

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	EV23196876	S	157 N Sheriff AVE	SJCN	SRCAR	STD	2	\$43,200		\$500,000 	\$263.16	1900	1968/ASR	7,405/0.17	N	0	02/16/24	59/59

Closed • Duplex

List / Sold: **\$499,999/\$500,000** ↑

157 N Sheriff Ave • San Jacinto 92583

59 days on the market

**2 units • \$250,000/unit • 1,900 sqft • 7,405 sqft lot • \$263.16/sqft •
Built in 1968**

Listing ID: EV23196876

W.Ramona Expwy to N. San Jacinto to E. 1st St.to N. Sheriff Ave.



This freshly updated duplex offers two identical detached units, each of them featuring 2 bedrooms and 1 bath. Both units are nicely-sized at 950 sq.ft. and have both been refreshed within the last 12 months with new interior and exterior paint, new laminate wood flooring throughout, new dual pane windows, and new blinds. As you enter, the family rooms boast vaulted, wood-beamed ceilings with new ceiling fans, creating a cozy and welcoming space. Both kitchens offer new laminate countertops, stainless steel sinks, gas ranges with hoods, new oak cabinetry, and large pantries. Both bedrooms in each unit are spacious and feature ceiling fans and ample closet space. The bathrooms have also been tastefully remodeled and feature new vanities, toilets, and glass-enclosed shower/tub combinations, offering a clean and modern feel. Each unit also includes a utility room located just off their respective kitchens, complete with a new water heater and laundry hookups, adding to the convenience of the living space. Outside, each unit boasts a small, fenced rear yard, giving residents a private outdoor space. The covered carports not only offer protection for vehicles but also provide direct access to each unit, making coming and going hassle-free. There is also a side area for extra parking, ensuring ample parking space for residents and guests. The units are equipped with separate gas, water, and electric meters, providing individualized utility billing for each resident. Tenants pay for all utilities! Conveniently located to nearby shopping and schools.

Facts & Features

- Sold On 02/16/2024
- Original List Price of \$499,999
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$112 (Estimated)
- Laundry: Individual Room, Outside
- \$43200 Gross Scheduled Income
- \$43200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry
- Floor: Laminate
- Appliances: Gas Range, Range Hood, Water Heater
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), High Ceilings, Laminate Counters, Pantry

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Level with Street, Lot 6500-9999, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01841517
- Gardener:
- Licenses:
- Insurance: \$1,300
- 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	\$1,700	\$1,700	\$1,900
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,900
# Of Units With:								
• Separate Electric: 2 • Gas Meters: 2 • Water Meters: 2 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: 2 • Refrigerator: • Wall AC:			

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- SRCAR - Southwest Riverside County area
 - Riverside County
 - Parcel # 434282003

Michael Lembeck

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Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

Click arrow to display photos







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CR03.0

CUSTOMER FULL: Residential Income LISTING ID: EV23196876

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