

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	OC21236998	S	282 W Wilson ST	BANN	263	TPAP	2	\$0		\$475,000 	\$229.47	2070	1913/ASR	47,916/1.1	N	0	12/20/21	22/22
2	IV21140744	S	28612 Alessandro BLVD	MORV	259	STD	3	\$45,500		\$629,000 	\$387.32	1624	1959/PUB	21,344/0.49	N	0	12/21/21	12/12
3	21103691	S	28100 Via Princesa	MUR	208	PRO	4			\$970,000 	\$259.15	3743		10,019/0.23			12/21/21	13/13
4	CV21192846	S	610 W Grand BLVD	COR	248	STD	11	\$157,786	5	\$2,005,000 	\$337.83	5935	1974/ASR	6,055/0.139	N	0	12/21/21	56/56

Closed • **Single Family Residence**

List / Sold: **\$325,000/\$475,000** ↑

282 W Wilson St • Banning 92220

22 days on the market

**2 units • \$162,500/unit • 2,070 sqft • 47,916 sqft lot • \$229.47/sqft •
Built in 1913**

Listing ID: OC21236998

Near Linda Vista Drive.



This is a great income opportunity! Two single family homes on a HUGE 1.15 acre corner lot located in the heart of Banning with mountain views from the backyard. This location offers easy freeway access to restaurants and schools. Located only minutes away from famous Cabazon Desert Hills Outlet Stores. Banning CA is a quiet neighborhood. Rent both or live and one and rent the other to help cover your mortgage.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$325,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$61 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01993357
- 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	4	2	0	Unfurnished	\$0	\$0	\$1,800
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,200

Of Units With:

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

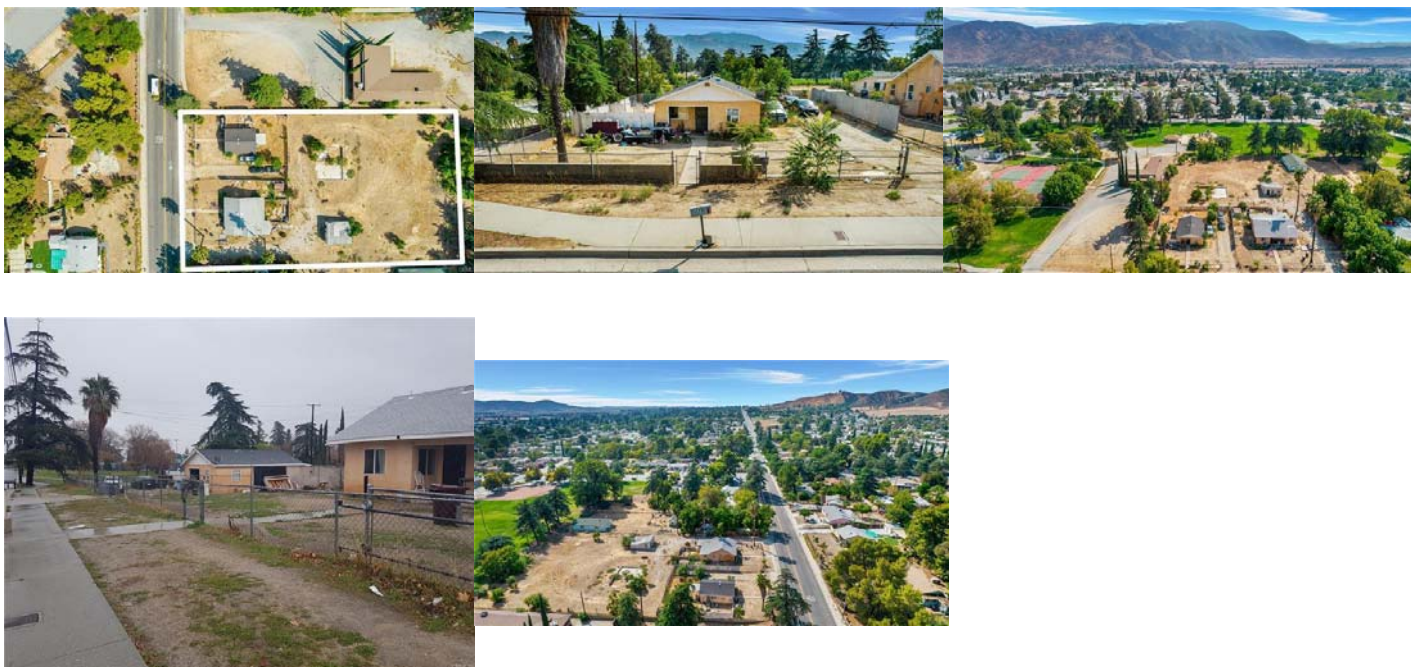
Additional Information

- Third Party Approval sale
- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 540070006

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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CUSTOMER FULL: Residential Income **LISTING ID:** OC21236998

Printed: 12/26/2021 12:17:25 PM

Closed • **Triplex**

List / Sold: **\$597,000/\$629,000** 

28612 Alessandro Blvd • Moreno Valley 92555

12 days on the market

3 units • \$199,000/unit • 1,624 sqft • 21,344 sqft lot • \$387.32/sqft • Built in 1959

Listing ID: IV21140744

28612 Alessandro Blvd, Moreno Valley, CA 92555. From Riverside take 60 E. Moreno Beach Blvd, R, Alessandro Blvd, left



Long-time tenants on a month-to-month lease. Three detached houses on one lot, great investment and location. 28612 Alessandro, 3 bedroom, 2 bath, living room, kitchen, dining area, new floor, inside laundry, water heater, new windows, fresh paint, new roof, carport, storage room, large yard. Additional storage room next to the carport. 28614 Alessandro, 2 bedrooms, 1 bath, kitchen, Living room, inside laundry, storage room, carport, large yard. 28616 Alessandro, 2 bedrooms, 1 bath, kitchen, living room, inside laundry, storage room, carport, large yard. Tenants pay their own utilities. The owner pays for water. Long-time tenants on a month-to-month lease. Lots of new constructions around the area. Close to Amazon, Sketchers, Moreno Valley Mall, March ARB, Hospitals, Schools, Parks, Costco, Sam's Club, Target, warehouses, and other major retail stores and restaurants. Easy access to the 215 and 60 freeways. Alessandro Blvd is Booming!

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$597,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Electric, Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, In Kitchen, See Remarks, Washer Hookup
- \$45500 Gross Scheduled Income
- \$34871 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Appliances: Gas Water Heater
- Floor: Tile
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Lot 20000-39999 Sqft, Value In Land
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$1,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,554
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,300
- Other Expense: \$700
- Other Expense Description: SEPTICS

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	7	0	0	Unfurnished	\$4,000	\$4,000	\$4,000
# Of Units With:								

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio: 1
- Ranges: 3
- Refrigerator:
- Wall AC: 3

Additional Information

- Standard sale

- 259 - Moreno Valley area
- Riverside County
- Parcel # 478040006

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV21140744

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Closed •

List / Sold: **\$945,000/\$970,000** ↑

28100 Via Princesa • Murrieta 92563

13 days on the market

4 units • **\$236,250/unit** • **3,743 sqft** • **10,019 sqft lot** • **\$259.15/sqft** •
Built in

Listing ID: 21103691

Where Via Princesa and Calle Del Lago Meet



This is a fantastic deal for the right buyer and there is a big upside in rents. There is some deferred maintenance but the large units, some of which are townhome-style, and the property's location offer an amazing canvas for this bread and butter investment or live in one and rent the others. The seller is a court-appointed Administrator and has no knowledge of the property or historical expense data. The building square footage is an estimate and buyers should check for themselves. All units are occupied with significantly under-market rents. There is an HOA.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$945,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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:	1	2	1		Unfurnished	\$720	\$720	\$1,300
2:	2	2	1		Unfurnished	\$950	\$950	\$1,400
3:	3	2	1		Unfurnished	\$1,150	\$1,150	\$1,400
4:	4	2	1		Unfurnished	\$900	\$900	\$1,400

5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Drapes:
- Patio:

- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale

- 208 - Murrieta-East area
- Riverside County
- Parcel # 913171007

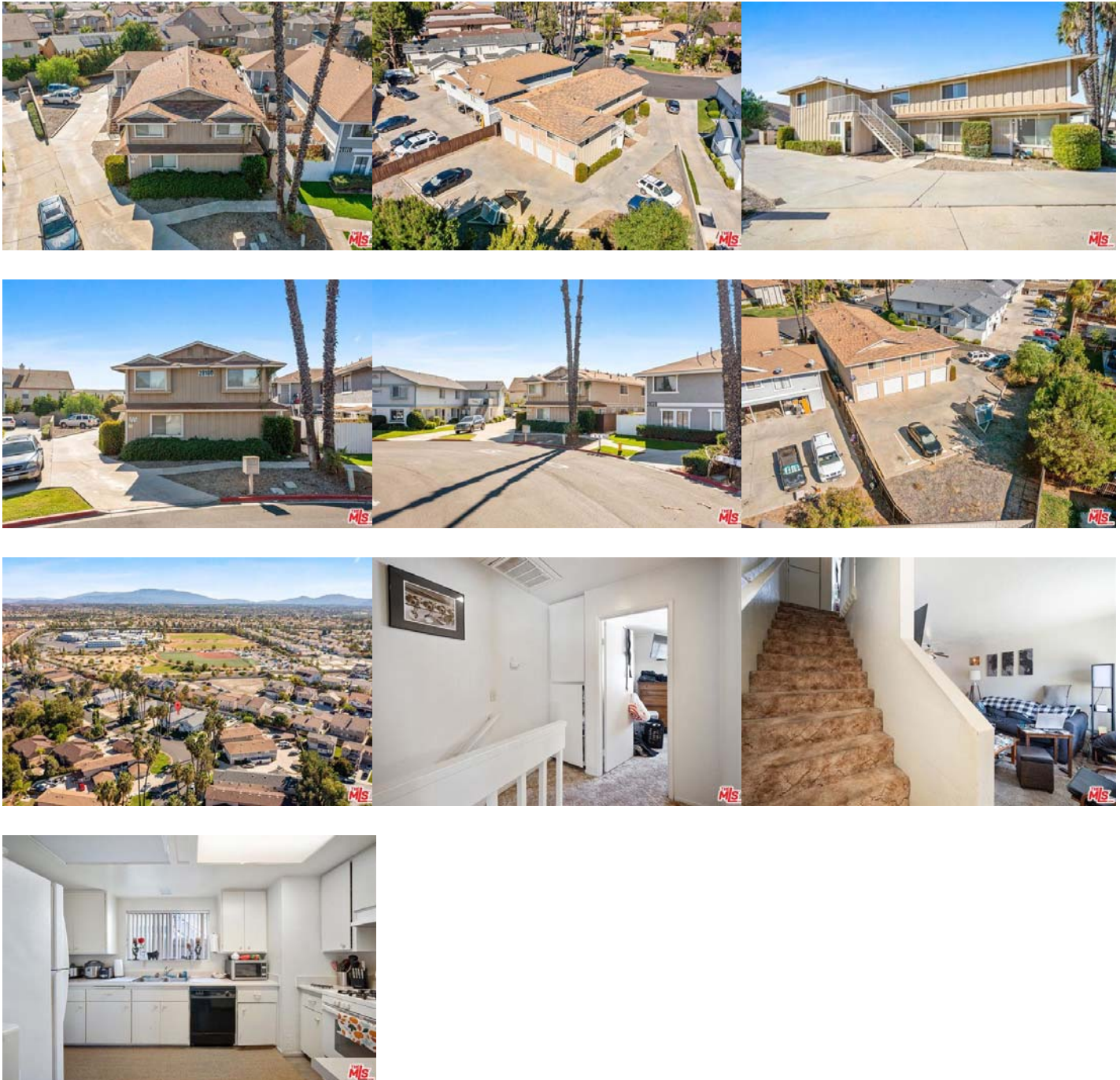
Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,995,000/\$2,005,000 ↓

56 days on the market

Listing ID: CV21192846

610 W Grand Blvd • Corona 92882

**11 units • \$181,364/unit • 5,935 sqft • 6,055 sqft lot • \$337.83/sqft •
Built in 1974**

Get on I-10 E from Inland Empire Blvd and N Milliken Ave. Take I-15 S to N Main St in Corona. Take exit 96A from I-15 S Drive to W Grand Blvd.



610-612 W Grand Blvd is a rare, two-story, 11-unit mixed-use property. Built in 1974, the property is situated on a ±6,055 square foot lot with a total building size of ±5,935 square feet. The property offers an excellent unit mix of one-bedroom/one-bathroom, two-bedroom/one-bathroom and retail units averaging 540 square feet. The property has recently undergone extensive exterior renovations such as a new pitched composition roof, new rain gutters, new exterior paint, recently re-sealed asphalt and new windows. Units feature tile and/or laminate wood flooring, wall A/C and heat. Kitchens are equipped with oven/stoves. Select units have been recently renovated with new flooring, new kitchen cabinets, new granite kitchen counter tops, new paint, and new bathrooms. Select units include a private balcony. 610-612 W Grand Blvd has an on-site laundry facility and 12 surface parking spaces, three of which are reserved for the front retail units. 610-612 W Grand Blvd is a prime Corona property and a great long-term investment. The property is in a highly desirable area and offers stability for any type of investor whether it may be a first-time purchaser, seasoned investor, or those seeking a 1031 exchange opportunity.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$68 (Estimated)
- Laundry: Community
- Cap Rate: 4.6
- \$157786 Gross Scheduled Income
- \$91844 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$58,053
- Electric: \$2,513.00
- Gas: \$173
- Furniture Replacement:
- Trash: \$3,320
- Cable TV: 00409987
- Gardener:
- Licenses: 2099
- Insurance: \$3,235
- Maintenance: \$7,495
- Workman's Comp:
- Professional Management: 5941
- Water/Sewer: \$7,397
- Other Expense: \$2,200
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	0	Unfurnished	\$9,495	\$113,940	\$11,200
2:	1	2	1	0	Unfurnished	\$1,450	\$17,400	\$1,600
3:	1	1	1	0	Unfurnished	\$945	\$11,340	\$945
4:	1	1	1	0	Unfurnished	\$1,000	\$12,000	\$650

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 248 - Corona area
- Riverside County
- Parcel # 110102011

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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CUSTOMER FULL: Residential Income LISTING ID: CV21192846

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Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 12/19/2021 to 12/25/2021
County Or Parish is 'Riverside'
Number Of Units Total is 2+
Selected 4 of 4 results.