

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	219051712DA	S	33387 Shifting Sands TRL	CC	335	STD	2			\$460,000 			1987/ASR		4	02/17/21	41/41
2	20671690	S	66202 7Th ST	DHS	340	STD	2			\$256,000 	\$124.51	2056	1946	6,534/0.15		02/19/21	7/7
3	SW20054405	S	457 W 6th ST	SJCN	SRCAR	STD	2	\$2,200		\$299,900 	\$166.61	1800	1957/ASR	6,970/0.16	2	02/19/21	295/295
4	IV21007365	S	10098 Campbell AVE	RVSD	252	TRUS	4	\$8,000		\$458,036 	\$176.17	2600	1945/EST	10,019/0.23	0	02/16/21	8/8
5	SW20064502	S	15452 Perris BLVD	MORV	259	STD	4	\$52,200		\$721,500 		1	1970/SLR	6,534/0.15	2	02/18/21	253/253
6	TR20239139	S	33070 Jamieson ST	LKEL	SRCAR	STD	4	\$58,764	6	\$725,000 	\$181.25	4000	1972/OTH	5,663/0.13	0	02/17/21	39/39

Closed •

List / Sold: **\$475,000/\$460,000** ↓

33387 Shifting Sands Trl • Cathedral City 92234

41 days on the market

2 units • \$237,500/unit • sqft • No lot size data • No \$/Sqft data •

Listing ID: 219051712DA

Built in 1987

Please use GPS.



Looking for an investment property? This duplex has a total of 4 beds and 4 baths, 2,714 sqft., 9,148 sqft. lot. Close to shopping and restaurants and minutes to downtown Palm Springs.

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$549,500
- 1 Buildings
- 6 Total parking spaces
- Heating: Forced Air
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Living Room
- Floor: Carpet, Tile
- Appliances: Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01333814
- 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
- 335 - Cathedral City North area
- Riverside County
- Parcel # 680350050

Michael Lembeck

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Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 219051712DA

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Closed •

List / Sold: **\$269,000/\$256,000** ↓

66202 7Th St • Desert Hot Springs 92240

7 days on the market

**2 units • \$134,500/unit • 2,056 sqft • 6,534 sqft lot • \$124.51/sqft •
Built in 1946**

Listing ID: 20671690

From Cactus Drive and 7th Street go west to 66202. Homes are on the upper side of street.



This property is perfect for an investor or a buyer who wants to live in one unit and rent out the other. It consists of 2 homes on one lot. Both units have around 1000 square feet of living space and have 2 bedrooms and 2 baths. The front unit has been recently painted inside and has a new water heater and A/C condenser. The back unit has just had some updating done to one of the baths as well as some new plumbing in the kitchen and a new garbage disposal. Both units are currently rented. DRIVE BY ONLY WITH INSPECTION ALLOWED AFTER ACCEPTED OFFER.

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$269,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Forced Air
- Laundry: Outside
- \$13234 Net Operating Income

Interior

- Floor: Tile
- Appliances: Disposal

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$9,566
- 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:	1	2	2		Unfurnished	\$1,150	\$1,150	\$1,200
2:	1	2	2		Unfurnished	\$750	\$750	\$1,200
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 # 639181045

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 20671690

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Closed •

List / Sold: **\$299,900/\$299,900** ↓

457 W 6th St • San Jacinto 92583

295 days on the market

**2 units • \$149,950/unit • 1,800 sqft • 6,970 sqft lot • \$166.61/sqft •
Built in 1957**

Listing ID: SW20054405

State Street North Santa Fe Left Sixth St right off Santa Fe



2 houses on 1 lot directly across from St Hyacienth Catholic School Quiet street Front unit is 2/1 rented for \$1000 a month Back unit rented at 2/1 rented at \$1100 with a 2 car garage Great bread and butter units close to shopping Drive by only both units occupied offer subject to interior inspection Owner pays electric and water tenants pay gas and electric two individual laundry rooms in back of 2 car garage

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$328,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Common Area
- \$2200 Gross Scheduled Income
- \$2100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$98
- Cable TV: 01814504
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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:	2	4	2	2	Unfurnished	\$2,100	\$2,100	\$0

Of Units With:

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

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 435171026

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CUSTOMER FULL: Residential Income **LISTING ID:** SW20054405

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Closed •

List / Sold: **\$449,000/\$458,036** ↑

10098 Campbell Ave • Riverside 92503

8 days on the market

4 units • **\$112,250/unit** • **2,600 sqft** • **10,019 sqft lot** • **\$176.17/sqft** •
Built in 1945

Listing ID: IV21007365

On the Corner of Crest and Campbell. Units face Crest.



Great Investment Opportunity in Riverside! This property is has four individual one bedroom / one bath units with no shared walls on a large corner lot with room to build. Currently, only one unit is occupied on a month to month basis. The other three units are in different stages of remodel. This property is in a great location on the corner of Crest and Campbell and boasts lots of off-street parking, separate electric meters, an orchard, and appears to be part of the historic Camp Anza. Close to shopping, schools, and parks. Property being sold in "as is" condition. Buyer's to do their own due diligence. Please do not disturb occupants.

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$449,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- \$8000 Gross Scheduled Income
- \$3616 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,384
- Electric: \$0.00
- Gas: \$711
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01876073
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$691
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,710
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$750	\$750	\$800
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0
3:	1	1	1	0	Unfurnished	\$0	\$0	\$0
4:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale

- 252 - Riverside area
- Riverside County
- Parcel # 147071015

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: IV21007365

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Closed •

List / Sold: **\$750,000/\$721,500** ↓

253 days on the market

15452 Perris Blvd • Moreno Valley 92551

4 units • \$187,500/unit • 1 sqft • 6,534 sqft lot • No \$/Sqft data •
Built in 1970

Listing ID: SW20064502

Perris Blvd between Gentian and Filaree



Investor Alert! Automatic Cash Flow! This 4 plex is turnkey. All 2 bedroom 1 bath units. . All units have great tenants that take great care of their space. Coin operated laundry room for more potential profit. Fully fenced with basic easy to maintain landscaping. There is 4 covered parking spots and 3 additional uncovered. Upstairs units have balconies and lower units have a patio. Close to all the major warehousing jobs in Moreno Valley and Perris!

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$750,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- \$52200 Gross Scheduled Income
- \$38810 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sprinklers Timer
- Fencing: Masonry, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,390
- Electric: \$285.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,566
- Cable TV: 01739953
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,824
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$1,350
2:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,350
3:	1	2	1	0	Unfurnished	\$1,045	\$1,045	\$1,350
4:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,350

Of Units With:

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

Additional Information

- Standard sale

- 259 - Moreno Valley area
- Riverside County
- Parcel # 486091006

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Re/Max Property Connection

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** SW20064502

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Closed • **Quadruplex**

List / Sold: **\$750,000/\$725,000** ↓

33070 Jamieson St • **Lake Elsinore 92530**

39 days on the market

4 units • **\$187,500/unit** • **4,000 sqft** • **5,663 sqft lot** • **\$181.25/sqft** •
Built in 1972

Listing ID: TR20239139

Grand Ave to Jamieson



3D tour at <https://view.3dtours.biz/cp/ca06a939/> for this incredible opportunity to own an income producing fourplex in Lake Elsinore with long term tenants. This fourplex features 4 identical floor plan fully occupied units with a 5.5% cap rate. Each unit is custom painted throughout with private laundry and complete with a tiled entry that flows into the tiled living room with ceiling fan overhead. There is a half bathroom downstairs beyond the living room with pedestal sink. Just past the bedroom is the upgraded kitchen highlighted with granite counters, electric range with overhead microwave and large stainless steel sink with eating area and sliding door access to the back patio. Upstairs are both bedrooms which feature wall to wall carpet. The larger bedroom has a balcony providing great views of the surrounding area. The hallway bathroom is complete with granite counters and a shower/tub combo. This complex has a great location near highway access, freeway access and nearby recreational areas, shopping, dining and entertainment.

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$799,900
- 1 Buildings
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s), Electric
- Heating: Wall Furnace, Electric
- Laundry: Dryer Included, In Closet, Washer Hookup, Washer Included
- Cap Rate: 5.5
- \$58764 Gross Scheduled Income
- \$42168 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: Dishwasher, Electric Range, Disposal, Microwave, Recirculated Exhaust Fan, Self Cleaning Oven, Water Heater
- Other Interior Features: Granite Counters, Unfurnished

Exterior

- Lot Features: Rectangular Lot, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Good Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,596
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- 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	\$1,300

2:	1	2	2	0	Unfurnished	\$1,300	\$1,300	\$1,300
3:	1	2	2	0	Unfurnished	\$1,197	\$1,197	\$1,300
4:	1	2	2	0	Unfurnished	\$1,300	\$1,300	\$1,300

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: 4 • Gas Meters: 4 • Water Meters: 1 • Carpet: 4 • Dishwasher: 4 • Disposal: 4 | <ul style="list-style-type: none"> • Drapes: 0 • Patio: 4 • Ranges: 4 • Refrigerator: 4 • Wall AC: 4 |
|---|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • SRCAR - Southwest Riverside County area • Riverside County • Parcel # 387092015 |
|---|---|

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