

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	SW22024676	S	234 S Carmalita ST #234/236	HMT	SRCAR	STD	2	\$11,640		\$225,000 	\$255.68	880	1938/ASR	6,098/0.14	N	0	12/29/22	285/285
2	IV22238558	S	15384 Perris BLVD	MORV	259	STD	4	\$0		\$764,000 	\$238.75	3200	1979/PUB	6,702/0.1539	N	0	12/30/22	18/18

Closed • **Duplex**

List / Sold: **\$299,000/\$225,000** ↓

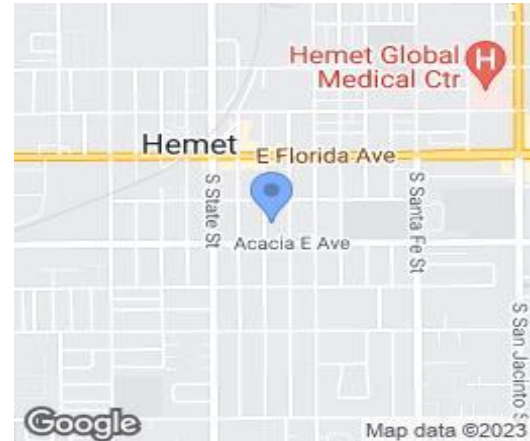
234 S Carmalita St # 234/236 • Hemet 92543

285 days on the market

**2 units • \$149,500/unit • 880 sqft • 6,098 sqft lot • \$255.68/sqft •
Built in 1938**

Listing ID: SW22024676

From Florida Ave and Sanderson, go East on Florida to Juanita, turn right, go South to 227, next is 233 Juanita, Carmalita is around the block.



Duplex only on approx. 6,534 sf lot. Original listing includes vacant lot to the rear. The duplex is an 880 sf 1/1 on a 6,098sf parcel, one unit is with below market rents. Located adjacent to a well known designated Historic Facility. The entire site is zoned SP 16-001, Downtown Hemet Specific Plan, in the Kimball Ave Neighborhood. The principal use of this area is residential with duplexes, triplexes and fourplexes in the immediate area as well as the possibility of ADUs. Other uses provided in the specific plan include daycare, educational facilities, and public assembly (religious, community centers, etc.). There is no street access on this parcel due to the duplex width blocking driveway access; tenants access the rear of the property via the parking lot on the South.

Facts & Features

- Sold On 12/29/2022
- Original List Price of \$635,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$107 (Estimated)
- \$11640 Gross Scheduled Income
- \$8675 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Vinyl
- Appliances: Gas Range

Exterior

- Lot Features: Level with Street, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,965
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$590
- Cable TV: 01201652
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,675
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$970	\$970	\$2,200
# Of Units With:								
	• Separate Electric: 2				• Drapes:			
	• Gas Meters: 2				• Patio:			
	• Water Meters: 0				• Ranges:			
	• Carpet:				• Refrigerator:			
	• Dishwasher:				• Wall AC:			

- Disposal:

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 443313009

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



CUSTOMER FULL: Residential Income LISTING ID: SW22024676

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Closed • Apartment

List / Sold: **\$750,000/\$764,000** ↑

15384 Perris Blvd • Moreno Valley 92551

18 days on the market

4 units • **\$187,500/unit** • **3,200 sqft** • **6,702 sqft lot** • **\$238.75/sqft** •
Built in 1979

Listing ID: IV22238558

Navigate to Perris Blvd.



Centrally located in Moreno Valley by shopping centers such as Lakeside Plaza, Moreno Valley Hospital, and the 215/60 freeway, this quadruplex is perfect for investors or owner-occupied/house hacking. The property consists of 3,200 rentable square feet, spread through a 6,702 square-foot lot. Each apartment consist of two bedrooms and a full bath. It's a Gem for those using an FHA loan.

Facts & Features

- Sold On 12/30/2022
- Original List Price of \$750,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Community, Individual Room
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$0
- 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	0	Unfurnished	\$1,085	\$1,085	\$1,405
2:	1	2	1	0	Unfurnished	\$1,165	\$1,165	\$1,405
3:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,405
4:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$1,405

Of Units With:

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

Additional Information

- Standard sale
- 259 - Moreno Valley area
- Riverside County
- Parcel # 486084008

Michael Lembeck

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