

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	IV21149849	S	500 W Gilman ST	BANN	263	STD	2	\$0		\$468,000↓	\$193.63	2417	1948/ASR	18,295/0.42	N	2	12/28/21	58/58
2	OC21182292	S	3389 Mulberry ST	RVSD	252	STD	3	\$54,000		\$650,000↑	\$317.07	2050	1904/ASR	6,970/0.16	N	0	12/30/21	0/0
3	EV21232795	S	263 N Evans ST	BANN	263	STD	3	\$3,400		\$460,000↑	\$206.37	2229	1961/ASR	6,534/0.15	N	0	12/28/21	10/10
4	ND21217111	S	79501 Avenue 42	BD	312	STD	3	\$59,400	5	\$880,000↓	\$288.24	3053	1987/ASR	12,632/0.29	N	3	12/30/21	18/18
5	WS21212653	S	2929 Elgin DR	RVSD	252	STD	4	\$0		\$1,080,000↑	\$270.00	4000	1964/ASR	10,454/0.24	N	4	12/27/21	37/37
6	219069805DA	S	2552 N Junipero AVE	PSPR	331	STD	4			\$1,000,000↑			1986/ASR		N	0	12/31/21	43/43
7	CV21241613	S	306 S Spring	LKEL	SRCAR	STD	24	\$1		\$4,080,000↓	\$3,672.37	1111	1911/EST	48,395,160/1111	N	1	12/27/21	14/14

Closed • Duplex

List / Sold: **\$475,000/\$468,000** ↓

500 W Gilman St • Banning 92220

58 days on the market

**2 units • \$237,500/unit • 2,417 sqft • 18,295 sqft lot • \$193.63/sqft •
Built in 1948**

Listing ID: IV21149849

W Wilson and N San Geronio



Great Area in Banning, Beautiful House 4 Bedrooms 2 Bathrooms, Living Room and Dinning Room, Property has a Guess House in the Back 1 Bedroom 1 Bath, RV Parking

Facts & Features

- Sold On 12/28/2021
- Original List Price of \$475,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Front Yard
- 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	4	2	2	Unfurnished	\$2,750	\$2,750	\$2,750
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

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
- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 535203002

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: IV21149849

Printed: 01/02/2022 4:12:10 PM

Closed • **Triplex**

List / Sold: **\$645,000/\$650,000** ↑

3389 Mulberry St • Riverside 92501

0 days on the market

**3 units • \$215,000/unit • 2,050 sqft • 6,970 sqft lot • \$317.07/sqft •
Built in 1904**

Listing ID: OC21182292

Cross Streets: Lime



Amazing Riverside Triplex in Downtown Riverside's Exclusive Historic District. Location is within walking distance of a Shopping, Night life and restaurants as well as to famous landmarks like the Mission Hotel, Convention Center, Fox Theater and Much more! The location is also close to many Job Centers, such as all County and City Buildings, also just minutes from UC Riverside, Riverside Community College and Cal Baptist University and walking distance to the Metrolink and the 91 and 60 freeways! These 3 units are each spacious 1 bed/1 bath units in turnkey condition. Each unit has laminate wood floors throughout, tiled kitchen & bathroom floors, ceiling fans, and appliances. The back 2 units have an indoor laundry room, and there is a 3 carports in the back with plenty of drive way space. SOLD offmarket- for MLS comp purposes Only

Facts & Features

- Sold On 12/30/2021
- Original List Price of \$645,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Estimated)
- Laundry: Inside, See Remarks
- \$54000 Gross Scheduled Income
- \$54000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 213122005

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC21182292

Printed: 01/02/2022 4:12:10 PM

Closed • **Triplex**

List / Sold: **\$445,000/\$460,000** ↑

263 N Evans St • Banning 92220

10 days on the market

**3 units • \$148,333/unit • 2,229 sqft • 6,534 sqft lot • \$206.37/sqft •
Built in 1961**

Listing ID: EV21232795

10 east frwy to Banning get off left on Hartgrave St, right on E Williams St, left on Evans St



WELCOME to all the person who will love to increase their portfolios, this triplex has Unit #A 2 bedrooms one bath. Unit #B 1 bedroom one bath, Unit #C 2 bedrooms one bath. More info will be given. SOLD AS IS tenants are more willing to stay.... property will be transferred with tenants....

Facts & Features

- Sold On 12/28/2021
- Original List Price of \$445,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$60 (Estimated)
- \$3400 Gross Scheduled Income
- \$40800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,838
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$160
- Cable TV: 01903052
- Gardener:
- Licenses:
- Insurance: \$3,598
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,080
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,200	\$14,400	\$0
2:	1	1	1	0	Unfurnished	\$1,000	\$12,000	\$0
3:	1	2	1	0	Unfurnished	\$1,200	\$14,400	\$0

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 541133015

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: EV21232795

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Closed • **Triplex**

List / Sold: **\$907,000/\$880,000** ↓

79501 Avenue 42 • **Bermuda Dunes 92203**

18 days on the market

3 units • **\$302,333/unit** • **3,053 sqft** • **12,632 sqft lot** • **\$288.24/sqft** •
Built in 1987

Listing ID: ND21217111

Fred Warubg Dr to Washington Dt to Ave 42



Income producing triplex well located in Bermuda Dunes, Ca. these Units have a GRM of 59,400 with a GOI of 57,618. Each unit has 2BR2BA, with a detached garage. Tile and carpet in the units, laundry inside with single detached garages. Each unit has a private fenced yard area. Tenants are good pay and units are well maintained and updated, new HVAC within the last 3 years. With a cap rate of 4.9%. Please see rent range report in documents.

Facts & Features

- Sold On 12/30/2021
- Original List Price of \$907,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air, Electric, Gas, See Remarks
- Heating: Central, Forced Air, See Remarks
- \$1,043 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Closet, Inside, See Remarks, Washer Hookup
- Cap Rate: 4.9
- \$59400 Gross Scheduled Income
- \$44597 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bedroom, See Remarks
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas & Electric Range, Microwave, Range Hood, Water Heater
- Other Interior Features: Laminate Counters, Storage, Unfurnished

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Level, Near Public Transit, Paved, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Grapestake
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,021
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$360
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$800
- 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:	3	6	6	1	Unfurnished	\$1,650	\$4,950	\$5,400

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Drapes: 3
- Patio: 3
- Ranges: 3

- Carpet: 3
- Dishwasher: 3
- Disposal: 3

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 312 - Bermuda Dunes, Myoma area
- Riverside County
- Parcel # 609191002

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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CUSTOMER FULL: Residential Income LISTING ID: ND21217111

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Closed • **Quadruplex**

List / Sold:

\$1,080,000/\$1,080,000 ↑

37 days on the market

2929 Elgin Dr • Riverside 92507

4 units • \$270,000/unit • 4,000 sqft • 10,454 sqft lot • \$270.00/sqft • Built in 1964

Listing ID: WS21212653

Canyon Crest Drive



Great Quadruplex in city of Riverside, good opportunity for investment or live in one and rent the others. Near University of California. Walking to campus, good suit for the students in the university. community pool and resident only parking lot. All units are 2 bedrooms & 1.5 bath. All rooms with one full bath are upstairs for each unit. There is private yard and wood fence for for each unit. Laundry units on site.

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$980,000
- 1 Buildings
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: Community
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$276.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927637
- Gardener:
- Licenses: 141.28
- Insurance: \$1,596
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$625
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$0	\$0	\$1,700
2:	1	2	2	2	Unfurnished	\$0	\$0	\$1,700
3:	1	2	2	0	Unfurnished	\$0	\$0	\$1,700
4:	1	2	2	0	Unfurnished	\$0	\$0	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- 252 - Riverside area

• Rent Controlled

• Riverside County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

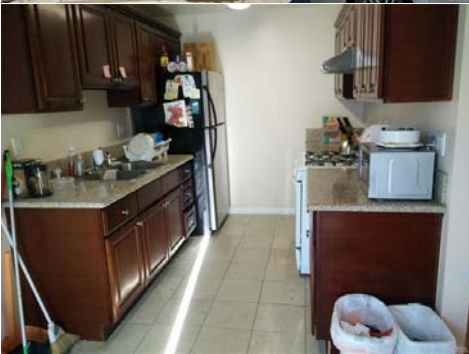
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$995,000/\$1,000,000** ↑

2552 N Junipero Ave • Palm Springs 92262

43 days on the market

4 units • **\$248,750/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1986

Listing ID: 219069805DA

Take Racquet Club west to Junipero turn right property on the right.



Great investment opportunity! 1 bedroom 1 bath in each large unit. Great secure courtyard to each unit makes security a top priority. Pool is perfectly located for all tenants with great mountain views. Low maintenance. Coin operated washer & dryers for more income. These units are in a great location of Palm Springs with walking distance to Palm Canyon. in 2014 owner made upgrades including air conditioning, heating, roof, and pool re-plastering. Please do not disturb tenants! Call for more info!

Facts & Features

- Sold On 12/31/2021
- Original List Price of \$995,000
- 12 Buildings
- Levels: One
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: See Remarks
- Floor: Carpet, Tile

Exterior

- Lot Features: Irregular Lot
- Security Features: Card/Code Access

Annual Expenses

- Total Operating Expense:
- 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

Of Units With:

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

Additional Information

- Standard sale

- 331 - North End Palm Springs area
- Riverside County
- Parcel # 504073018

Michael Lembeck

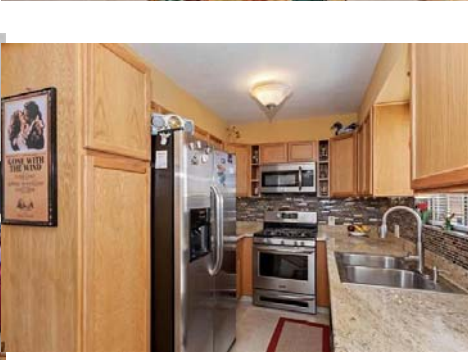
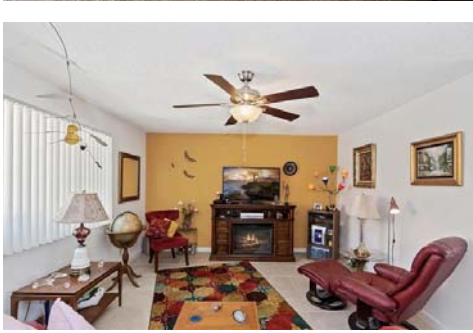
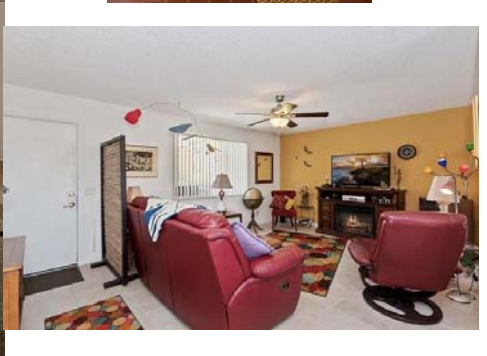
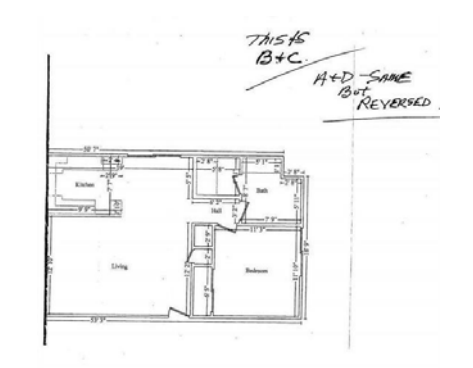
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • [Apartment](#)

List / Sold:

\$4,156,000/\$4,080,000 ↓

14 days on the market

Listing ID: CV21241613

306 S Spring • Lake Elsinore 92503

24 units • **\$173,167/unit** • **1,111 sqft** • **1,111 acre(s) lot** • **\$3672.37/sqft** •
Built in 1911

Multiple Locations. Contact Listing Team for Details



Facts & Features

- Sold On 12/27/2021
- Original List Price of \$4,156,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- \$1 (Assessor)
- Laundry: Inside
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	24	1	1	0	Unfurnished	\$1	\$1	\$1

Of Units With:

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

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

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CUSTOMER FULL: Residential Income **LISTING ID:** CV21241613

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Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 12/26/2021 to 01/01/2022

County Or Parish is 'Riverside'

Number Of Units Total is 2+

Selected 7 of 7 results.