

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	IV22228852	S	1057 Center ST	RVSD	252	STD	2	\$54,000		\$435,000 	\$145.78	2984	1912/PUB	7,600/0.1745	N	2	12/19/22	24/24
2	IV22129011	S	5006 La Sierra AVE	RVSD	252	STD	2	\$22,800		\$595,000	\$423.79	1404	1947/ASR	10,454/0.24	N	0	12/22/22	154/154
3	219086115PS	S	832 Riverside PL	PSPR	334	STD	10			\$1,400,000 			1952/ASR	16,988/0.39	N	0	12/23/22	33/33

Closed • **Commercial/Residential**

List / Sold: **\$475,000/\$435,000** ↓

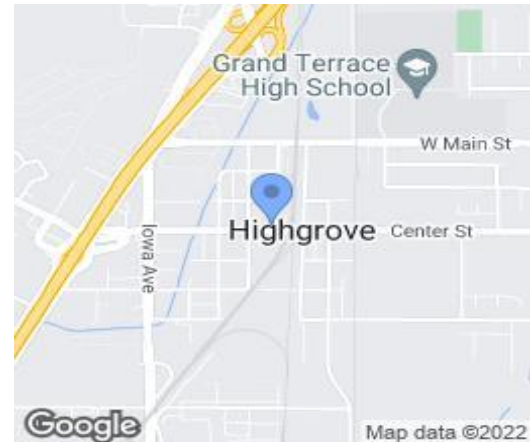
1057 Center St • **Riverside 92507**

24 days on the market

2 units • **\$237,500/unit** • **2,984 sqft** • **7,600 sqft lot** • **\$145.78/sqft** •
Built in 1912

Listing ID: IV22228852

210 to Center head east to property



BACK ON THE MARKET Buyer could not preform. Motivated seller, 25k price reduction. Rare opportunity to own mixed use property in, possibly, the largest development boom in Riverside County. Two parcels are included in the sale, with a total of approximately 2984 sqft on a 7400 sqft lot. The warehouse is 1736 sq ft. the corner unit is 1248 sq. ft. Just Appraised for \$475,000. The corner unit is now being used as a 2 bed 1 bath single family unit. Detached 2 car garage has a 1/2 bath. Could easily be turned into retail frontage. The main building has endless possibilities with a huge warehouse in the front and office and bathroom in the back. Property also includes a 2 car garage. Plenty of parking for both. Both buildings have recently been painted, new roof, newer electric panel, and new windows will be replaced in front of main building before COE. Fantastic location with stellar street visibility, thousands of commuters passing by and waiting in front for the train. Thousands of new homes have been built in this community in the past few years, and now is a great time to own before the entire community is re-developed. Just a block away is a new development- "The Highgrove Town Center" with 846 townhomes being built with retail and shopping. Could be a great live/work location.

Facts & Features

- Sold On 12/19/2022
- Original List Price of \$475,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- \$140 (Estimated)
- Laundry: In Garage
- \$54000 Gross Scheduled Income
- \$51900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$2,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$800
- Cable TV: 02048999
- Gardener:
- Licenses:
- Insurance: \$1,300
- 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	2	0	2	Unfurnished	\$1,000	\$1,500	\$2,000
2:	1	1	0	0	Unfurnished	\$3,000	\$3,000	\$3,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 247053008

Michael Lembeck

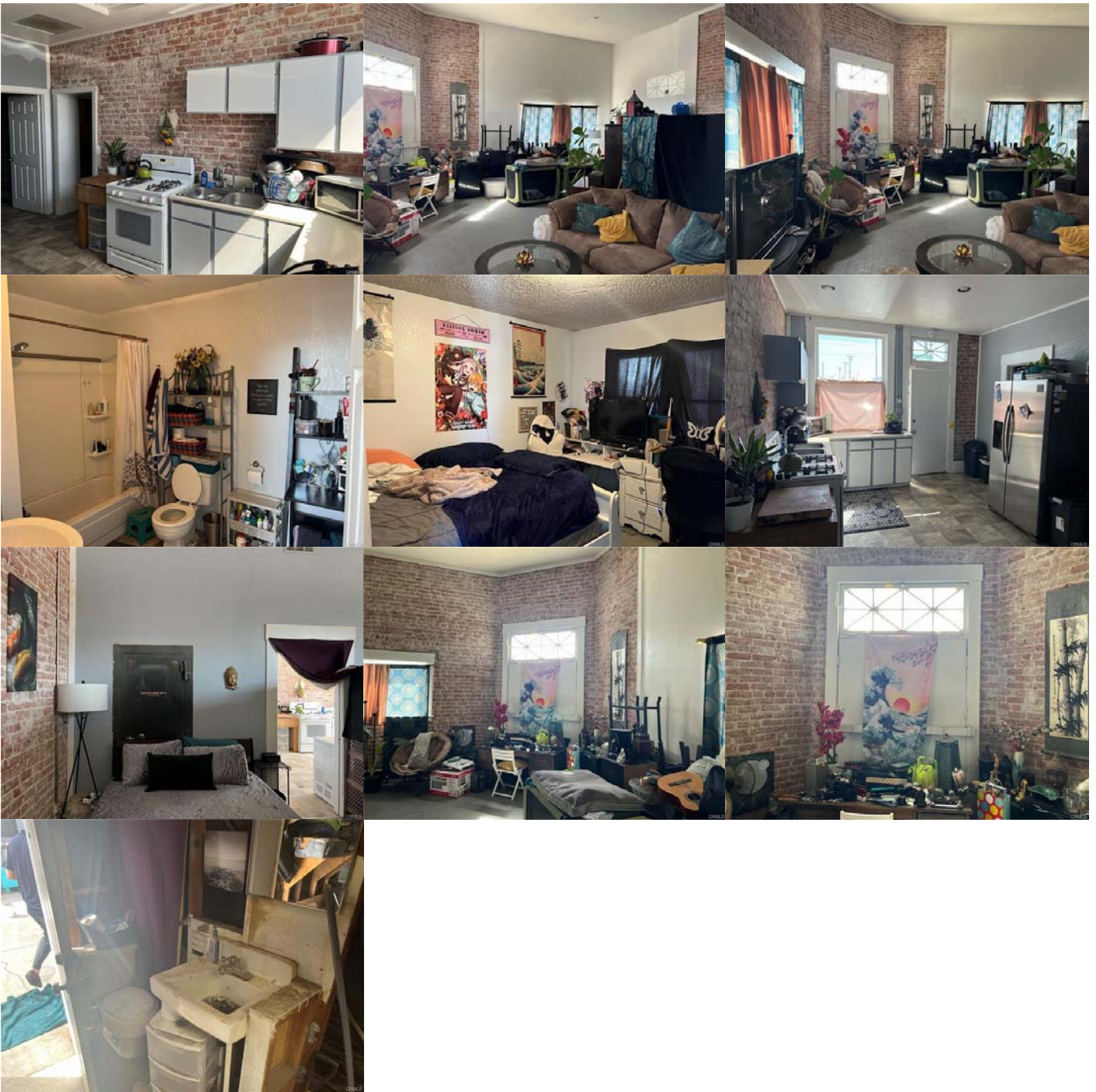
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed •

List / Sold: **\$595,000/\$595,000**

5006 La Sierra Ave • Riverside 92505

154 days on the market

**2 units • \$297,500/unit • 1,404 sqft • 10,454 sqft lot • \$423.79/sqft •
Built in 1947**

Listing ID: IV22129011

From La Sierra turn right on to Mountain homes will be on the right



BACK ON THE MARKET!!! DONT MISS OUT!! This amazing opportunity does not come by very often. 2 homes on the same lot. Great for multi families, or an investment opportunity. The front house has a large driveway and front yard, with mature trees and plants to give that perfect look. This house has 3 spacious bedrooms and 1 bathroom. With a large kitchen area ideal for anyone who likes to cook. This home also has a large covered front porch to enjoy in any weather. The back house is a 2 bedroom 1 bathroom. Grate to rent out or have family members live in. Both homes are located within walking distance to stores and food. Front lot is large and may be able to put a 3rd structure on it. Don't miss out on this unique opportunity.

Facts & Features

- Sold On 12/22/2022
- Original List Price of \$595,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$73 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside, Outside
- \$22800 Gross Scheduled Income
- \$21240 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,560
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$840
- 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	1	0	Unfurnished	\$1,100	\$1,100	\$2,500
2:	1	2	1	0	Unfurnished	\$800	\$800	\$2,000

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
- 252 - Riverside area

- Riverside County
- Parcel # 146154025

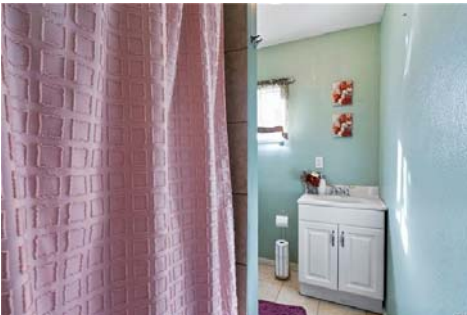
Michael Lembeck

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:

\$1,650,000/\$1,400,000 ↓

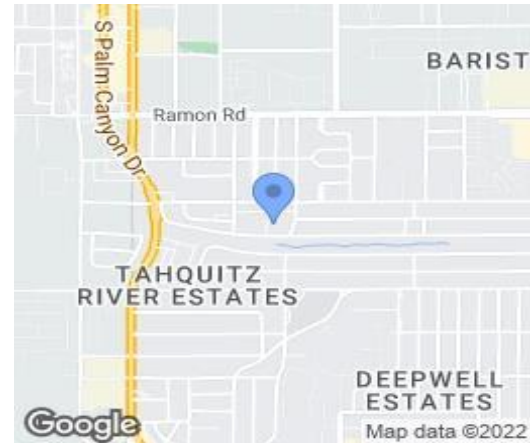
832 Riverside Pl • Palm Springs 92264

33 days on the market

**10 units • \$165,000/unit • sqft • 16,988 sqft lot • No \$/Sqft data •
Built in 1952**

Listing ID: 219086115PS

Heading South on S Palm Canyon Drive, turn left on E Sunny Dunes Road. Immediate right onto N Riverside Drive. Turn left on Riverside place, complex will be on the right.



Solid income potential, 10 units close to downtown Palm Springs. Off street parking with the possibility for 2 additional spaces. Exceptional investment opportunity with an upside in rental income. Building consists of one (1) bedroom, eight (8) studios and one spacious three (3) bedroom, 2 bath former owners' unit. Several units renovated in 2018. 100% occupied, showings will require a 48 hour notice. Attached documents include the current rent roll and current/projected income and expenses. Please do not disturb tenants. Strong cash flow potential. For showings contact listing agents.

Facts & Features

- Sold On 12/23/2022
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: One
- 11 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Central, Forced Air
- 10 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks, Sound Studio
- Floor: Carpet, Tile
- Appliances: Gas Range, Vented Exhaust Fan, Refrigerator, Water Heater

Exterior

- Lot Features: Paved, Level, Landscaped, Lawn, Cul-De-Sac
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01912687
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 10
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 10
- Refrigerator: 10
- Wall AC:

- Standard sale

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

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Mission Viejo, 92691







CUSTOMER FULL: Residential Income LISTING ID: 219086115PS

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