

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	IV21110535	S	147	N Merrill ST	COR	248	STD	2	\$3,800		\$660,000 	\$244.44	2700	1955/APP	7,405/0.17	N	2		12/17/21	149/149
2	EV20007860	S	10725	50th ST	JUR	251	STD	2	\$58,140		\$750,000 	\$312.76	2398	1963/ASR	71,438/1.64	N	0		12/14/21	393/659
3	IV21240260	S	6061	Rutland AVE	RVSD	252	STD	4	\$4,200		\$800,000 	\$236.34	3385	1950/ASR	16,553/0.38	N	0		12/16/21	11/11
4	219069430DA	S	2685	N Junipero AVE	PSPR	331	STD	4	\$82,800		\$1,160,000 			1964/ASR		N	0		12/14/21	24/24
5	OC21240811	S	28985	Calle Del Lago	MUR	SRCAR	STD	4	\$63,600		\$1,050,000	\$300.00	3500	1987/EST	8,276/0.19	N	4		12/13/21	7/7
6	21784328	S	975	E Camino Parocela	PSPR	334	STD	5			\$1,650,000 	\$438.36	3764	1965	9,583/0.22	Y	0		12/16/21	5/5

Closed •

List / Sold: **\$659,800/\$660,000** ↓

147 N Merrill St • Corona 92882

149 days on the market

2 units • \$329,900/unit • 2,700 sqft • 7,405 sqft lot • \$244.44/sqft •

Listing ID: IV21110535

Built in 1955

91 West/ exit Main keep right/right onto N. Main St, left Grand Blvd, right on Bollero, right on Merrill



Back on the Market ****Hurry this wont last***** Location, Location.2 Units great potential with this investment property opportunity.this wonderful property property futures 2 houses with separate drive ways. front unit futures spacious living room, tile flooring Newly windows throughout , 2 Units newly remodel 2 years ago Newly Structure , plumbing, electrical, windows, roof, kitchen, restrooms etc... one of only a few income properties in the market.don't let this opportunity pass you by.

Facts & Features

- Sold On 12/17/2021
- Original List Price of \$678,800
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: In Carport
- \$3800 Gross Scheduled Income
- \$3537 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$624
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$57
- Cable TV: 00973184
- Gardener:
- Licenses:
- Insurance: \$95
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$74
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$2,000	\$2,100	\$2,500
2:	1	2	1	0	Unfurnished	\$14,000	\$1,700	\$2,100

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
- 248 - Corona area
- Riverside County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

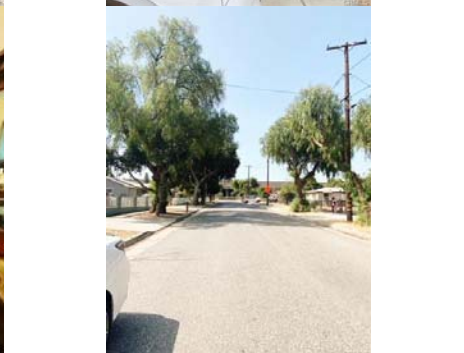
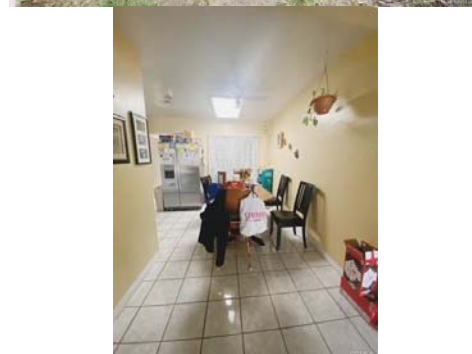
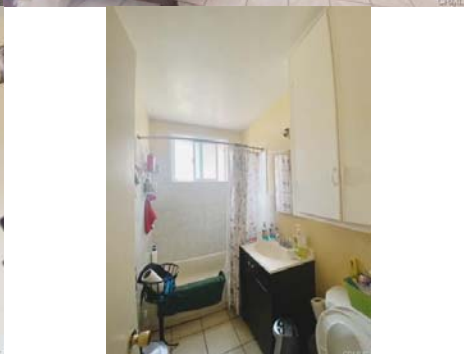
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

▼ Click arrow to display photos



Closed •

List / Sold: **\$750,000/\$750,000**

393 days on the market

Listing ID: EV20007860

10725 50th St • Jurupa Valley 91752

**2 units • \$375,000/unit • 2,398 sqft • 1.64 acre(s) lot • \$312.76/sqft •
Built in 1963**

East of Etiwanda Ave



DUPLEX, A Great Investment property in the Beautiful area of Mira Loma/Jurupa Valley. In an ideal location for generating rental income from the rents of the 2 homes and the rent of the back lot. Plenty of space for your Horses or Big Toys. Horse Trails everywhere, walking distance to the Santa Ana River where you can experience the feeling of been in the beautiful river riding your horse with all your cowboys/cowgirl friends riding their horses. Easy access to the 60/15 Fwy. Close to New Shopping Centers. Walking distance to JVHS (Jurupa Valley High School). Tons of potential, there are different ways a buyer can benefit from this property. Zoning is A-1, Horses are allowed. You can have a Nursery business, a Horse Boarding business or a Storage Business. There is a big demand by Horse Owners. Buyers to do their own diligence and visit the Jurupa Valley City Hall to verify.

Facts & Features

- Sold On 12/14/2021
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Outside
- \$58140 Gross Scheduled Income
- \$51673 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre, Agricultural, Back Yard, Horse Property, Horse Property Improved, Lot Over 40000 Sqft, Irregular Lot, No Landscaping, Ranch
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Fair Condition, Wood
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$11,500
- Electric: \$3,232.00
- Gas: \$847
- Furniture Replacement:
- Trash: \$581
- Cable TV: 10910617
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,807
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,800	\$1,800	\$1,800
2:	1	4	3	0	Unfurnished	\$3,090	\$3,090	\$3,090

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 251 - Jurupa Valley area
- Riverside County
- Parcel # 159151001

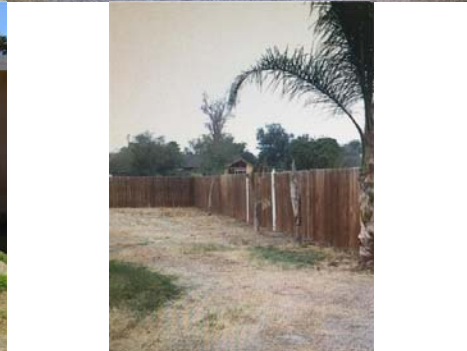
Michael Lembeck

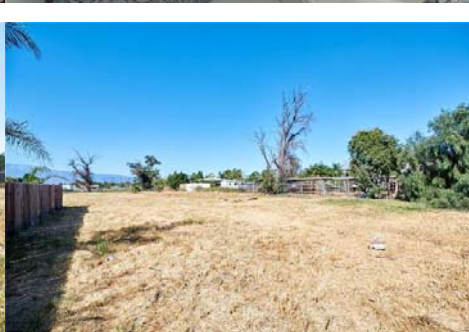
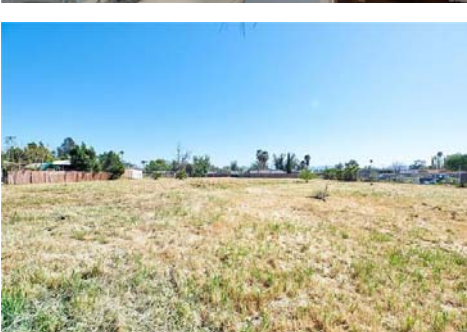
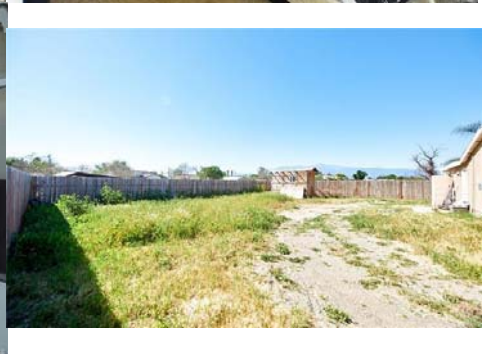
State License #: 01019397
Cell Phone: 714-742-3700

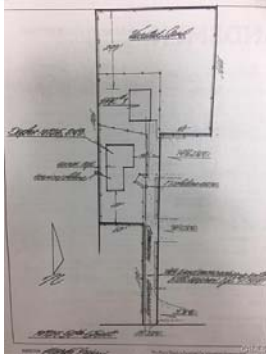
Re/Max Property Connection

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

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Closed •

List / Sold: **\$725,000/\$800,000** ↑

6061 Rutland Ave • Riverside 92503

11 days on the market

**4 units • \$181,250/unit • 3,385 sqft • 16,553 sqft lot • \$236.34/sqft •
Built in 1950**

Listing ID: IV21240260

Tyler St/ Cypress Ave



Well Maintained Units on a Large Lot, Property Includes a Separated Laundry Room for All Units, Huge Parking Lot, Great Investment, All Units Rented Out, Great Buy for Buyers Looking to Invest or Live in One and Rent out the Rest.

Facts & Features

- Sold On 12/16/2021
- Original List Price of \$725,000
- 2 Buildings
- 0 Total parking spaces
- \$179 (Estimated)
- Laundry: Common Area
- \$4200 Gross Scheduled Income
- \$4200 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: No Landscaping, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,164
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,164
- Cable TV: 01523278
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,200	\$1,200	\$1,200
2:	1	3	1	0	Unfurnished	\$1,200	\$1,200	\$1,200
3:	1	2	1	0	Furnished	\$800	\$800	\$800
4:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,000

Of Units With:

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

Additional Information

- Standard sale
- 252 - Riverside area
- Riverside County
- Parcel # 151062001

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Cell Phone: 714-742-3700

Re/Max Property Connection
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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,150,000/\$1,160,000 ↑

24 days on the market

Listing ID: 219069430DA

2685 N Junipero Ave • Palm Springs 92262
4 units • **\$287,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1964

From Indian Canyon Dr, turn west or left on Cabrillo Rd, then turn south or right on Junipero Ave; property is on your left side almost a block down the road.



Nicely renovated and upgraded Fourplex property located in the Little Tuscany neighborhood of Chino Canyon in Palm Springs is now for sale. All property improvements were designed to improve energy efficiency, lower operating expenses and attract top market rents. The property is currently vacant, however it can be sold fully occupied with all tenants on one-year leases or otherwise, if negotiated. The property has been under Property Management and rents have been confirmed for the current market rate with a projected CAP rate of 5.37%, possibly higher. The original plan was to immediately rent all units, which are in high demand, but given how rare it is to offer a property vacant, with no tenant obligations, leaves many options open, including short term vacation rentals, keeping one unit or more for personal or family use or simply having control over who you wish to rent for and for what terms. A List of Upgrades and Renovation Work, Floor Plans, Income, Operating Expenses and projected Rent Roll available upon request.

Facts & Features

- Sold On 12/14/2021
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Natural Gas, Central
- \$82800 Gross Scheduled Income
- 5 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: See Remarks
- Floor: Tile
- Appliances: Dishwasher, Disposal, Vented Exhaust Fan, Gas Oven, Gas Range, Refrigerator, Gas Water Heater, Water Heater

Exterior

- Lot Features: Back Yard, Level

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,185
- Cable TV: 01901202
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4

- Dishwasher: 4
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 331 - North End Palm Springs area
- Riverside County
- Parcel # 504072008

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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Mission Viejo, 92691

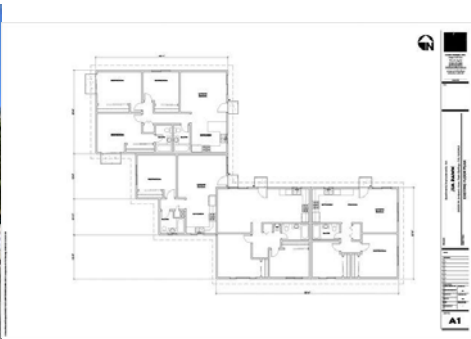
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CUSTOMER FULL: Residential Income LISTING ID: 219069430DA

Printed: 12/19/2021 12:46:49 PM

Closed • **Quadruplex**

List / Sold: **\$1,050,000/\$1,050,000**

28985 Calle Del Lago • **Murrieta 92563**

7 days on the market

4 units • **\$262,500/unit** • **3,500 sqft** • **8,276 sqft lot** • **\$300.00/sqft** •
Built in 1987

Listing ID: OC21240811

From the 15 go east on Murrieta Hot Springs, make a right onto Calle del Lago. Second complex on the left.



Welcome to your new investment property. This quadruplex in the heart of Murrieta offers three, two bedroom, one and a half bathrooms and one two bedroom one bath unit. The complex has four long term tenants that gives you the comfort of knowing that you will have consistent occupancy. All units come with a one car garage and at least one parking spot on the driveway. All units are individually metered for gas and electric. The community also comes with a washer and dryer that will give you added monthly cash income.

Facts & Features

- Sold On 12/13/2021
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$555 (Estimated)
- Laundry: Community
- \$63600 Gross Scheduled Income
- \$55840 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room
- Appliances: Dishwasher

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,760
- Electric: \$420.00
- Gas: \$180
- Furniture Replacement:
- Trash: \$1,920
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,580
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,450
2:	1	2	2	1	Unfurnished	\$1,250	\$1,250	\$1,450
3:	1	2	2	1	Unfurnished	\$1,300	\$1,300	\$1,500
4:	1	2	2	1	Unfurnished	\$1,200	\$1,200	\$1,400

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet: 1
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:

- Dishwasher: 4
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- \$60 HOA dues
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 913193002

Michael Lembeck

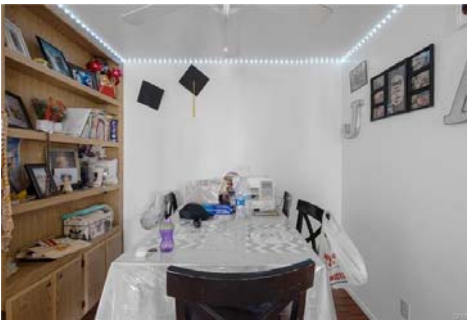
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Cell Phone: 714-742-3700

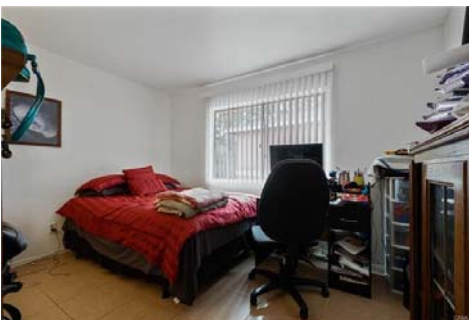
Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,495,000/\$1,650,000 ↑

5 days on the market

Listing ID: 21784328

975 E Camino Parocela • Palm Springs 92264
5 units • \$299,000/unit • 3,764 sqft • 9,583 sqft lot • \$438.36/sqft •
Built in 1965

South of Ramon Road, North of East Sunny Dunes Road, East of South Camino Real, West of South Warm Sands Drive



Located in the prime and much sought after Warm Sands area of central Palm Springs. The possibilities are many. Currently used as short-term rentals. Possible use as a motel, apartment complex, family compound, or single-family home with multiple detached guest units. Five units total. Detached owners unit includes living room with fireplace, 1 bedroom + 1 bath, kitchen, dining area, private patio, and mountain views. Four additional units include three 1 bedroom + 1 bath units and one 2 bedroom + 2 bath unit. All four remaining units have living rooms, vintage Mid-Century Modern kitchens, breakfast bars, and dining areas. All overlook garden areas and most have private patios. Gated pool, spa, and patio area. Minutes to the many fine shops and restaurants in the downtown village area of Palm Springs via walking, bike, or car. Included in the purchase price are all appliances, exterior patio furniture, interior furnishings, and household items. The perfect desert retreat! Buyer to co-operate with "possible" Seller's 1031 Tax Deferred Exchange at no cost to Buyer.

Facts & Features

- Sold On 12/16/2021
- Original List Price of \$1,495,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Evaporative Cooling, Electric, Wall/Window Unit(s)
- Heating: Central, Forced Air, Natural Gas
- Laundry: Washer Included, Dryer Included, Community, Individual Room, Outside
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Laminate
- Appliances: Barbecue, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Oven, Range Hood, Range
- Other Interior Features: Ceiling Fan(s), Furnished

Exterior

- Lot Features: Rectangular Lot, Misting System, Utilities - Overhead, Corners Marked
- Security Features: Carbon Monoxide Detector(s), Resident Manager, Smoke Detector(s), Gated Community
- Sewer: Other, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- 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:	4	1	1		Furnished	\$0	\$0	\$0
2:	1	2	2		Furnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet: 0
- Dishwasher: 1
- Disposal: 6
- Drapes: 0
- Patio: 4
- Ranges: 5
- Refrigerator: 5
- Wall AC: 1

Additional Information

- Standard sale
- 334 - South End Palm Springs area
- Riverside County
- Parcel # 508146002

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

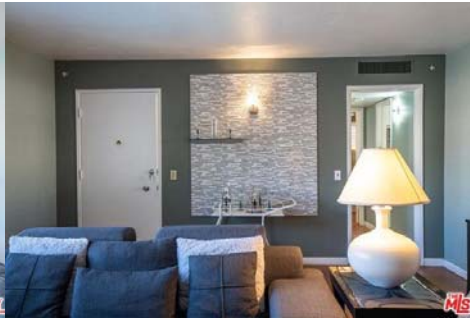
Mission Viejo, 92691

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Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 12/12/2021 to 12/18/2021
County Or Parish is 'Riverside'
Number Of Units Total is 2+
Selected 6 of 6 results.