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid, Sewer On Bond

Annual Expenses

- Total Operating Expense: \$14,132
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,239
- Cable TV: 01899882
- Gardener:
- Licenses:
- Insurance: \$1,858
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$381
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$773	\$773	\$773
2:	1	1	1		Unfurnished	\$795	\$795	\$795
3:	1	1	1		Unfurnished	\$814	\$814	\$814
4:	1	1	1		Unfurnished	\$953	\$953	\$953
5:	1	1	1		Unfurnished	\$773	\$773	\$773
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 336 - Cathedral City South area
- Riverside County
- Parcel # 673182014

Michael Lembeck

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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





CUSTOMER FULL: Residential Income LISTING ID: 21784526

Printed: 11/14/2021 11:44:17 AM

Search Criteria
Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 11/07/2021 to 11/13/2021
County Or Parish is 'Riverside'
Number Of Units Total is 2+
Selected 3 of 3 results.