

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	EV22258298	S	862 N California AVE N	BMT	263	STD	2	\$0		\$480,000	\$260.02	1846	1946/ASR	9,583/0.22	N	0	02/24/23	16/16
2	219084411DA	S	32570 Canyon Vista RD	CC	336	STD	2			\$511,000			1986/ASR	7,405/0.17		2	02/22/23	134/134
3	SW22098188	S	410 N San Jacinto ST	SJCN	SRCAR	STD	2	\$2,600		\$345,000	\$313.64	1100	1965/EST	23,087/0.53	N	1	02/23/23	278/278
4	CV22256166	S	4363 3rd ST	RVSD	252	STD	3	\$75,600		\$775,000	\$377.50	2053	1908/ASR	4,792/0.11	N	0	02/21/23	13/13
5	SW22255410	S	66585 Ironwood DR	DHS	340	STD	3	\$0	0	\$440,000	\$180.92	2432	1985/ASR	8,712/0.2	N	0	02/22/23	5/5

Closed • **Single Family Residence**

List / Sold: **\$480,000/\$480,000**

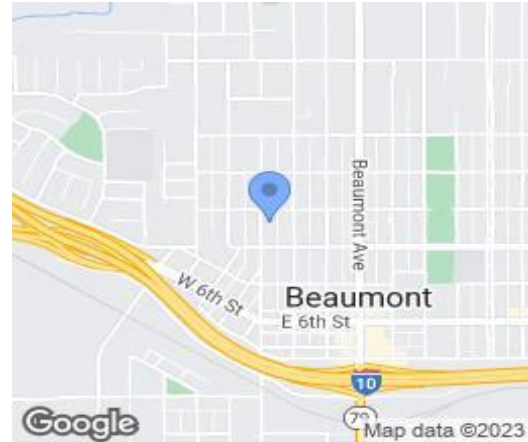
862 N California Ave N • Beaumont 92223

16 days on the market

**2 units • \$240,000/unit • 1,846 sqft • 9,583 sqft lot • \$260.02/sqft •
Built in 1946**

Listing ID: EV22258298

North 6 Th. Street / West of Beaumont Avenue



!!!! Reduced Price!!!! Great Property Two Houses on A Lot, The Two Houses Have Been Updated with New Paint Inside and Outside, Kichen cabinets, Quarts Counter Tops, New Appliances, New Bathrooms with Ceramic Tile Showers, New Doors Outside and Inside. and New HVAC and Ducts. New Roof 2nd. House. This Property Is located Close to Beaumont Downtown, Freeway 1-10, Casino Morongo and Cabazon Outlets.

Facts & Features

- Sold On 02/24/2023
- Original List Price of \$480,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air, Electric
- Heating: Central, Forced Air, Natural Gas
- \$331 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Individual Room, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room, Master Bathroom, Master Bedroom
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Range Hood, Vented Exhaust Fan, Water Heater
- Other Interior Features: Ceiling Fan(s), Open Floorplan, Quartz Counters

Exterior

- Lot Features: Front Yard, Level with Street, Lot 6500-9999, Rectangular Lot, Level, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01266782
- 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	3	2	0	Partially	\$0	\$0	\$0
2:	1	2	1	0	Partially	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 1
- Disposal: 2

- Patio:
- Ranges: 2
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 415331003

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: EV22258298

Printed: 02/26/2023 6:17:01 AM

Closed •

List / Sold: **\$575,000/\$511,000** ↓

32570 Canyon Vista Rd • Cathedral City 92234

134 days on the market

2 units • \$287,500/unit • sqft • 7,405 sqft lot • No \$/Sqft data •
Built in 1986

Listing ID: 219084411DA

Ramon Rd. to Canyon Vista



Duplex 3 beds 2 bath in each unit. Both units are currently generating rental income on a month to month basis.

Facts & Features

- Sold On 02/22/2023
- Original List Price of \$609,000
- 1 Buildings
- 2 Total parking spaces
- 0 Total carport spaces
- Heating: Forced Air
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile

Exterior

- Sewer: Unknown

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01845447
- 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 # 680312033

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** 219084411DA

Printed: 02/26/2023 6:17:02 AM

Closed •

List / Sold: **\$365,000/\$345,000** ↓

278 days on the market

410 N San Jacinto St • San Jacinto 92583

**2 units • \$182,500/unit • 1,100 sqft • 23,087 sqft lot • \$313.64/sqft •
Built in 1965**

Listing ID: SW22098188

menlo and san jacinto



Dont miss this great investment opportunity each unit is a really good size! one car garage and a fenced in yard for animals. A really good size lot as well. This is in the heart of Hemet The correct address is 410 and 412 San Jacinto.

Facts & Features

- Sold On 02/23/2023
- Original List Price of \$389,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Central
- \$124 (Estimated)
- Laundry: Inside
- \$2600 Gross Scheduled Income
- \$28080 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$260
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$40
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$120
- Other Expense:
- Other Expense Description:

Unit Details

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

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 # 445111038

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CUSTOMER FULL: Residential Income LISTING ID: SW22098188

Printed: 02/26/2023 6:17:02 AM

Closed • **Triplex**

List / Sold: **\$775,000/\$775,000** ↓

4363 3rd St • **Riverside 92501**

13 days on the market

3 units • **\$258,333/unit** • **2,053 sqft** • **4,792 sqft lot** • **\$377.50/sqft** •
Built in 1908

Listing ID: CV22256166

NEAR FAIRMOUNT PARK - DOWNTOWN AREA



TRIPLEX IN PREMIER DOWNTOWN NEIGHBORHOOD NEAR FAIRMOUNT PARK. THREE CLEAN UNITS. FIRST FLOOR 3BD - 1BTH UNIT, BEAUTIFUL COND. UPSTAIRS TWO BEDROOM - 1BTH UNIT. REAR 1BD - 1BTH UNIT. ALL IN GREAT COND. PLENTY OF PARKING. ALL SEPARATE METERS EXCEPT WATER.

Facts & Features

- Sold On 02/21/2023
- Original List Price of \$799,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central, Ductless, Forced Air, Natural Gas
- \$82 (Estimated)
- \$75600 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- 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	3	0	0	Unfurnished	\$0	\$0	\$2,600
2:	1	2	0	0	Unfurnished	\$0	\$0	\$2,200
3:	1	1	0	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 214031003

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Re/Max Property Connection

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Closed • **Triplex**List / Sold: **\$450,000/\$440,000** ↓**66585 Ironwood Dr • Desert Hot Springs 92240****5 days on the market****3 units • \$150,000/unit • 2,432 sqft • 8,712 sqft lot • \$180.92/sqft •
Built in 1985****Listing ID: SW22255410****10 to Palm to Ironwood**



Let me start out by saying that this is a very pretty, very well kept triplex, in good condition inside & out. And if you do any research at all, you'll see that this is a great priced opportunity with super returns. What's astonishing here is the amount of income you can get for the money!!! MOREOVER, IF YOU DO YOUR RESEARCH, THIS IS THE LOWEST PRICED 2&1 TRIPLEX IN SOUTHERN CALIFORNIA. There isn't another triplex available (w/2&1's) for less than \$500K!!! This triplex is in a great location. It's also a great location, within walking distance grocery, drug store eateries, and bus stop. Hence tenant's in this complex don't need a car! This triplex consists of three 2 bedroom 1 bath units. Also, each unit has it's own carport. As you can see from the pictures, this complex has been professionally managed and taken care of over the years, and everything is very nice, functional, and updated. Each unit has its own private fenced yard. Units have nice upgraded kitchens. Large living rooms. Tile flooring. Ceiling fans throughout. Nothing more needed to go get market rents!! The seller's are out of town, elderly, and haven't raised rents in years. But all rents are month to month and can be brought up to market rents. At market rents, we're putting out \$64,620 annual gross income, a 6.96 Gross Rent Multiplier, an unheard of (not seen in decades) 12.67% Cap Rate, and an off the charts 36.10% Cash on Cash Return. When was the last time you saw returns like that? To see these returns, check out the Income/Expenses/Returns in the MARKETING PACKAGE attached. As a guide to market rents, please see rent roll and rent comps attached in MARKETING PACKAGE CONTAINED IN SUPPLEMENTS. The market is fetching \$1,795 monthly for 2&1's like ours just a few blocks away. How good a buy is this? Check out the Sale Comp in MARKETING PACKAGE attached. Specifically, a triplex at 13642 La Mesa Dr. recently sold for \$605,000. This comp is two 2&1's and one 1&1's. AND WE ARE THREE 2&1'S!!! AND WE CAN BE BOUGHT FOR \$499,000!!! Here's a final important note. There's a clone identical triplex adjacent which is included in the pictures. This has to be bought with this offering and the purchase price for this triplex is also \$450,000.

Facts & Features

- Sold On 02/22/2023
- Original List Price of \$450,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 6 Total carport spaces
- Heating: Wall Furnace
- \$326 (Estimated)
- Laundry: Electric Dryer Hookup
- Cap Rate: 0
- 4 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: \$0
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses: 0
 - Insurance: \$0
 - Maintenance: \$0
 - Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense: \$0
 - Other Expense Description: 0
-

Unit Details

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

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 3

Additional Information

- Standard sale
- Rent Controlled
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641291003

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