

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	SW22196199	S	445 N Santa Fe ST	HMT	SRCAR	STD	2	\$24,000		\$340,000↓	\$197.22	1724	1964/ASR	6,098/0.14	N	0	12/14/22	82/82
2	CV22069091	S	3633 Kansas AVE	RVSD	252	TRUS	3	\$5,200		\$625,000↓	\$311.25	2008	1907/ASR	14,375/0.33	N	3	12/16/22	184/184
3	OC22173883	S	1270 W 9th ST	COR	248	STD	4	\$67,200		\$1,060,000↓	\$303.20	3496	1965/ASR	7,841/0.18	N	0	12/16/22	81/81

Closed • Duplex

List / Sold: **\$349,000/\$340,000** ↓

445 N Santa Fe St • Hemet 92543

82 days on the market

2 units • **\$174,500/unit** • **1,724 sqft** • **6,098 sqft lot** • **\$197.22/sqft** •

Built in 1964

Listing ID: SW22196199

E Florida Ave to N Santa Fe



BACK ON MARKET! DUPLEX! Amazing opportunity to own an income producing property. Each unit has its own laundry and outside yard area. They both have tile and vinyl flooring throughout and carpet in the bedrooms. Current tenants would like to stay. Priced to sell, don't miss out!

Facts & Features

- Sold On 12/14/2022
- Original List Price of \$349,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$92 (Estimated)
- Laundry: Inside
- \$24000 Gross Scheduled Income
- \$17280 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$560
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$75
- Cable TV: 01847410
- Gardener:
- Licenses:
- Insurance: \$55
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$175
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,100
2:	1	2	1	0	Unfurnished	\$990	\$990	\$990

Of Units With:

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

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area

- Riverside County
- Parcel # 443154020

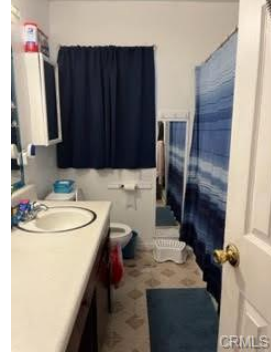
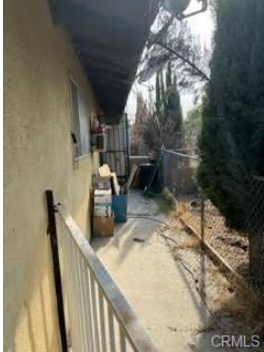
Michael Lembeck

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

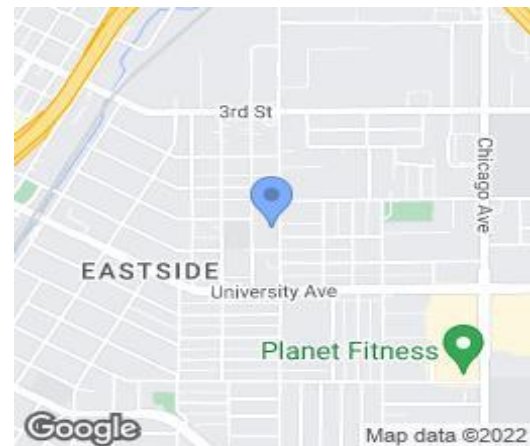
Re/Max Property Connection

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

Click arrow to display photos



Closed • **Triplex**List / Sold: **\$650,000/\$625,000** ↓**3633 Kansas Ave** • **Riverside 92507****184 days on the market****3 units** • **\$216,667/unit** • **2,008 sqft** • **14,375 sqft lot** • **\$311.25/sqft** •
Built in 1907**Listing ID: CV22069091****See Google Maps**



****TRIPLEX ****Opportunity Knocks!!! Here's a rare and unique opportunity to own this beautiful triplex in the heart of Riverside, this property has a huge upside to generate rental income, you can live in one of the units and rent out the others. The home is in downtown Riverside and it is centrally located to all amenities, close to shopping centers, Fairmont Park, the Mission Inn, UCR(1.8 miles from home), Riverside City College, the 60 freeway, the 91 freeway with a quick interchange to the 10 and 215 freeway. This is the perfect commuter property. As you walk up to the home you will be greeted by a beautifully manicured yard with nice curb appeal and for the added WOW factor it has a sprawling double driveway with spacious parking to accommodate the three units. The units offer nice amenities and a comfortable living space, they are perfect for families looking for nice affordable living conditions. The property has three detached garages two on one side of the property and a single garage on the other side of property, they can be used to park cars or for extra storage. The property is nicely centered on both lots, it's pushed back from the street, which gives the home plenty of privacy with a nice size front yard. The backyard has a parklike feeling, plenty of mature trees for shade and bearing fruit trees, what a great place to relax! In addition, a nice portion of the backyard has been cemented and has a landscaped backyard for the kids to play. This home is a great place to generate rental income and possibly convert it into a quadruplex by building a spacious ADU.... Just imagine the possibilities... This property is definitely unique and has a lot of potential, it has two lots with its own APN#'s, it has the potential to add an ADU up to 1,200 sq ft (for concise requirements check with the city) and you would still have plenty of yard space for the tenants to enjoy the outdoors****Both Lots Are Being Sold Contiguously****(House APN# 211-104-018) and (Lot APN# 211-104-017)****Total Lot size between both APN's is 14,375 sq ft****Both Lots Are Being Sold Contiguously**** *** Calculations are based on pro-forma rent *** Property will be delivered vacant ***

Facts & Features

- Sold On 12/16/2022
- Original List Price of \$775,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$88 (Estimated)
- \$5200 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: None
- Other Interior Features: Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Landscaped, Lawn, Lot 10000-19999 Sqft
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01916221
 - 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	\$1,300	\$1,300	\$1,975
2:	1	2	1	1	Unfurnished	\$800	\$800	\$1,500
3:	1	2	1	1	Unfurnished	\$1,100	\$1,100	\$1,650

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
- 252 - Riverside area
 - Riverside County
 - Parcel # 211104018

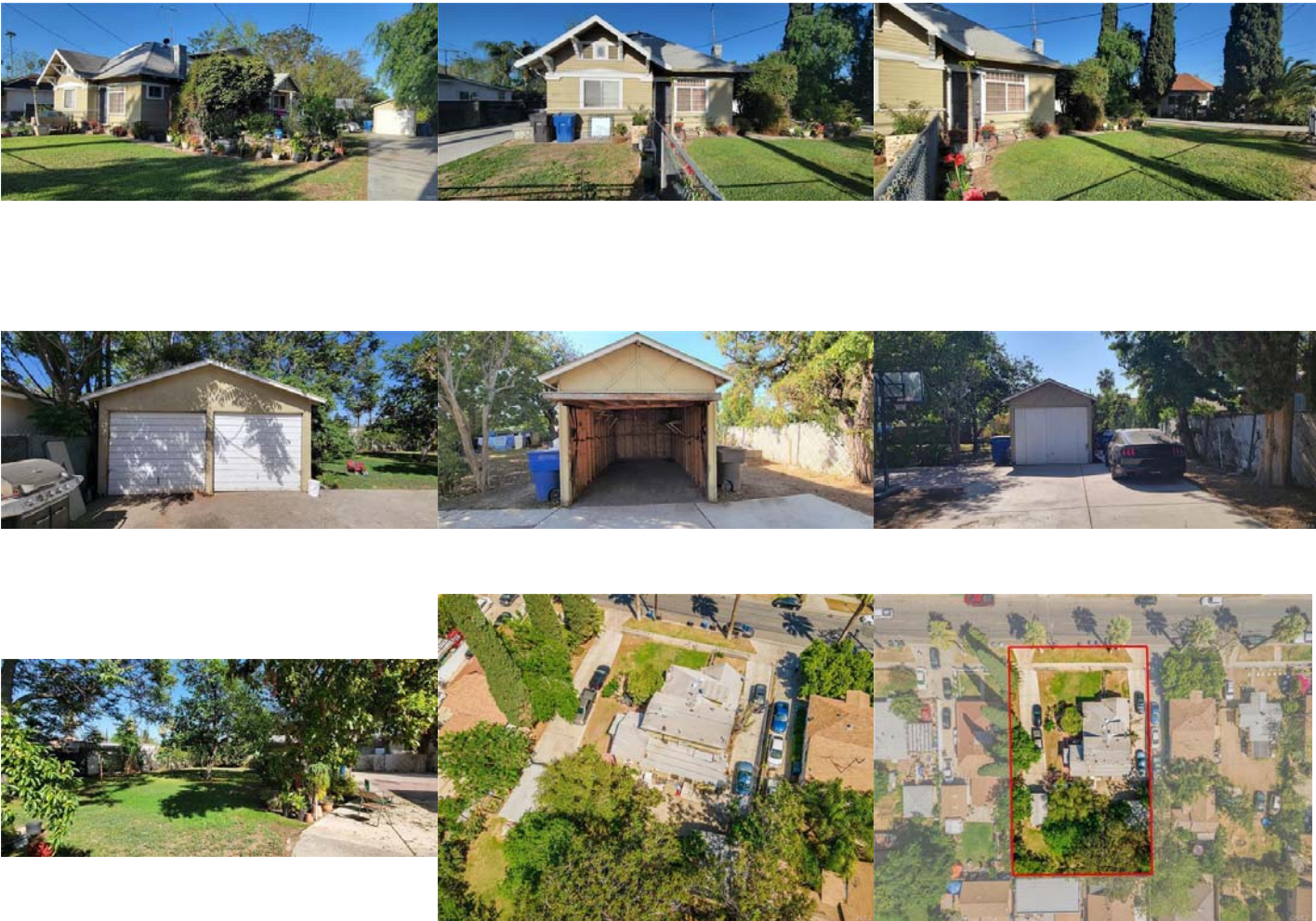
Michael Lembeck

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

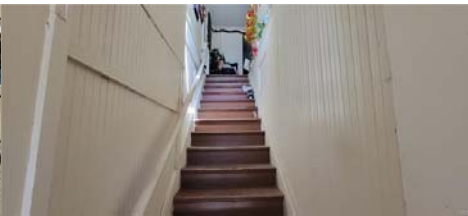
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CUSTOMER FULL: Residential Income LISTING ID: CV22069091

Printed: 12/18/2022 4:47:59 AM

Closed •

List / Sold:

\$1,135,000/\$1,060,000 ↓

81 days on the market

Listing ID: OC22173883

1270 W 9th St • Corona 92882

**4 units • \$283,750/unit • 3,496 sqft • 7,841 sqft lot • \$303.20/sqft •
Built in 1965**

S Sherman -> W. 9th Street



Great opportunity to acquire 4-plexes in Corona. It is located within 2-2.5 miles of BOTH North Main and West Corona Metrolink stations. EACH unit has 2 bedrooms, 1.5 bath, and 1 carport. The owner has spent over \$50,000 back in Jan-Feb. of 2022 to update most/some of the units with new floorings, showers, sinks, windows, front metal door, paint, new kitchen cabinet in unit #B, new wall AC in unit #C. Some of the interior pictures were taken during the remodeling. The property to be sold AS IS condition. Landlord to pay for water, gas, and trash. PLEASE DO NOT DISTURB TENANTS

Facts & Features

- Sold On 12/16/2022
- Original List Price of \$1,135,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$79 (Estimated)
- \$67200 Gross Scheduled Income
- \$47640 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,560
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,471
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$1,393
- Maintenance:
- Workman's Comp:
- Professional Management: 6110
- Water/Sewer: \$3,012
- Other Expense: \$1,199
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,500	\$1,500	\$1,800
2:	1	2	2	0	Unfurnished	\$1,400	\$1,400	\$1,800
3:	1	2	2	0	Unfurnished	\$1,350	\$1,350	\$1,800
4:	1	2	2	0	Unfurnished	\$1,350	\$1,350	\$1,800

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 248 - Corona area
- Riverside County
- Parcel # 110050007

Michael Lembeck

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

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