

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	Grg Spcs	Date	DOM/CDOM
1	TR21007415	S	21786 Cottonwood AVE	MORV	259	STD	2	\$15,000		\$230,000 ↓	\$116.16	1980	1950/ASR	7,841/0.18	0	02/05/21	3/3
2	SW20232852	S	193 W Washburn AVE	SJCN	SRCAR	STD	2	\$26,400		\$285,000 ↓	\$235.93	1208	1947/APP	6,534/0.15	2	02/05/21	26/26
3	SW21023846	S	168 Idyllwild DR	SJCN	SRCAR	STD	2	\$1		\$375,000	\$144.90	2588	2007/ASR	12,632/0.29	4	02/05/21	0/0
4	SW20167160	S	520 S Highland DR	PSPR	334	STD	3	\$50,400		\$610,000 ↓	\$180.21	3385	1979/ASR	10,019/0.23	0	02/03/21	63/63
5	OC20200176	S	3029 Canyon Crest DR	RVSD	252	STD	4	\$64,332		\$885,000 ↓	\$210.71	4200	1965/ASR	8,276/0.19	4	02/05/21	114/114

Closed • Duplex

List / Sold: **\$235,000/\$230,000** ↓

21786 Cottonwood Ave • Moreno Valley 92553

3 days on the market

2 units • **\$117,500/unit** • **1,980 sqft** • **7,841 sqft lot** • **\$116.16/sqft** •

Listing ID: TR21007415

Built in 1950

South on 215 to Eucalyptus South to Edgemont- South to Street East to #



Multi-family zoning-rare duplex. - Spacious lot - Low Tax base - To be Sold "as is" Needs work. Buyer to perform due diligence regarding zoning, sewer etc.

Facts & Features

- Sold On 02/05/2021
- Original List Price of \$235,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup, Outside
- \$15000 Gross Scheduled Income
- \$1400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Concrete

Exterior

- Lot Features: Front Yard, Level with Street, Lot 6500-9999, Rectangular Lot, Level, Paved, Yard
- Fencing: Average Condition, Chain Link, Partial
- Sewer: Public Sewer, Sewer Assessments

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	\$750	\$750	\$750
2:	1	1	1	0	Unfurnished	\$500	\$500	\$500

Of Units With:

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

Additional Information

- Standard sale
- 259 - Moreno Valley area
- Riverside County
- Parcel # 263170008

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

CUSTOMER FULL: Residential Income **LISTING ID:** TR21007415

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Closed • Duplex

List / Sold: **\$289,900/\$285,000** ↓

193 W Washburn Ave • San Jacinto 92583

26 days on the market

2 units • **\$144,950/unit** • **1,208 sqft** • **6,534 sqft lot** • **\$235.93/sqft** •
Built in 1947

Listing ID: SW20232852

Washburn/San Jacinto



Great Investment property or multi family residence!! 2 bedroom, 2 bathroom duplex with 1 bedroom and 1 bathroom in each unit. These units are located on the corner lot and are directly across from Salle Park and Monte Vista Middle School! 2 car garage in the rear and duplex is on a 6534 square foot lot size. Completely fenced in property with small backyard in the rear next to the 2 car garage. Large shade trees in the front yard and baby palm trees along the front yard.

Facts & Features

- Sold On 02/05/2021
- Original List Price of \$289,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Gas & Electric Dryer Hookup
- \$26400 Gross Scheduled Income
- \$23820 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,580
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01952507
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	2	Unfurnished	\$2,200	\$2,200	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 434151012

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SW20232852

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Closed •

List / Sold: **\$375,000/\$375,000**

168 Idyllwild Dr • San Jacinto 92583

0 days on the market

**2 units • \$187,500/unit • 2,588 sqft • 12,632 sqft lot • \$144.90/sqft •
Built in 2007**

Listing ID: SW21023846

North on San Jacinto, NW on Idyllwild



Facts & Features

- Sold On 02/05/2021
- Original List Price of \$375,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1
- 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	3	2	2	Unfurnished	\$0	\$0	\$0

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
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 434151008

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SW21023846

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Closed •

List / Sold: **\$625,000/\$610,000** ↓

520 S Highland Dr • Palm Springs 92264

63 days on the market

**3 units • \$208,333/unit • 3,385 sqft • 10,019 sqft lot • \$180.21/sqft •
Built in 1979**

Listing ID: SW20167160

Ramon to Highland



This is a very nice, and very large triplex in South Palm Springs. TRULY A BEAUTIFUL FIRST CLASS RESORT. The neighborhood is upscale with high pride of ownership. This complex is huge for a triplex at 3,385 square feet total. That comes out to over 1,100 square feet per unit. All units are two bedroom one bath. All units include laundry room in each unit. Kitchens are huge and upgraded. Very large living rooms and bedrooms. Ceiling fans and tile floors throughout. Walk in closets. All units have private fenced yards. All rents are month to month and below market, averaging between \$1050 to \$1,150 monthly. There's a very comparable 2&1 rent comp in the immediate neighborhood at \$1,400 monthly. Please see RENT ROLL and RENT COMP in Supplements. Performs at a better than market 4.97% Cap Rate at actual income, and performs at a WAY BETTER THAN MARKET 6.61% Cap Rate at market income. Or live in one unit and get in with 3% down with an FHA loan. If buying to live in one unit, raise other rents immediately to market because exempt from rent control!! Immaculate large pool with a solar heating system. Pool is like new because it's been recently stucco'd. The roof is 5 years old. Two HVAC units are 1 year old and the other HVAC unit is 6 years old. This is a beautiful place. Please show to your clients and don't hesitate to submit all offers!!! They will be presented immediately!!!

Facts & Features

- Sold On 02/03/2021
- Original List Price of \$625,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$50400 Gross Scheduled Income
- 3 electric meters available
- 3 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: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01014173
- 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	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0
3:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 334 - South End Palm Springs area
- Riverside County
- Parcel # 680033002

Michael Lembeck

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SW20167160

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Closed •

List / Sold: **\$895,000/\$885,000** ↓

3029 Canyon Crest Dr • Riverside 92507

114 days on the market

**4 units • \$223,750/unit • 4,200 sqft • 8,276 sqft lot • \$210.71/sqft •
Built in 1965**

Listing ID: OC20200176

Nearby Cross Streets: Elgin Drive & Canyon Crest Drive



3029 Canyon Crest Drive is a 4-unit multifamily investment property located in Riverside, CA. Built in 1965 and situated on an 8,276 square foot lot, 3029 Canyon Crest Drive offers 4 spacious 2 bedroom / 1.5 bath townhome units and amenities including garage parking, security doors, private patios, fireplaces, and on-site laundry. The property's parking is also supplemented by ample street and alley parking spots. 3029 Canyon Crest Drive is located in a HOA-governed community which provides residents with access to the community's amenities and also covers landscaping, security, trash, and pool maintenance. Value add potential and roughly 20% below market rents. This property is to be sold-as-is.

Facts & Features

- Sold On 02/05/2021
- Original List Price of \$895,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Community
- \$64332 Gross Scheduled Income
- \$40390 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,672
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,203
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$9,519
- Other Expense Description: HOA & UT

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	2	4	Unfurnished	\$5,361	\$5,361	\$6,400

Of Units With:

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

Additional Information

- Standard sale
- \$420 HOA dues Monthly
- 252 - Riverside area
- Riverside County

• Rent Controlled

• Parcel # 250121004

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** OC20200176

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