

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	LG21223500	S	80585 Liberia PL	IND	314	STD	2	\$2,500		\$475,000↓	\$154.62	3072	1949/SLR	37,462/0.86	N	0	12/10/21	54/54
2	219069866DA	S	33870 Whispering Palms TRL	CC	336	STD	2			\$525,000			1992/ASR	0.19	N	4	12/07/21	2/2
3	21790678	S	66810 Yucca DR	DHS	340	STD	2			\$255,000	\$203.03	1256	1963	7,841/0.18			12/08/21	7/7
4	CV21241228	S	32908 Marie DR	LKEL	SRCAR	STD	2	\$1		\$290,000↑	\$2,612.61	111	1911/ASR	1,111/0.0255	N	0	12/09/21	15/15
5	SW21234855	S	237 W 5th ST	SJCN	SRCAR	STD	2	\$23,400		\$305,000↓	\$281.37	1084	1953/ASR	8,276/0.19	N	1	12/07/21	16/16
6	CV21240799	S	33090 Pederson ST	LKEL	SRCAR	STD	2	\$1		\$350,000↓	\$315.03	1111	1911/PUB	1,111/0.0255	N	0	12/09/21	15/15
7	EV21211998	S	494 W 5th ST	SJCN	SRCAR	STD	2	\$18,600		\$385,000↓	\$288.61	1334	1965/ASR	7,405/0.17	N	2	12/07/21	33/33
8	CV21240823	S	17462 Ranspot AVE	LKEL	SRCAR	STD	2	\$28,200		\$420,000↓	\$222.34	1889	1947/PUB	7,841/0.18	N	0	12/09/21	15/15
9	PW21178330	S	1025 S Victoria AVE	COR	248	STD	3	\$2,150		\$540,000↓	\$191.42	2821	1903/ASR	7,405/0.17	N	0	12/10/21	3/3
10	IV21180309	S	3495 Lime ST	RVSD	252	PRO	3	\$3,500		\$605,000↓	\$272.77	2218	1910/ASR	6,098/0.14	N	0	12/09/21	22/22
11	PW21234268	S	3587 Wallace ST	RVSD	252	STD	3	\$47,400		\$630,000↑	\$350.00	1800	1957/ASR	9,583/0.22	N	0	12/06/21	3/3
12	IG21019942	S	2705 W Lincoln ST	BANN	263	STD	3	\$37,800		\$525,000↓	\$222.65	2358	1947/PUB	68,825/1.58	N	0	12/10/21	167/532
13	219070087PS	S	28525 Avenida La Paz	CC	335	STD	3			\$750,000↑			1987/ASR	0.2		3	12/10/21	22/22
14	CV21240730	S	408 N Langstaff ST	LKEL	SRCAR	STD	3	\$1		\$500,000↓	\$450.05	1111	1911/PUB	1,111/0.0255	N	0	12/09/21	15/15
15	CV21240782	S	321 Granite ST	LKEL	SRCAR	STD	3	\$1		\$520,000↓	\$468.05	1111	1911/PUB	1,111/0.0255	N	0	12/09/21	15/15
16	21777592	S	1185 W Grand BLVD	COR	248	STD	4			\$1,205,000↑	\$251.51	4791	1962	10,018/0.23			12/06/21	100/100
17	LG21180871	S	13901 Courage ST	MORV	259	STD	4	\$54,000		\$810,000↑	\$202.50	4000	1964/OTH	7,405/0.17	N	4	12/09/21	20/20
18	219069243DA	S	42720 Clifford ST	PDST	324	STD	4			\$1,075,000↑			1981/ASR	0.34		0	12/06/21	45/45
19	219067455DA	S	28215 Avenida La Paz	CC	335	STD	4			\$915,000↓			1989/ASR		Y	8	12/10/21	86/86
20	CV21240711	S	137 E Graham AVE	LKEL	SRCAR	STD	5	\$1		\$750,000	\$333.33	2250	1911/PUB	15,246/0.35	N	2	12/09/21	15/15
21	CV21240664	S	304 S Spring ST	LKEL	SRCAR	STD	7	\$1		\$1,250,000↓		1	1920/PUB	1,111/0.0255	N	0	12/09/21	15/15

Closed •

List / Sold: **\$495,000/\$475,000** ↓

80585 Liberia Pl • Indio 92201

54 days on the market

**2 units • \$247,500/unit • 3,072 sqft • 37,462 sqft lot • \$154.62/sqft •
Built in 1949**

Listing ID: LG21223500

Cross street : Liberia and Burr st



Income Property with 2 homes on 2 parcels. 80585 Liberia and 80565 Liberia (sold together). Do not miss this opportunity!

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$495,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$628 (Estimated)
- \$2500 Gross Scheduled Income
- \$2450 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- 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	2	2	0	Unfurnished	\$1,100	\$1,100	\$1,350
2:	1	3	2	0	Unfurnished	\$1,400	\$1,400	\$1,600

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
- 314 - Indio South of East Valley area
- Riverside County
- Parcel # 606160023

Michael Lembeck

Re/Max Property Connection

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

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

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CUSTOMER FULL: Residential Income **LISTING ID:** LG21223500

Printed: 12/12/2021 12:26:15 PM

Closed •

List / Sold: **\$525,000/\$525,000**

33870 Whispering Palms Trl • Cathedral City 92234

2 days on the market

**2 units • \$262,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1992**

Listing ID: 219069866DA

Use gps please



Duplex in Cathedral City.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$525,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room

Exterior

- Sewer: Unknown

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

Additional Information

- Standard sale
- 336 - Cathedral City South area
- Riverside County
- Parcel # 680432025

Michael Lembeck

Re/Max Property Connection

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

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

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Closed •

List / Sold: **\$255,000/\$255,000**

66810 Yucca Dr • Desert Hot Springs 92240

7 days on the market

2 units • \$127,500/unit • 1,256 sqft • 7,841 sqft lot • \$203.03/sqft • Built in 1963

Listing ID: 21790678

North on Palm to Yucca Dr. turn right.



Nice duplex that sits up high in DHS for great views from the large covered patio in the front. Each unit is 1 bed, 1 bath, community laundry with a large separated back yard. Carport adjacent to unit A and lower parking area for unit B. Unit A is currently vacant, Seller is rehabbing. Unit B will be vacant on 10/31/21, Seller will assess rehab at that time. Landscaping will be completed within the next couple of weeks. Both units will rent for \$1095+ when completed. Community laundry could be coined for additional income. Drive by, please don't bother remaining tenant. Owner may carry with large down payment.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$255,000
- 1 Buildings
- 1 Total parking spaces
- 1 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Community, Individual Room, Outside
- \$10400 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$15,900
- 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:	2	1	1		Unfurnished	\$1,095	\$2,190	\$1,095
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 639132032

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: **\$288,000/\$290,000** ↑

32908 Marie Dr • Lake Elsinore 92530

15 days on the market

**2 units • \$144,000/unit • 111 sqft • 1,111 sqft lot • \$2612.61/sqft •
Built in 1911**

Listing ID: CV21241228

Cross Streets: Grand Ave & Marie Dr



Facts & Features

- Sold On 12/09/2021
- Original List Price of \$288,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$1 (Assessor)
- Laundry: See Remarks
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 31-35 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$0.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	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
- Parcel # 381072005

Michael Lembeck

State License #: 01019397
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:** CV21241228

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Closed •

List / Sold: **\$319,000/\$305,000** ↓

237 W 5th St • San Jacinto 92583

16 days on the market

**2 units • \$159,500/unit • 1,084 sqft • 8,276 sqft lot • \$281.37/sqft •
Built in 1953**

Listing ID: SW21234855

Off San Jacinto St, past 7th



Great investment opportunity! 2 units on a large lot. The main unit is a 2 bedroom, 1 bathroom unit. Currently has a long term tenant in place. Second unit is a 1 bedroom, 1 bathroom. Backyard and covered patio areas for both tenants to enjoy. Make this property a must see!

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$319,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$304 (Estimated)
- Laundry: Individual Room
- \$23400 Gross Scheduled Income
- \$23400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile

Exterior

- Lot Features: Back Yard, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02134935
- 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	2	1	1	Unfurnished	\$1,000	\$1,000	\$1,000
2:	1	1	1	0	Unfurnished	\$950	\$950	\$950

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
- SRCAR - Southwest Riverside County area

- Riverside County
- Parcel # 437062008

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:** SW21234855

Printed: 12/12/2021 12:26:18 PM

Closed • **Apartment**

List / Sold: **\$355,000/\$350,000** ↓

33090 Pederson St • Lake Elsinore 92530

15 days on the market

2 units • **\$177,500/unit** • **1,111 sqft** • **1,111 sqft lot** • **\$315.03/sqft** •
Built in 1911

Listing ID: CV21240799

Located on Pederson St between Grand Ave & Brightman Ave



Facts & Features

- Sold On 12/09/2021
- Original List Price of \$355,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$1 (Assessor)
- Laundry: See Remarks
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 21-25 Units/Acre
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	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
- Parcel # 381221023

Michael Lembeck

State License #: 01019397
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:** CV21240799

Printed: 12/12/2021 12:26:18 PM

Closed • Duplex

List / Sold: **\$400,000/\$385,000** ↓

494 W 5th St • San Jacinto 92583

33 days on the market

2 units • \$200,000/unit • 1,334 sqft • 7,405 sqft lot • \$288.61/sqft • Built in 1965

Listing ID: EV21211998

Main to 5th St



Great location and hard to find a Duplex for sale. Each unit is 2 bedrooms 1 bath with laundry hookup inside and each unit has it's own 1 car garage. Each unit also has their own private yards. Don't miss this opportunity to own your own investment property. You can continue to rent both out or live in one and rent the other. Call for your showing appointment.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$450,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$165 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen
- \$18600 Gross Scheduled Income
- \$16409 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Front Yard, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01716039
- Gardener:
- Licenses:
- Insurance: \$600
- 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	2	1	1	Unfurnished	\$700	\$700	\$1,200
2:	1	2	1	1	Unfurnished	\$850	\$850	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County 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

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Closed •

List / Sold: **\$425,000/\$420,000 ↓**

17462 Ranspot Ave • Lake Elsinore 92530

15 days on the market

**2 units • \$212,500/unit • 1,889 sqft • 7,841 sqft lot • \$222.34/sqft •
Built in 1947**

Listing ID: CV21240823

Located on Ranspot Ave between Adelfa St & Landerville Blvd



We are pleased to exclusively present the opportunity to acquire Ranspot Ave houses, a single-story detached 2-unit multifamily property located in the City of Lake Elsinore, California. Located within proximity to the lake, the offering benefits from its easy access to retail, entertainment, schools, recreational areas, and freeways all within reach. Interstate 15 and State Route 91 grants access to surrounding employment hubs throughout the Inland Empire, Orange & San Diego regions. The property offer an excellent unit mix of two-bedroom units varying in size with improvements under current ownership that include: in unit washer/dryer, tile flooring, custom paint, drywall, updated bathrooms, electrical work-including panels, water heaters, appliances, kitchen cabinets, granite countertops, plumbing fixtures-including piping, lighting fixtures, ceiling fans, windows, air conditioning & fencing. The strong demand for rentals in the area is evidenced by its historical 100% occupancy as it caters to families & working professionals alike. With favorable financing terms, upside potential, and growing demand for this submarket, the subject presents investors the opportunity to acquire an appreciating, cash flowing asset with additional upside through proactive management, continued renovation & leveling rents to market. This offering is part of a portfolio of seven (7) properties offered by the same selling group. It may be purchased individually or in any combination.

Facts & Features

- Sold On 12/09/2021
- Original List Price of \$425,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$33 (Assessor)
- Laundry: Inside
- \$28200 Gross Scheduled Income
- \$19563 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,791
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$816
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$667
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$780
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,800
2:	1	2	1	0	Unfurnished	\$1,050	\$10,501	\$1,385

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 383071016

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: CV21240823

Printed: 12/12/2021 12:26:19 PM

Closed • **Triplex**

List / Sold: **\$599,900/\$540,000** ↓

1025 S Victoria Ave • Corona 92879

3 days on the market

**3 units • \$199,967/unit • 2,821 sqft • 7,405 sqft lot • \$191.42/sqft •
Built in 1903**

Listing ID: PW21178330

Cross streets are S. Main Street and E. Grand Boulevard



Built in 1903, this vintage charmer has great potential and is surrounded by recently renovated historic properties. Located in the Historic Corona loop area off Main and Grand, this triplex needs a lot of TLC and with the right buyer and visionary, can be a great investment opportunity. With three self contained units, the first floor is comprised of a two bedroom apartment and the second floor contains a two bedroom unit as well as a one bedroom unit. Long time renters that are month to month and RENTS ARE 40% to 50% UNDER VALUE due to property condition. Located in the Corona Norco School District, this property is close to the downtown area consisting of shopping, dining and entertainment. This property is also located in close proximity to the 91 and 15 freeways and toll roads. A fantastic investment opportunity, bring your toolbelt and imagination; make this your next investment!

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$599,900
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$71 (Estimated)
- Laundry: Outside
- \$2150 Gross Scheduled Income
- \$1950 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$750	\$750	\$750
2:	1	2	1	0	Unfurnished	\$800	\$800	\$800
3:	1	1	1	0	Unfurnished	\$600	\$600	\$600

Of Units With:

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

Additional Information

- Standard sale

- 248 - Corona area
- Riverside County
- Parcel # 117263013

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:](#) PW21178330

Printed: 12/12/2021 12:26:20 PM

Closed •

List / Sold: **\$600,000/\$605,000 ↓**

3495 Lime St • Riverside 92501

22 days on the market

**3 units • \$200,000/unit • 2,218 sqft • 6,098 sqft lot • \$272.77/sqft •
Built in 1910**

Listing ID: IV21180309

Exist 91 freeway at Mission Inn Blvd, go East, turn right on Lime St, corner of 5th and Lime.



HONEY STOP THE CAR!! This adorable three-unit income property located in downtown Riverside has one 2BR/1BA and two 1BR/1BA apartments and needs a lot of TLC. The seller will not do any improvements. It has a lot of potential and is centrally located a within a few blocks from the Mission Inn, the Fox Theater, the Food Lab, Mt. Rubidoux, restaurants, the Farmer's Market, freeways and Riverside's developing downtown area. UCR and Riverside Community College are within biking and/or driving distance as well. The fenced front yard offers a deck with a gazebo and the cute front porch opens to two of the 2BR/1BA units, one with a fireplace in the living room. There is a communal laundry room, and each unit has a separate entrance and exit.

Facts & Features

- Sold On 12/09/2021
- Original List Price of \$700,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Space Heater
- \$451 (Assessor)
- Laundry: Electric Dryer Hookup, Individual Room
- \$3500 Gross Scheduled Income
- \$300 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Wood
- Appliances: Electric Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01829896
- 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	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,300
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,300
3:	1	1	1	0	Unfurnished	\$900	\$900	\$900

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Probate Listing sale

- 252 - Riverside area
- Riverside County
- Parcel # 213171020

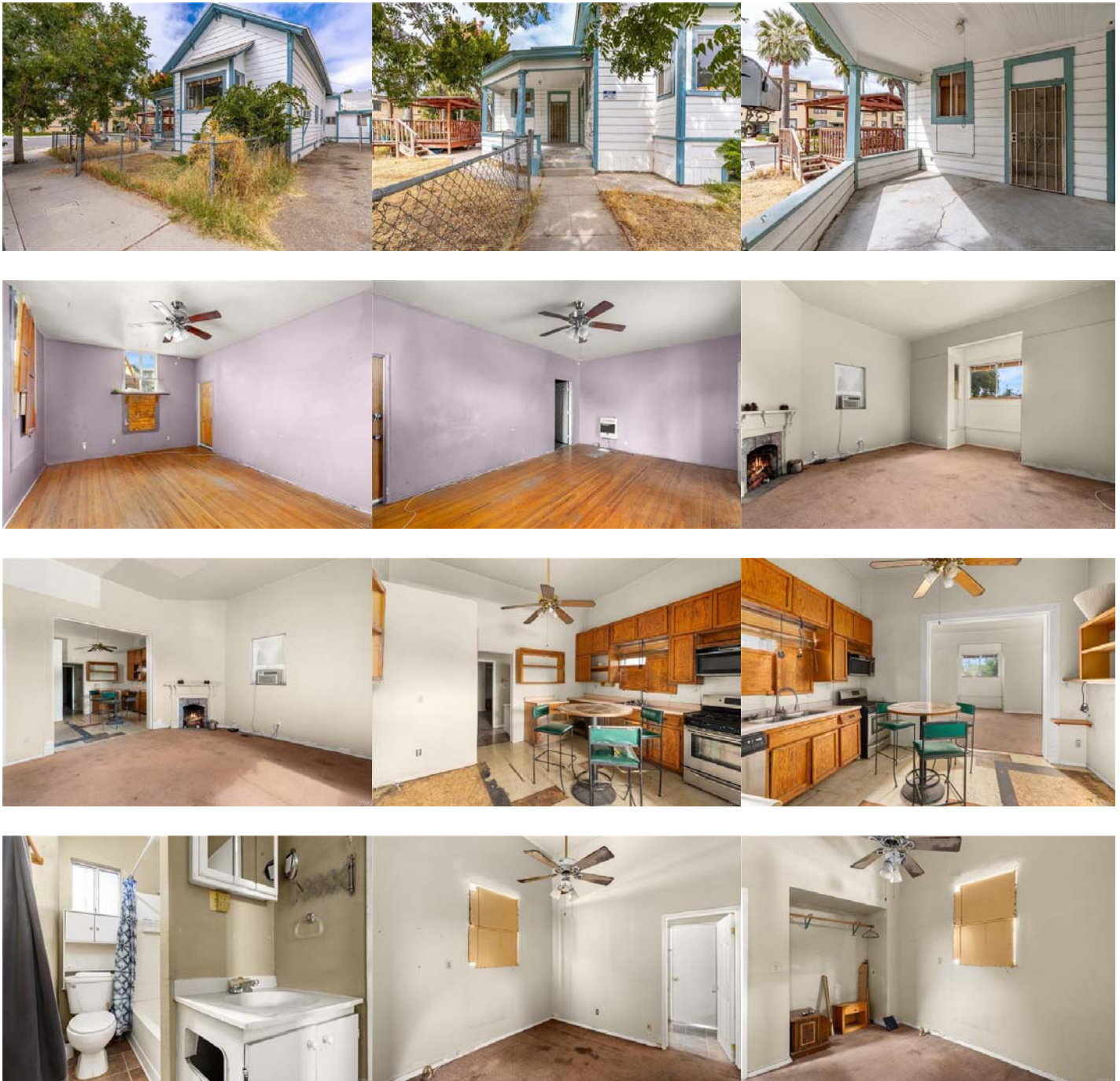
Michael Lembeck

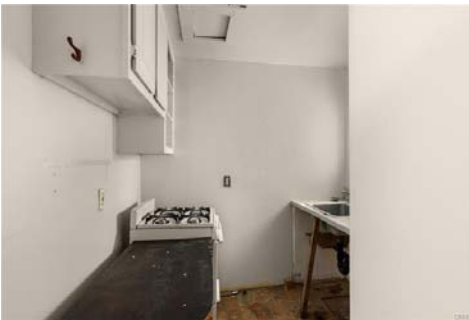
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold: **\$599,000/\$630,000** ↑

3587 Wallace St • Riverside 92509

3 days on the market

**3 units • \$199,667/unit • 1,800 sqft • 9,583 sqft lot • \$350.00/sqft •
Built in 1957**

Listing ID: PW21234268

Exit Rubidoux from 60 fwy to 34th st. Exit university from 91, right on Wallace



CASH FLOW!! This Renovated Triplex will make a great addition to your portfolio. The property is located just minutes away from Downtown Riverside near the 60 & 91 freeway in a high rental demand area. All 3 units are tenant occupied... the third units was recently renovated!!! The property sits on a 9000+ sq ft lot with plenty of parking for up to 10 cars in the front, and has been carefully maintained by the current owners, recent upgrades include, new roof, new paint, double-pane windows, new fence, tankless water heaters, updated kitchens, bathrooms, laminate floors, granite counter tops, and more. New or experienced investors... this is a must see!!!

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$599,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$165 (Estimated)
- Laundry: Outside
- \$47400 Gross Scheduled Income
- \$39600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Laminate
- Appliances: Built-In Range, Tankless Water Heater
- Other Interior Features: Copper Plumbing Full, Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre, Irregular Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Excellent Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02091970
- Gardener:
- Licenses:
- Insurance: \$1,044
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense: \$1,044
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Partially	\$1,300	\$1,300	\$1,400
2:	1	1	1	0	Partially	\$1,300	\$1,300	\$1,350
3:	1	1	1	0	Partially	\$1,300	\$1,300	\$1,350

Of Units With:

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

- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 179192018

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: **\$550,000/\$525,000** ↓

2705 W Lincoln St • Banning 92220

167 days on the market

**3 units • \$183,333/unit • 2,358 sqft • 68,825 sqft lot • \$222.65/sqft •
Built in 1947**

Listing ID: IG21019942

Exit Sunset Ave off I 10 FWY, South to W Lincoln go East. Property 1/2 block down on left.



Attn Investors!!! Unique Opportunity, Multi Family. Two homes on 1.58 acres. Two separate addresses, 1 lot. All currently Tenant Occupied. Live in one, rent the other. Three large storage containers, permitted on foundations which add another 960 square feet of usage. RV Parking with all Hook-Ups. Homes have been updated in 2013 and ready to move in. One home has been divided for two fully contained living areas 2/1 and 1/1 and second home is 1/1 built in 1958. Homes are fenced with storage, yards, fruit trees. Keep as current use or add your commercial usage, verified with City of Banning. Conveniently located near I10 Freeway for commuters. Close to Schools, Outlet Mall, Morongo Casino and Palm Springs!

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$535,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Central, Wall Furnace
- Laundry: Individual Room
- \$37800 Gross Scheduled Income
- \$25340 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Level with Street, Lot Over 40000 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Wood
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$9,301
- Electric: \$2,002.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$254
- Cable TV: 02109201
- Gardener:
- Licenses:
- Insurance: \$1,290
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management: 1680
- Water/Sewer: \$1,036
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,400
2:	1	1	1	0	Unfurnished	\$900	\$900	\$900
3:	1	1	1	0	Unfurnished	\$975	\$975	\$975

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet: 3
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 538190019

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: IG21019942

Printed: 12/12/2021 12:26:22 PM

Closed •

List / Sold: **\$699,000/\$750,000** ↑

28525 Avenida La Paz • Cathedral City 92234

22 days on the market

3 units • \$233,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1987

Listing ID: 219070087PS

Take Ramon Road or Vista Chino to Ave La Paz



Sitting on a corner lot, this triplex has joined apartment townhomes in Cathedral City's sought after Panorama neighborhood. Each unit has ample interior as well as private downstairs and upstairs patios. Each unit is approximately 1,390 sq. ft. each with two-car garage and laundry hook ups in garage. Downstairs living space encompasses a kitchen, dining room, living room, a half bath and entry way to garage and front door. Off the living room in unit A is a side enclosed patio and a semi-fenced and stucco second patio. Upstairs in each unit you have three bedrooms. Two rooms share a bathroom (one door leading to a bedroom, other off hallway) as well as a covered patio with sliding glass doors off each bedroom and the master bedroom has a master en suite bath and exterior patio. Drive by only.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$699,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet
- Appliances: Dishwasher, Disposal, Gas Cooking, Gas Oven, Gas Range, Refrigerator, Water Heater

Exterior

- Sewer: Unknown

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01875823
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management: 2432
- Water/Sewer: \$468
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal:
- Drapes:
- Patio: 6
- Ranges: 3
- Refrigerator: 1
- Wall AC:

Additional Information

- Standard sale

- 335 - Cathedral City North area
- Riverside County
- Parcel # 675092011

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

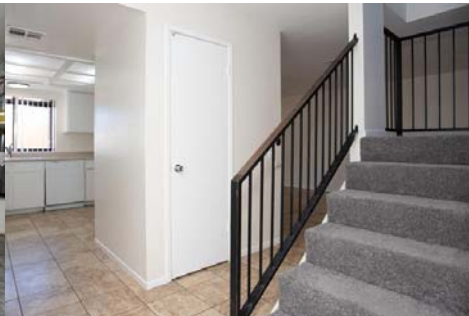
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

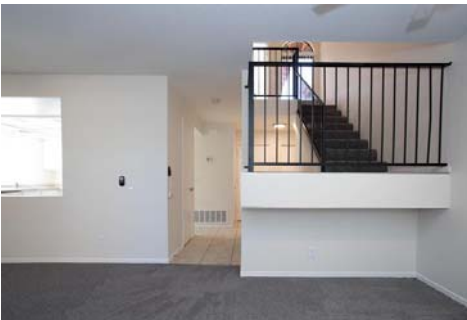
Mission Viejo, 92691

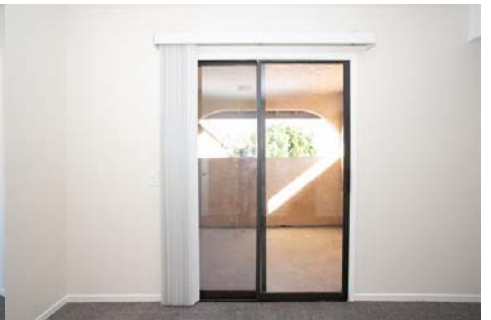
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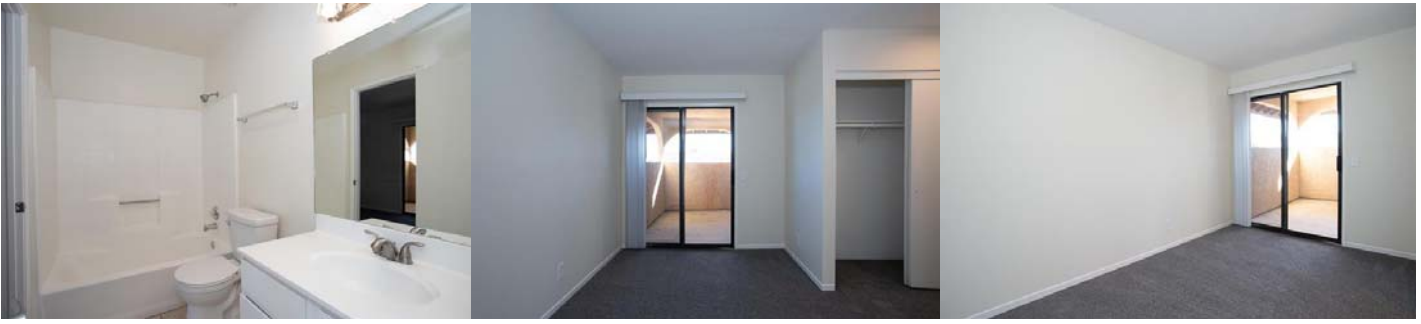












CUSTOMER FULL: Residential Income **LISTING ID:** 219070087PS

Printed: 12/12/2021 12:26:43 PM

Closed • **Triplex**

List / Sold: **\$510,000/\$500,000** ↓

408 N Langstaff St • Lake Elsinore 92530

15 days on the market

3 units • \$170,000/unit • 1,111 sqft • 1,111 sqft lot • \$450.05/sqft • Built in 1911

Listing ID: CV21240730

Located on N Langstaff St between W Pottery St & W Flint St



Facts & Features

- Sold On 12/09/2021
- Original List Price of \$510,000
- 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: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	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
- Parcel # 374061007

Michael Lembeck

State License #: 01019397
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:** CV21240730

Printed: 12/12/2021 12:26:43 PM

Closed • **Triplex**

List / Sold: **\$528,000/\$520,000** ↓

321 Granite St • Lake Elsinore 92530

15 days on the market

3 units • **\$176,000/unit** • **1,111 sqft** • **1,111 sqft lot** • **\$468.05/sqft** •
Built in 1911

Listing ID: CV21240782

Cross Streets: E Pottery St & Granite St



Facts & Features

- Sold On 12/09/2021
- Original List Price of \$528,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$1 (Assessor)
- Laundry: See Remarks
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	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
- Parcel # 377292028

Michael Lembeck

State License #: 01019397
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:** CV21240782

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Closed •

List / Sold:

\$1,195,000/\$1,205,000 ↑

100 days on the market

Listing ID: 21777592

1185 W Grand Blvd • Corona 92882

**4 units • \$298,750/unit • 4,791 sqft • 10,018 sqft lot • \$251.51/sqft •
Built in 1962**

This apartment building is ideally located near Corona Regional Hospital, Corona Public Library, the 91 Freeway and is just few blocks away from The Circle City's main thoroughfare, 6th St.



The property features 4,791 square feet of gross rentable area, situated on a large 10,018-square foot double lot. The four-unit building is composed of all two-bedroom/two-bathroom units. The building is well-maintained and offers on-site parking for tenants.

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$1,195,000
- 1 Buildings
- \$43533 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$33,873
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00910513
- 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	2	2		Unfurnished	\$1,698	\$6,790	\$7,700
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 248 - Corona area
- Riverside County
- Parcel # 117255014

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

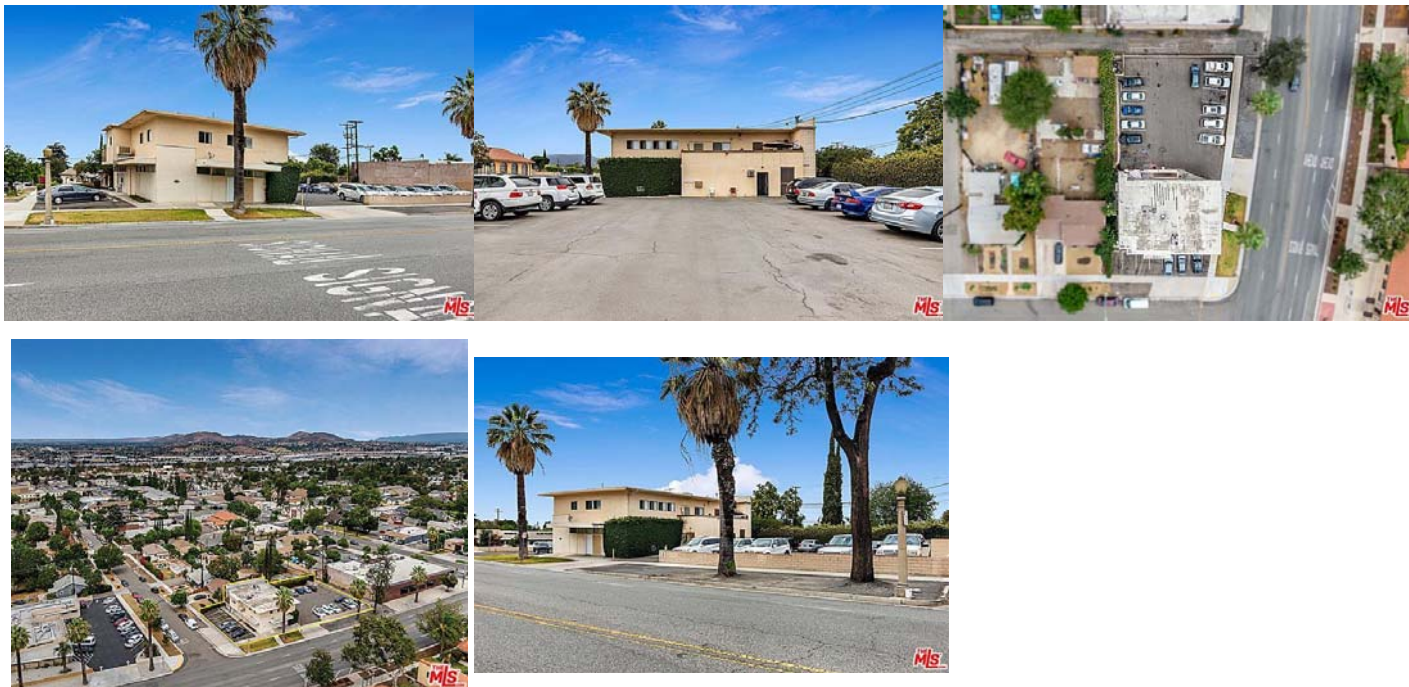
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 21777592

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Closed •

List / Sold: **\$785,000/\$810,000** ↑

13901 Courage St • Moreno Valley 92553

20 days on the market

**4 units • \$196,250/unit • 4,000 sqft • 7,405 sqft lot • \$202.50/sqft •
Built in 1964**

Listing ID: LG21180871

215 Freeway S_Exit Alessandro Blvd(L)_Courage(L)



Experience potential and investment opportunity as the new owner of this stunning 4-plex. 13901 Courage features beautifully upgraded interiors with granite counter tops, open concept floor plans, large bedrooms, large kitchens, and light and bright energy throughout. The property features 4 garages, a separate laundry room, fully gated, and a large lot. Each household is on a month-to-month lease. Location! Location! Location! Located near freeways, parks, and schools.

Facts & Features

- Sold On 12/09/2021
- Original List Price of \$720,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$1 (Estimated)
- Laundry: Common Area, Community
- \$54000 Gross Scheduled Income
- \$46000 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,437
- Electric:
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$2,640
- Cable TV: 01978276
- Gardener:
- Licenses:
- Insurance: \$1,557
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,040
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,550	\$1,550	\$1,550
2:	1	2	1	1	Unfurnished	\$925	\$925	\$925
3:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$1,000
4:	1	2	1	1	Unfurnished	\$1,025	\$1,025	\$1,025

Of Units With:

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

Additional Information

- Standard sale

- 259 - Moreno Valley area
- Riverside County
- Parcel # 291291005

Michael Lembeck

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

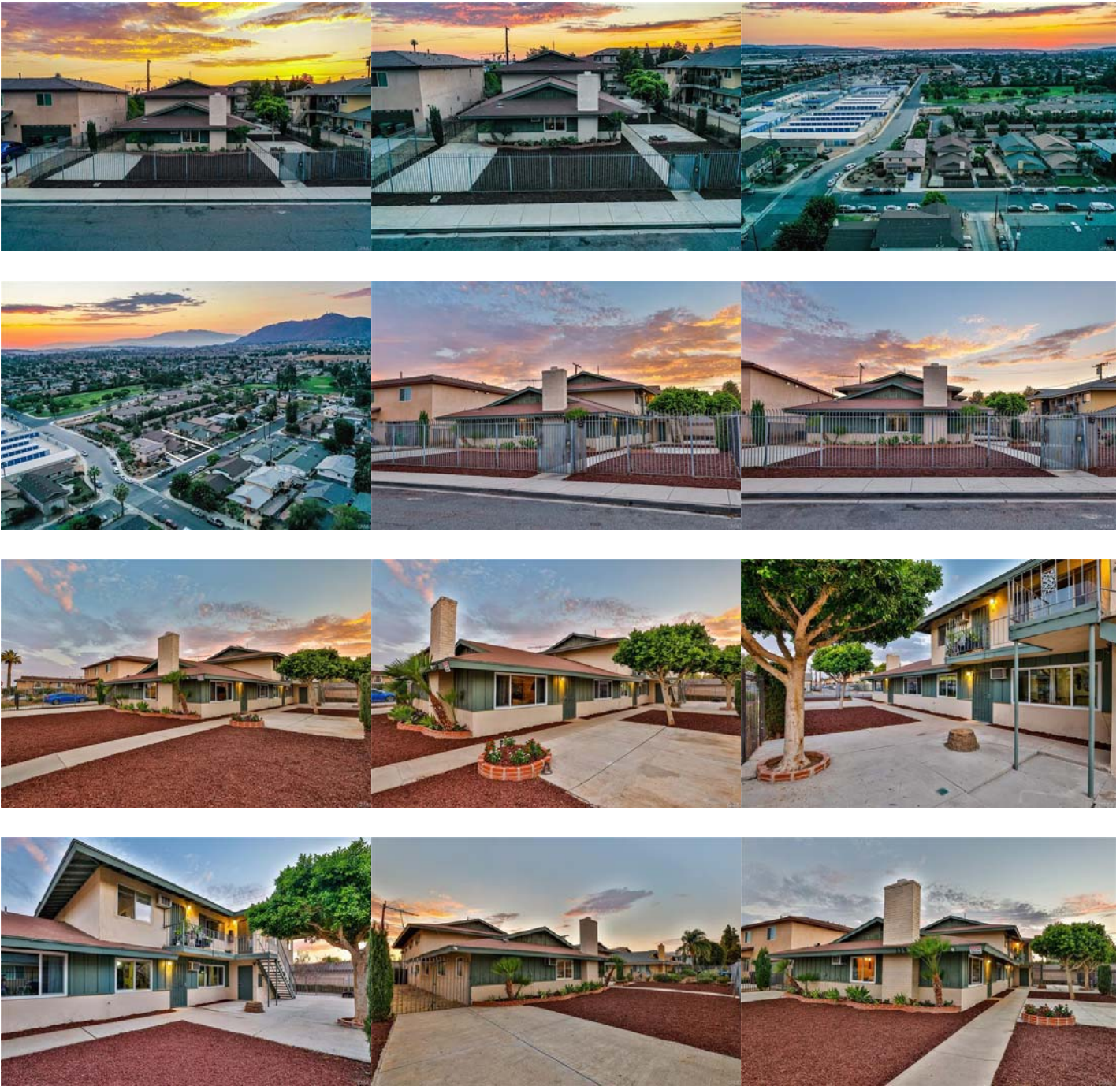
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: LG21180871

Printed: 12/12/2021 12:26:48 PM

Closed •

List / Sold:

\$1,050,000/\$1,075,000 ↑

45 days on the market

Listing ID: 219069243DA

42720 Clifford St • Palm Desert 92260

**4 units • \$262,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1981**

Cook Street to Sheryl Avenue, Right on Clifford Street.



Welcome to a great income property in the heart of Palm Desert. Centrally located close to shopping, dining and freeway. Property is within Desert Sands Unified School District. These two low maintenance duplexes are easy to rent and have strong historical occupancy. No pool and no lawn to maintain. Each unit has 2 bedrooms and 2 baths (both are master suites). Currently below market rents. Huge upside and rental growth potential. Tenants are on a month-to-month tenancy. Laundry hook-ups. Permitted 2-car garage for each unit; Total of 4-car parking. Each unit has its own private backyard. Tenants pay utilities. Separately metered for electricity and gas. Central A/C and Heating. Potential for ADU. Buyer to cooperate with seller's 1031 exchange. Also included in sale is 42740 Clifford Street, APN: 624-242-011. **Market rent potentially \$1500-\$1700 per month per unit.**

Facts & Features

- Sold On 12/06/2021
 - Original List Price of \$1,050,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - 4 Total carport spaces
 - Cooling: Gas
 - 5 electric meters available
 - 4 gas meters available
 - 2 water meters available
-

Interior

- Rooms: See Remarks
 - Floor: Laminate, Tile
 - Appliances: Water Heater
-

Exterior

- Lot Features: Landscaped
-

Annual Expenses

- Total Operating Expense:
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01527319
 - Gardener:
 - Licenses:
 - Insurance: \$1,600
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:
-

Unit Details

Of Units With:

- Separate Electric: 5
 - Gas Meters: 4
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
 - Disposal:
 - Drapes:
 - Patio: 2
 - Ranges:
 - Refrigerator:
 - Wall AC:
-

Additional Information

- Standard sale

- 324 - East Palm Desert area
- Riverside County
- Parcel # 624242010

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: 219069243DA

Printed: 12/12/2021 12:26:48 PM

Closed •

List / Sold: **\$949,000/\$915,000 ↓**

28215 Avenida La Paz • Cathedral City 92234

86 days on the market

**4 units • \$237,250/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1989**

Listing ID: 219067455DA

turn south off Vista Chino onto Avenida La Pay units on the right



Four Unit Residential Income Property. Includes free standing single story 3 bedroom/2 bath OWNERS unit with double attached garage; and adjacent two story building consisting of three units with 2 bedroom/2 baths(one unit top floor and 2 bottom floor) each with double garages and swimming pool. This is a well cared for property -- on a nice quiet street. Two tenants are reasonably new with current rents - rent schedules available. Tenant in front owners unit has been there over 20 yrs.Seller will review offers after 10/17/21ck the most recent sales of plexes -- this is the bargain

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$949,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Carpet, Tile
- Appliances: Water Heater

Exterior

- Lot Features: Back Yard

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01465514
- 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: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 2
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 335 - Cathedral City North area

- Rent Controlled

- Riverside County
- Parcel # 675071025

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: 219067455DA

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Closed • **Apartment**

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

137 E Graham Ave • Lake Elsinore 92530

15 days on the market

5 units • **\$150,000/unit** • **2,250 sqft** • **15,246 sqft lot** • **\$333.33/sqft** •
Built in 1911

Listing ID: CV21240711

Located on E Graham Ave between S Main St & S Chestnut St



Facts & Features

- Sold On 12/09/2021
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 8 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: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$0
- 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:	5	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
- Parcel # 373024008

Michael Lembeck

State License #: 01019397
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:** CV21240711

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Closed • **Apartment**

List / Sold:

\$1,300,000/\$1,250,000 ↓

15 days on the market

Listing ID: CV21240664

304 S Spring St • Lake Elsinore 92530

7 units • **\$185,714/unit** • **1 sqft** • **1,111 sqft lot** • **No \$/Sqft data** •
Built in 1920

Located on S Spring St between Lakeshore Dr & Library St



Facts & Features

- Sold On 12/09/2021
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: One
- 0 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

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management: 1
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	1	0	1	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
- Parcel # 374273004

Michael Lembeck

Re/Max Property Connection

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

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

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CUSTOMER FULL: Residential Income **LISTING ID:** CV21240664

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Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 12/05/2021 to 12/11/2021
County Or Parish is 'Riverside'
Number Of Units Total is 2+
Selected 21 of 21 results.