

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	Spes	Date	DOM/CDOM
1	LG24103122	S	66530 Buena Vista AVE	DHS	340	STD	2	36,360		\$449,000 	200.45	2240	1983/ASR	6,534/0.15	N	2	12/05/24	138/138	
2	PW24123296	S	588 S Rosario AVE	SJCN	SRCAR	STD	2	0		\$410,000 	190.79	2149	1949/ASR	18,295/0.42	N	2	12/06/24	11/11	
3	PW24048607	S	884 N Cota ST	COR	248	STD	4	56,400		\$1,200,000 	279.66	4291	1964/ASR	8,276/0.19	N	4	12/05/24	234/234	



Great passive income generator in Southern California. This duplex in the world-renowned Desert Hot Springs could be your ideal opportunity. Each unit features 2 bedrooms, indoor laundry, and an attached 1-car garage. You can live in one unit and rent out the other for extra income or have two strong cash flowing units. Two separate entrances and driveways, the property offers plenty of open space. It's conveniently located near parks, schools, shopping, and transportation, and just a 20-minute drive to downtown Palm Springs, Coachella, and other popular attractions.

Facts & Features

- Sold On 12/05/2024
 - Original List Price of \$499,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Central
 - \$1,533 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
 - \$36360 Gross Scheduled Income
 - \$28560 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,800
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00972179
 - Gardener:
 - Licenses:
- Insurance: \$1,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 1800
 - 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	1	Unfurnished	\$1,500	\$1,500	\$1,800
2:	1	2	1	1	Unfurnished	\$1,530	\$1,530	\$1,800

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 # 641103005

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed • Duplex

List / Sold: **\$434,900/\$410,000** ↓

588 S Rosario Ave • San Jacinto 92583

11 days on the market

2 units • **\$217,450/unit** • **2,149 sqft** • **18,295 sqft lot** • **\$190.79/sqft** •
Built in 1949

Listing ID: PW24123296

E. Main St. / Rosario



Front property is a 3 Bd / 1.75 Bath 2 car garage. Back unit is a 1 Bd / 1 bath with a car port. Needs some TLC. Drive by only. submit offers contingent on visual inspection of interior of the property.

Facts & Features

- Sold On 12/06/2024
- Original List Price of \$434,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Natural Gas
- \$112 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524628
- 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	2	Unfurnished	\$1,800	\$1,800	\$1,800
2:	1	1	1	0	Unfurnished	\$900	\$900	\$900

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
- Buyer Agency Compensation: 2%
- SRCAR - Southwest Riverside County area
- Riverside County

• Parcel # 437141010

Michael Lembeck

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CUSTOMER FULL: Residential Income **LISTING ID:** PW24123296

Printed: 12/08/2024 1:14:39 PM

Closed • **Quadruplex**

List / Sold:

\$1,250,000/\$1,200,000 ↓

234 days on the market

Listing ID: PW24048607

884 N Cota St • Corona 92878

**4 units • \$312,500/unit • 4,291 sqft • 8,276 sqft lot • \$279.66/sqft •
Built in 1964**

Corner of Cota and Penrose, East of River Road



PRICED REDUCED \$50,000.00!!! : Four Apartments: Two Bedroom Two Story Units, Central Heating, Two bathrooms in each unit. Spacious living room, dining room and a private patio for each family as well as great grass front yard area to enjoy in front of each unit. Great complex and neighbors. Unit B and C completely remodeled within the last two years with new paint, new lighting, kitchen, new flooring and updated baths. Window AC units in living room are owned by landlord, upstairs are some AC units owned by tenants. Spacious kitchen and dining room/eating area with gas stove and oven. Kitchen has either laminate or tile counters. Bedrooms have carpet upstairs and either tile or carpet downstairs. Each unit is at over 1000 square feet: BONUS: One car garage parking space per apartment shared with neighbor in two car space garages located off of alley. Some extra parking on property for all tenants!! A lot of street parking for tenants as well. Not congested area, property faces street with a lot of public parking. Community coin laundry available in locked laundry room for all tenants to use. NEWER Roof on building is only 4 years old. Very close to freeways and shopping as well as restaurants. Great opportunity for investors. Long term tenants love the area. Building is located in a great area of the neighborhood with open areas surrounding building.

Facts & Features

- Sold On 12/05/2024
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$84 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$56400 Gross Scheduled Income
- \$27600 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Up
- Appliances: Gas Range
- Other Interior Features: Ceramic Counters, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,574
- Electric: \$480.00
- Gas: \$1,411
- Furniture Replacement:
- Trash: \$2,611
- Cable TV: 02027762
- Gardener:
- Licenses: 0
- Insurance: \$1,784
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$2,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	1	Unfurnished	\$2,600	\$2,600	\$4,000
2:	1	2	2	1	Unfurnished	\$1,000	\$1,000	\$2,000
3:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$2,000

Of Units With:

- Separate Electric: 5
 - Gas Meters: 5
 - Water Meters: 0
 - Carpet: 4
 - Dishwasher: 0
 - Disposal: 4
- Drapes: 4
 - Patio: 4
 - Ranges: 4
 - Refrigerator: 0
 - Wall AC: 4

Additional Information

- Standard sale
- 248 - Corona area
 - Riverside County
 - Parcel # 119081014

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