

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	Grp	Spcs	Date	DOM/CDOM
1	IG220007589	S	19310 Consul AVE	COR	248	TRUS	2	\$34,140		\$650,000	↓	\$323.71	2008	1952/ASR	15,682/0.36	N	2		02/14/22	2/2
2	EV21266533	S	320 E 11th ST	BMT	263	STD	2	\$17,400		\$420,000	↓	\$247.06	1700	1951/ASR	10,454/0.24	N	2		02/14/22	2/2
3	219071410DA	S	78701 Avenue 42	BD	312	STD	2			\$675,000				1986/ASR	10,890/0.25		2		02/14/22	49/203
4	CV22002572	S	68687 Morongo RD	CC	336	STD	2	\$0		\$460,000		\$239.58	1920	1987/ASR	7,841/0.18	N	3		02/18/22	0/0
5	219069926DA	S	13105 Mountain View RD #1	DHS	340	STD	2			\$476,000	↑			1993/ASR	3,920/0.09		4		02/17/22	67/67
6	219071191DA	S	176 S Willow ST	BLY	374	STD	3			\$219,000	↓			1950/ASR			0		02/15/22	2/2
7	IG21255935	S	5945 Limonite AVE	JUR	251	STD	4	\$57,600		\$925,000	↓	\$243.42	3800	1956/ASR	10,019/0.23	N	0		02/15/22	38/38
8	IV21257929	S	580 S Desert View DR	PSPR	334	STD	4	\$69,540		\$975,000	↑	\$314.52	3100	1954/PUB	10,019/0.23	N	0		02/14/22	15/15
9	PW21264878	S	962 Monarch ST	HMT	699	STD	4	\$42,468		\$725,000	↓	\$190.79	3800	1980/ASR	11,326/0.26	N	8		02/15/22	7/7
10	SW21185695	S	28940 Calle Del Lago	MUR	SRCAR	STD	4	\$66,300		\$1,247,500	↓	\$321.19	3884	1986/ASR	10,890/0.25	N	4		02/17/22	125/125
11	IR21239964	S	6020 Crest AVE	RVSD	252	STD	6	\$86,436	5	\$1,290,000		\$368.78	3498	1963/OTH	14,810/0.34	N	0		02/15/22	15/15
12	22120295	S	32450 CANDLEWOOD DR	CC	336	STD	20			\$4,300,000	↑	\$215.00	20000	1990	50,485/1.15				02/16/22	7/7

Closed • Single Family Residence

List / Sold: **\$695,000/\$650,000** ↓

19310 Consul Ave • Corona 92881

2 days on the market

**2 units • \$347,500/unit • 2,008 sqft • 15,682 sqft lot • \$323.71/sqft •
Built in 1952**

Listing ID: IG22007589

!5 fwy Exit Ontario go East. Left on Consul Ave.



Excellent Opportunity for Investor or Contractor!! Two separate Properties with Separate Parcels!! Separate Water, Electric and Gas Meters!! Being Sold Together ONLY!! First House, 19310 Consul Ave. is the Main/Original house, 3 bedroom, 2 bath, 1108 SF. Built in 1952. Updated Kitchen. Indoor Laundry Room. Detached Two Car Garage. Central Heat and AC. On a 7841 SF Lot. Parcel# 277-081-005. Second House is 19320 Consul Ave. 2 bedroom, 1 bath, Updated Kitchen, 900 SF. Built in 1959. Indoor Laundry Room. Central Heat and AC. 7841 SF. Lot. Large Storage Shed in front and a small storage shed on the side. Parcel# 277-081-006. Both Houses have a Large covered carport in front. These two Houses MUST be sold together. They share a common Driveway, which effects access to the detached Garage for the main house and the back lot for the second house. The Septic system was modified/alterd through the years, and needs work!! The repairs needed on septic system affect both properties, and they need to be completely re-done. The Seller has paid for the plans and perk tests for both properties septic systems, but, Seller WILL NOT pay for any repairs. The Price has been discounted below the Appraisal because Seller the Seller is aware the septic system for both properties needs replaced. These properties will not go FHA. Must be sold AS-IS.

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$695,000
- 3 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$24 (Assessor)
- Laundry: Individual Room
- \$34140 Gross Scheduled Income
- \$32140 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$4,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00985517
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$2,000
- Other Expense Description: TAX

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,695	\$1,695	\$1,695
2:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$1,150

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- 248 - Corona area
- Riverside County
- Parcel # 277081005

Michael Lembeck

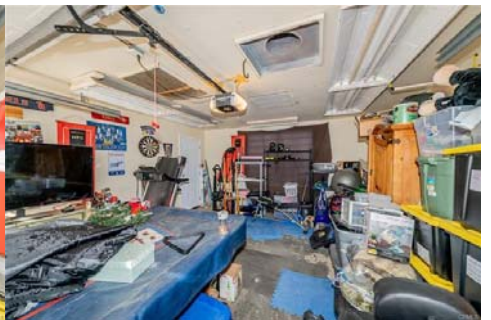
State License #: 01019397
Cell Phone: 714-742-3700

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: IG22007589

Printed: 02/20/2022 3:23:20 PM

Closed • **Single Family Residence**

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

320 E 11th St • Beaumont 92223

2 days on the market

2 units • \$212,500/unit • 1,700 sqft • 10,454 sqft lot • \$247.06/sqft • Built in 1951

Listing ID: EV21266533

Beaumont Ave to 11th st West to property



2 single family homes on large lot with a 2 car garage. Front house is a 3 bedroom 1 bath and back house is a 2 bedroom 1 bath. Properties have separate gas and electric meters, one water meter separate driveways and parking areas. Very large lot with extra room in the back. Properties appear to each have bedroom added to original configuration. Located close to everything and great rental property or live in 1 and rent the other. Garage could become a possible ADU. Listing agent has not verified any permits or utility information. Buyer to satisfy themselves in this matter

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$425,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$61 (Estimated)
- Laundry: Inside
- \$17400 Gross Scheduled Income
- \$11380 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl
- Appliances: None

Exterior

- Lot Features: Back Yard, Level with Street, Lot 10000-19999 Sqft, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$6,020
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$650
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,919
- Other Expense: \$2,051
- Other Expense Description: taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$775	\$775	\$1,500
2:	1	2	1	2	Unfurnished	\$675	\$675	\$1,350

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 415161019

Michael Lembeck

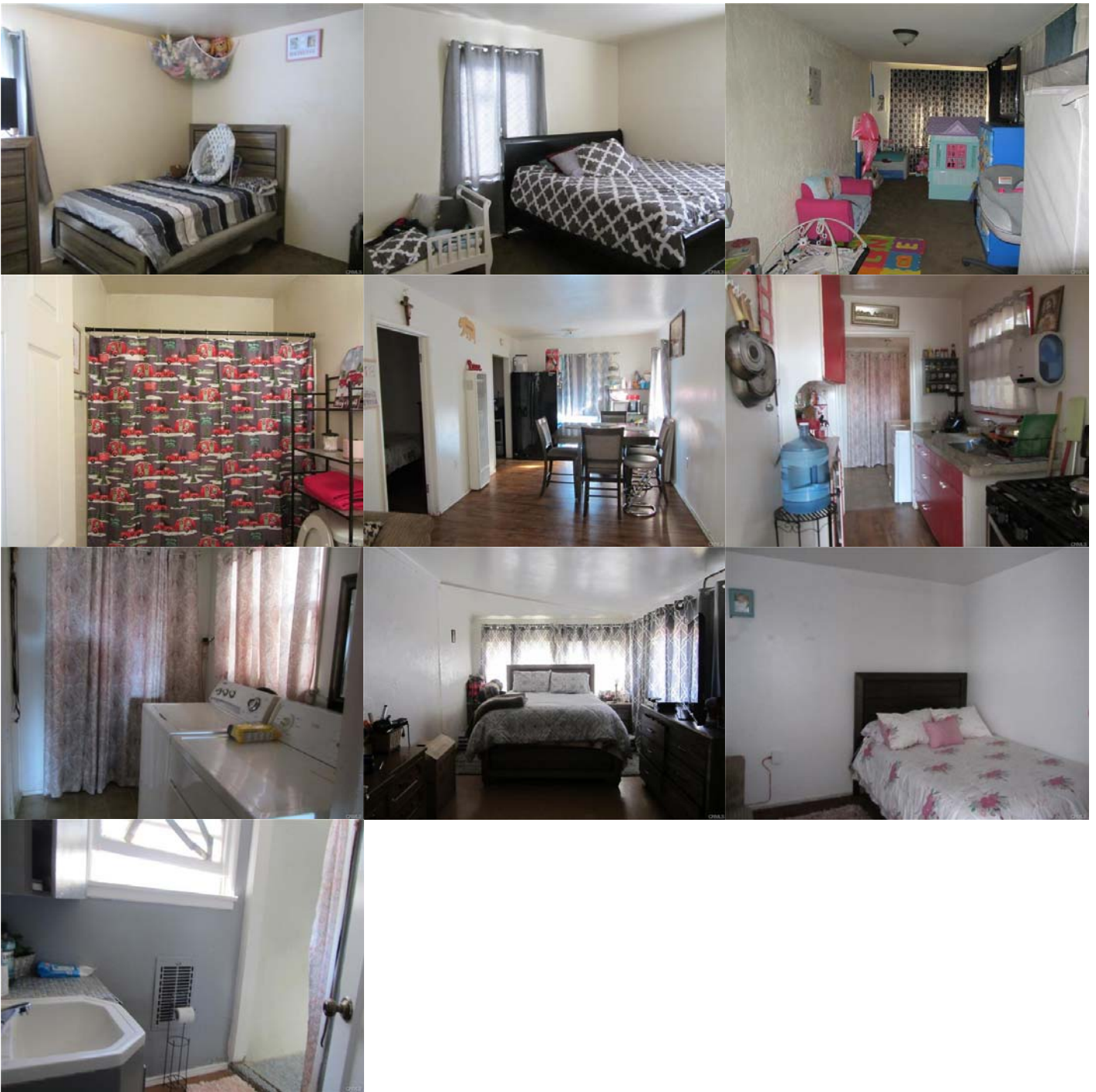
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Re/Max Property Connection

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

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Closed •

List / Sold: **\$675,000/\$675,000**

49 days on the market

78701 Avenue 42 • Bermuda Dunes 92203

2 units • \$337,500/unit • sqft • 10,890 sqft lot • No \$/Sqft data •
Built in 1986

Listing ID: 219071410DA

Bermuda Dunes, on Ave 42



Here's an opportunity for an owner-user to pick up a Duplex in Bermuda Dunes. Unit A pays \$1,411 (month to month). Unit B pays \$1,795 (move in date 8/31/2021) Both rental units have 2 bedrooms, 2 bathrooms, each with a 2 car garage, and a backyard/side-yard. The building has been recently painted along with other improvements. Or, use them as Short Term Vacation Rental (STVR). See attached Riverside County STVR Ordinance Riverside County STVR Website : <https://rctlma.org/shorttermrentals> (application, ordinance, good neighbor brochure, etc.) Proforma Income Unit A: \$1,411 (\$1,795 (Market) Unit B: \$1,795 Monthly: \$3,590 Annual: \$43,080 Expenses Taxes (New): \$8,020 Insurance: \$500 Gardener: \$1,440 Pest Control: \$420 Trash: 480 Water: \$960 Total: \$11,820

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$675,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$31260 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Tile
- Appliances: Dishwasher, Gas Range, Microwave, Water Heater

Exterior

- Lot Features: Back Yard, Landscaped, Lawn, Paved, Yard

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale

- 312 - Bermuda Dunes, Myoma area
- Riverside County
- Parcel # 607216025

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CUSTOMER FULL: Residential Income LISTING ID: 219071410DA

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Closed •

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

68687 Morongo Rd • Cathedral City 92234

0 days on the market

**2 units • \$230,000/unit • 1,920 sqft • 7,841 sqft lot • \$239.58/sqft •
Built in 1987**

Listing ID: CV22002572

Cathedral Canyon / Ortega Rd / Moreno Rd / Morongo Rd



Facts & Features

- Sold On 02/18/2022
- Original List Price of \$460,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Central
- \$522 (Estimated)
- Laundry: See Remarks
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01278436
- 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:	2	4	0	3	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 336 - Cathedral City South area
- Riverside County
- Parcel # 680398003

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Closed •

List / Sold: **\$460,000/\$476,000** ↑

13105 Mountain View Rd # 1 • Desert Hot Springs 92240

67 days on the market

2 units • \$230,000/unit • sqft • 3,920 sqft lot • No \$/Sqft data •
Built in 1993

Listing ID: 219069926DA

From 1-10 take PALM DR, take HACIENDA (east) to MOUNTAIN VIEW, turn right. From WASHINGTON ST, follow (north) to THOUSAND PALMS CNYN RD turn (north) to DILLON RD, turn left (west) to MOUNTAIN VIEW RD (north).



Highest & Best by 5PM Monday-10th. Broker Open SAT-8th 12-2pm. One level duplex. Long time tenants are month to month. Each unit is 3-bedroom, 2-bath. Attached 2-car garages with direct access + separated & gated driveways. No HOA fees. The City of Desert Hot Springs allows Short Term Rentals and is located only 10 minutes outside of Palm Springs! Walk-in closet in master suite and also a walk-in closet in one of the two guest bedrooms. Interior laundry room accommodates full size appliances. Refrigerators, washers & dryers in both units belong to tenants. Approximately 1300sf each unit. Separate utilities and connected to city sewer. Both back yards are fully enclosed with low-maintenance landscape plus beautiful mountain views. Clear termite report attached. Easy to drive by. Do Not Disturb Occupants! Property is sold occupied, sellers will not consider offers asking for property to be delivered vacant. No Showings until Saturday-8th between Noon & 2pm.

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$449,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Natural Gas, Central, Forced Air
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room, Utility Room
- Floor: Carpet, Tile
- Appliances: Gas Range, Water Heater
- Other Interior Features: High Ceilings, Open Floorplan, Storage

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Paved, Yard
- Security Features: Fire and Smoke Detection System
- Sewer: Unknown

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: 2
- Gas Meters: 2
- Drapes:
- Patio: 2

- Water Meters: 2
- Carpet:
- Dishwasher: 2
- Disposal:

- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 642207018

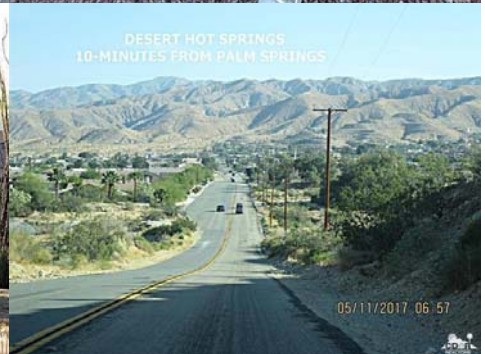
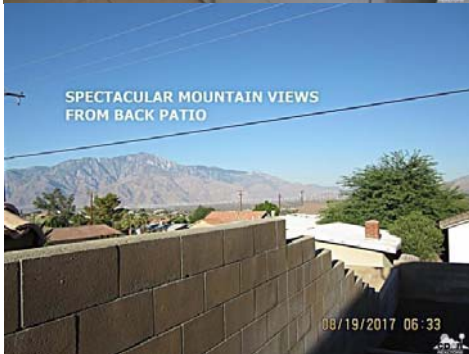
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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$229,800/\$219,000** ↓

176 S Willow St • Blythe 92225

2 days on the market

3 units • **\$76,600/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1950

Listing ID: 219071191DA

West on Hobsonway, south on Willow



Great investment property. This triplex is close to town.. Community laundry room. There are two, two bedroom units that rent for \$750.00 per month. And one 1 bedroom unit that rents for \$630.00. Sits on a large lot. Call today!!!

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$229,800
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Electric
- Heating: Forced Air
- 3 electric meters available
- 0 gas meters available
- 3 water meters available

Interior

- Rooms: Living Room
- Floor: Tile
- Appliances: Water Heater

Exterior

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

Additional Information

- Standard sale
- 374 - Blythe area
- Riverside County
- Parcel # 848022014

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 219071191DA

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Closed •

List / Sold: **\$975,000/\$925,000** ↓

5945 Limonite Ave • Jurupa Valley 92509

38 days on the market

4 units • **\$243,750/unit** • **3,800 sqft** • **10,019 sqft lot** • **\$243.42/sqft** •
Built in 1956

Listing ID: IG21255935

CLAY TO LIMONITE.



WELL TAKEN CARE OF 4 PLEX WITH LONG TERM TENANTS. UNITS HAVE 5 GAS METERS AND 5 ELECTRIC METERS AND A LAUNDRY ROOM.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$975,000
- 1 Buildings
- 5 Total parking spaces
- 5 Total carport spaces
- \$230 (Estimated)
- Laundry: Common Area
- \$57600 Gross Scheduled Income
- \$53280 Net Operating Income
- 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: \$4,420
- Electric: \$360.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,100
- 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	3	1	0	Unfurnished	\$1,250	\$1,250	\$1,550
2:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,400
3:	1	2	1	0	Unfurnished	\$1,075	\$1,075	\$1,400
4:	1	1	1	0	Unfurnished	\$1,025	\$1,025	\$1,175

Of Units With:

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

Additional Information

- Standard sale
- 251 - Jurupa Valley area
- Riverside County
- Parcel # 182280007

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IG21255935

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Closed • **Quadruplex**

List / Sold: **\$975,000/\$975,000** ↑

580 S Desert View Dr • Palm Springs 92264

15 days on the market

4 units • \$243,750/unit • 3,100 sqft • 10,019 sqft lot • \$314.52/sqft • Built in 1954

Listing ID: IV21257929

Take Ramon Road to Desert View proceed south to address.



100% Occupancy at market rent rates. Great Opportunity to own a clean 4 unit Mid Century Complex in Palm Springs. Most of the units have been updated in the last 5 years. New Tile, new kitchen and bathroom fixtures, new lighting, new mini Split Heat/AC units. Newer Windows and doors. Newer Interior and exterior paint. Newer roofs on entire building. This complex faces West and has a spectacular view of the San Jacinto Mountain Range. The Units are all 1 bedroom with the exception of the large 2 bedroom Unit #2. Rent them all or keep a big vacation residence for yourself and cover the overhead with tenant rentals. Fully Desert landscaped with lots of outdoor space for improvements. Ample off street parking and a fully walled in courtyard with a classic Retro Style make this a true Palm Springs Historic Gem. Potential is endless. Please Respect the Privacy of Occupants Drive By Only

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$895,000
- 2 Buildings
- 8 Total parking spaces
- Cooling: Ductless, ENERGY STAR Qualified Equipment, SEER Rated 16+
- Heating: Ductless, High Efficiency
- \$1,008 (Estimated)
- Laundry: Outside
- \$69540 Gross Scheduled Income
- \$57980 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,637
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$450
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,395	\$1,395	\$1,500
2:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$1,800
3:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,500
4:	1	1	1	0	Unfurnished	\$1,450	\$1,450	\$1,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- 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 # 680032005

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV21257929

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Closed •

List / Sold: **\$749,000/\$725,000** ↓

962 Monarch St • Hemet 92543

7 days on the market

**4 units • \$187,250/unit • 3,800 sqft • 11,326 sqft lot • \$190.79/sqft •
Built in 1980**

Listing ID: PW21264878

East of State St. and North of Stetson



Built in 1980, Single Story 2 Bedroom and 1.75 Bath units with attached double car garages. Back unit makes a great owner's unit with a fireplace and private yard. Front unit has an enclosed patio that is used as a 3rd bedroom. Buyer to verify permit status. All units have central A/C and separate meters for gas and electric utilities and separate hot water heaters. Units have tile floors throughout to keep turnover expenses low. Rents are low so lots of upside. No rent increases have been given in more than 3 years so can bump them up immediately. Water efficient landscaping.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$749,000
- 1 Buildings
- Levels: One
- 9 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,200 (Estimated)
- \$42468 Gross Scheduled Income
- \$20385 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,809
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,500
- Cable TV:
- Gardener:
- Licenses: 350
- Insurance: \$1,500
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense: \$2,245
- Other Expense Description: reserve

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$944	\$944	\$1,500
2:	1	2	2	2	Unfurnished	\$925	\$925	\$1,400
3:	1	2	2	2	Unfurnished	\$863	\$863	\$1,600
4:	1	2	2	2	Unfurnished	\$807	\$807	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Riverside County
- Parcel # 446320062

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: PW21264878

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Closed • **Quadruplex**

List / Sold:

\$1,395,000/\$1,247,500 ↓

125 days on the market

28940 Calle Del Lago • Murrieta 92563

4 units • **\$348,750/unit** • **3,884 sqft** • **10,890 sqft lot** • **\$321.19/sqft** •
Built in 1986

Listing ID: SW21185695

From Murrieta Hot Springs Rd. Turn on Calle Del Lago. Property is on the corner of Calle Del Lago and Calle Hermosa



BACK ON THE MARKET!!! Location, Location, Location!!! Corner building, well maintained & mature landscaping. 4 Unit investment property in Murrieta, CA. Three (2 bedroom/1.5 bath) units, and one (3 bedroom/2 bath) unit. All units have 1 car garage. Central heating & air conditioning. Individually metered natural gas & electric. Coin operated laundry unit.

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1 (Unknown)
- Laundry: Common Area, Community, Dryer Included, See Remarks, Washer Included
- \$66300 Gross Scheduled Income
- \$53278.19 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Landscaped, Sprinkler System
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,022
- Electric: \$500.40
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,729
- Cable TV: 01879689
- Gardener:
- Licenses:
- Insurance: \$1,165
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,161
- Other Expense: \$720
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,550	\$1,550	\$1,900
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,850
3:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,850
4:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,900

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- \$60 HOA dues Monthly
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 913192007

Michael Lembeck

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Re/Max Property Connection

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

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Closed •

List / Sold: **\$1,290,000/\$1,290,000**

6020 Crest Ave • Riverside 92503

15 days on the market

**6 units • \$215,000/unit • 3,498 sqft • 14,810 sqft lot • \$368.78/sqft •
Built in 1963**

Listing ID: TR21239964

Corner of Crest Ave. & Cypress Ave.



HUGE CORNER LOT 6 UNITS COMPLEX. Approx. 38% Upside in Rent. This 6 units apartment complex is mixed with 1 single house (2 Bed/ 2 Bath) and 5 units (3 units are 1 bed/1 bath and 2 units are 2 bed/1 bath). Approx. 3,498 building sf., 14,810 sf. lot size. Ample parking spaces. Well maintained and managed property.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$1,290,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- Cap Rate: 4.78
- \$86436 Gross Scheduled Income
- \$61677 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,166
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,536
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,280
- Maintenance: \$574
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,364
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,209	\$1,209	\$2,000
2:	1	2	1	0	Unfurnished	\$1,230	\$1,230	\$1,750
3:	1	2	1	0	Unfurnished	\$1,444	\$1,444	\$1,750
4:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,500
5:	2	1	1	0	Unfurnished	\$909	\$1,819	\$3,000

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 150120012

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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Closed •

List / Sold:

\$4,000,000/\$4,300,000 ↑

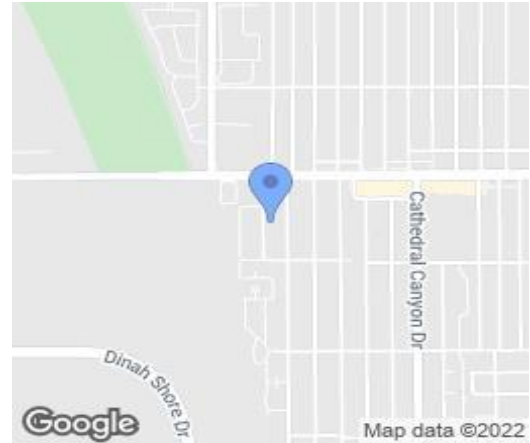
7 days on the market

Listing ID: 22120295

32450 CANDLEWOOD Dr • Cathedral City 92234

**20 units • \$200,000/unit • 20,000 sqft • 50,485 sqft lot • \$215.00/sqft •
Built in 1990**

32450 Candlewood Dr. Cathedral City, CA 92234



Facts & Features

- Sold On 02/16/2022
- Original List Price of \$4,000,000
- 3 Buildings
- \$159983 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$109,285
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02062634
- 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:	12	2	1		Unfurnished	\$1,079	\$12,950	\$21,000
2:	8	2	2		Unfurnished	\$1,334	\$10,670	\$14,500

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

- 336 - Cathedral City South area
- Riverside County
- Parcel # 680190032

Michael Lembeck

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

Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 22120295

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