

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	OC20146981	S	1373 Detroit ST	NORC	250	STD	2	\$28,560		\$470,000 	\$405.17	1160	1952/ASR	13,939/0.32	1	02/26/21	48/48
2	219054491DA	S	32400 Aurora Vista RD	CC	336	STD	2			\$370,000 			1985/ASR		2	02/26/21	70/70
3	IG21005707	S	33072 Adelfa ST	LKEL	SRCAR	STD	2	\$13,200		\$470,000 	\$212.48	2212	1980/ASR	6,098/0.14	3	02/22/21	9/9
4	IV20231904	S	655 American AVE	BMT	263	STD	3	\$46,800	5	\$575,000 	\$208.79	2754	1970/ASR	8,712/0.2	0	02/26/21	91/91
5	IV20231883	S	645 American AVE	BMT	263	STD	3	\$46,800	5	\$575,000 	\$208.79	2754	1970/ASR	8,712/0.2	0	02/26/21	91/91
6	219053537DA	S	78861 Avenue 42	BD	312	STD	3			\$875,000			2004/ASR		6	02/22/21	91/91
7	SW20207005	S	5954 La Sierra AVE	RVSD	252	STD	4	\$61,056		\$750,000 	\$214.29	3500	1948/ASR	14,375/0.33	0	02/24/21	110/110
8	IV20215467	S	1155 Valencia AVE	HMT	SRCAR	STD	4	\$50,544		\$515,000	\$158.46	3250	1979/OTH	7,841/0.18	0	02/22/21	9/9
9	IV20215463	S	1135 Valencia AVE	HMT	SRCAR	STD	4	\$50,544		\$515,000	\$158.46	3250	1979/OTH	7,841/0.18	0	02/22/21	9/9
10	IV20215449	S	1130 Valencia AVE	HMT	SRCAR	STD	4	\$49,344		\$515,000	\$158.46	3250	1979/OTH	7,841/0.18	0	02/22/21	9/9

Closed • **Duplex**

List / Sold: **\$449,998/\$470,000** ↑

1373 Detroit St • **Norco 92860**

48 days on the market

2 units • **\$224,999/unit** • **1,160 sqft** • **13,939 sqft lot** • **\$405.17/sqft** •

Listing ID: OC20146981

Built in 1952

Sierra & Detroit



Lots of possible investment opportunities! Use the property as horse property, rent out & cash flow the units, it is possible to do an extension to the units, combine the units to make one house or rent out one unit and live in the other! Features 2 units, 1st unit contains 2 bedrooms and 1 bath. the 2nd unit is a 1 bedroom and 1 bath. Both have separate utility hook ups and on the public sewer. The property is fully fenced with a double gated entry and two storage areas approx. 300 sq. ft behind each of the units. Plenty of room for RV parking, trailer parking and all of your toys! This is a wonderful entry opportunity to enjoy the Norco lifestyle. Close to the riverbed, horse trails, shopping, restaurants, Starbucks, hotels, freeways and schools. Located in Horse Town USA, near Hidden Valley Preserve, Ingalls Equestrian Center and the Riverbed riding trails! Don't miss out on the opportunity to be in a peaceful yet developing area. Owner is currently repairing the property. See the other duplex for sale at 2159 5th St. Riverside for a package sale opportunity.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$449,998
- 1 Buildings
- Levels: One
- 21 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Individual Room, Outside
- \$28560 Gross Scheduled Income
- \$23560 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Master Suite

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Horse Property, Horse Property Improved, Horse Property Unimproved, Lawn, Lot 10000-19999 Sqft, Rectangular Lot, Park Nearby, Ranch, Sprinkler System, Yard
- Sewer: Public Sewer
- Security Features: Carbon Monoxide Detector(s)

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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	\$1,550	\$1,550	\$1,550
2:	1	1	1	1	Unfurnished	\$830	\$830	\$1,000

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0

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

Additional Information

- Standard sale

- 250 - Norco area
- Riverside County
- Parcel # 131050020

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: OC20146981

Printed: 02/28/2021 8:33:08 PM

Closed •

List / Sold: **\$365,000/\$370,000** ↑

32400 Aurora Vista Rd • Cathedral City 92234

70 days on the market

2 units • \$182,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1985

Listing ID: 219054491DA

please use GPS



Great income property , centrally located , 2 bedrooms, 1 1/2 bathrooms on each side, tile and carpet through out..

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$365,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Forced Air
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02071517
- 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: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 336 - Cathedral City South area
- Riverside County
- Parcel # 680283003

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

Closed • Duplex

List / Sold: **\$465,000/\$470,000** ↑

33072 Adelfa St • Lake Elsinore 92530

9 days on the market

2 units • **\$232,500/unit** • **2,212 sqft** • **6,098 sqft lot** • **\$212.48/sqft** •
Built in 1980

Listing ID: IG21005707

Grand To Adelfa



Amazing opportunity for this custom Built 2 Unit home. Live in one and rent out the other for great investment opportunity. This is an awesome custom single level home with a 3 bed 2 full bath home up front and a 2 bed 2 full bath adjacent to the front. This home features a large private yard and a giant 3 car garage. Get here quick to see the stunning mountain views and a gorgeous view of the lake. Build investment wealth or have a fabulous multi-gen living arrangement!

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$465,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$13200 Gross Scheduled Income
- \$10000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$250
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$150
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- 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:	1	3	2	2	Unfurnished	\$0	\$0	\$1,650
2:	1	2	2	1	Unfurnished	\$1,100	\$1,100	\$1,200

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 # 381262030

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:** IG21005707

Printed: 02/28/2021 8:33:08 PM

Closed •

List / Sold: **\$600,000/\$575,000** ↓

655 American Ave • Beaumont 92223

91 days on the market

**3 units • \$200,000/unit • 2,754 sqft • .2 acre(s) lot • \$208.79/sqft •
Built in 1970**

Listing ID: IV20231904

10 Fwy exit Beaumont Ave go North, East on E. 6th st., North on American Ave.



Must be purchased with adjoining parcel. APN#: 419-232-019. MLS#: IV20231883. Offering An Actual CAP Rate of 5.00% with a ProForma CAP Rate of 5.48%. ProForma CAP Rate is Based on Leveling Off Current Rents. Offering An Actual GRM of 13.79 with a ProForma GRM of 12.82. The Property Was Extensively Renovated. Pride Of Ownership, Absolute Turn Key, Recent Capital Improvements Exceeding \$85,000+. Improvements include but are not limited to, Counter Tops, Flooring, Cabinetry, Bathroom Vanities, Wall A/C Units, New Bathroom Faucets, Bathtubs, Sinks, Toilets, Water Heaters, Lighting, Window Frames, Updated Landscaping, Paint, and Doors. Residential Financing Available (Triplex on each Parcel). Rental Comparables Illustrate a 98% Occupancy Area. The Apartment is 100% Occupied With 100% Rent Collections. The American Avenue Apartments are located at 645-655 American Ave. Beaumont, CA. 92223. This 6 unit apartment community is composed of all 2 bedroom, 1 bath units that are approximately 918 sqft. The tenants are awarded with onsite covered parking and a laundry facility. The property sits on .40 acres conveniently located north of the 10 Freeway. The property centralized location offers many advantages, convenient public transportation, close proximity to schools, shopping, and employment. Major employers in the area include San Geronimo Memorial Hospital, Cabazon Outlets, and Morongo Casino which are within 5-10 miles from the property.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$600,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 5.48
- \$46800 Gross Scheduled Income
- \$32858 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$13,438
- Electric: \$270.00
- Gas: \$180
- Furniture Replacement:
- Trash: \$444
- Cable TV: 01457566
- Gardener:
- Licenses: 300
- Insurance: \$750
- Maintenance: \$1,389
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense: \$175
- Other Expense Description: Septic

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	0	Unfurnished	\$3,550	\$3,550	\$3,900

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
- Rent Controlled

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 419232018

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: IV20231904

Printed: 02/28/2021 8:33:08 PM

Closed •

List / Sold: **\$600,000/\$575,000** ↓

645 American Ave • Beaumont 92223

91 days on the market

**3 units • \$200,000/unit • 2,754 sqft • .2 acre(s) lot • \$208.79/sqft •
Built in 1970**

Listing ID: IV20231883

10 Fwy exit Beaumont Ave go North, East on E. 6th st., North on American Ave.



Must be purchased with adjoining parcel. APN#: 419-232-018. MLS#: IV20231904. Offering An Actual CAP Rate of 5.00% with a ProForma CAP Rate of 5.48%. ProForma CAP Rate is Based on Leveling Off Current Rents. Offering An Actual GRM of 13.79 with a ProForma GRM of 12.82. The Property Was Extensively Renovated. Pride Of Ownership, Absolute Turn Key, Recent Capital Improvements Exceeding \$85,000+. Improvements include but are not limited to, Counter Tops, Flooring, Cabinetry, Bathroom Vanities, Wall A/C Units, New Bathroom Faucets, Bathtubs, Sinks, Toilets, Water Heaters, Lighting, Window Frames, Updated Landscaping, Paint, and Doors. Residential Financing Available (Triplex on each Parcel). Rental Comparables Illustrate a 98% Occupancy Area. The Apartment is 100% Occupied With 100% Rent Collections. The American Avenue Apartments are located at 645-655 American Ave. Beaumont, CA. 92223. This 6 unit apartment community is composed of all 2 bedroom, 1 bath units that are approximately 918 sqft. The tenants are awarded with onsite covered parking and a laundry facility. The property sits on .40 acres conveniently located north of the 10 Freeway. The property centralized location offers many advantages, convenient public transportation, close proximity to schools, shopping, and employment. Major employers in the area include San Geronimo Memorial Hospital, Cabazon Outlets, and Morongo Casino which are within 5-10 miles from the property.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$600,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 5.48
- \$46800 Gross Scheduled Income
- \$32858 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$13,438
- Electric: \$270.00
- Gas: \$180
- Furniture Replacement:
- Trash: \$444
- Cable TV: 01457566
- Gardener:
- Licenses: 300
- Insurance: \$750
- Maintenance: \$1,389
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense: \$175
- Other Expense Description: Septic

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	0	Unfurnished	\$3,700	\$3,700	\$3,900

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
- Rent Controlled

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 419232019

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: IV20231883

Printed: 02/28/2021 8:33:08 PM

Closed •

List / Sold: **\$875,000/\$875,000**

78861 Avenue 42 • Bermuda Dunes 92203

91 days on the market

**3 units • \$291,667/unit • sqft • No lot size data • No \$/Sqft data •
Built in 2004**

Listing ID: 219053537DA

Avenida 42 between Washington and Jefferson



Fabulous condition, beautiful desert landscaping. Two 3 bedroom 2 bath units and One 2 bedroom 1 3/4 bath unit. All units are upgraded with granite counter tops, premium cabinetry and custom molding. All have two car garages and each unit has their own private patio. This area has tremendous demand for rental units.....close to elementary school, good location.

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$875,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Central
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, 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: 3
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal:
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 312 - Bermuda Dunes, Myoma area
- Riverside County
- Parcel # 607223020

Michael Lembeck

Re/Max Property Connection

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

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

CUSTOMER FULL: Residential Income LISTING ID: 219053537DA

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Closed • **Quadruplex**

List / Sold: **\$780,000/\$750,000** ↓

5954 La Sierra Ave • **Riverside 92505**

110 days on the market

4 units • **\$195,000/unit** • **3,500 sqft** • **14,375 sqft lot** • **\$214.29/sqft** •
Built in 1948

Listing ID: SW20207005

La Sierra close to Cypress and Arlington



Investor Alert! Location! Location! Location! This 4 unit property is surrounded by single family homes and not other apartments or units. Consisting of 2 separate buildings. Unit A is a 3 bedroom 2 bath rented for \$1,800. Unit B is a 2 bedroom 1 bath rented for \$1,300. Unit C is a 1 bedroom 1 bath rented for \$1,000. Unit D is a studio and is rented for \$890. All four units have their own storage shed. Plenty of parking and 2 separate fenced in backyards. Coin operated laundry on site. All units are in very good condition inside and out. Extremely low taxes! Has solar \$155 a month.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area
- \$61056 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen
- Appliances: Gas Range, Water Heater

Exterior

- Lot Features: Front Yard, Yard
- Fencing: Chain Link, Wood
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,800	\$1,800	\$1,800
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,300
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,000
4:	1	1	1	0	Unfurnished	\$890	\$890	\$890

Of Units With:

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

Additional Information

- Standard sale
- 252 - Riverside area
- Riverside County
- Parcel # 149150052

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: SW20207005

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Closed •

List / Sold: **\$515,000/\$515,000**

1155 Valencia Ave • Hemet 92543

9 days on the market

**4 units • \$128,750/unit • 3,250 sqft • 7,841 sqft lot • \$158.46/sqft •
Built in 1979**

Listing ID: IV20215467

Cross Streets: N. Hamilton Ave



Great opportunity to pick up this established investment property located in the heart of Hemet with a lot of upgrades, no capital expenditures will be needed for the next couple of years. 3 units down stairs, each with fenced backyards and one upstairs with a balcony. This property features separate electrical meters, central a/c and furnace, and separate gas meters for each unit. Owner also selling the four-plex next door and one across the street, all can be purchase together for a total of 12 units. Take advantage of no commercial loans needed.

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$515,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- \$50544 Gross Scheduled Income
- \$27842 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$152.88
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,435
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$1,802
- Maintenance: \$600
- Workman's Comp:
- Professional Management: 3454
- Water/Sewer: \$4,435
- Other Expense: \$722
- Other Expense Description:

Unit Details

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

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

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 442305013

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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:** IV20215467

Printed: 02/28/2021 8:33:08 PM

Closed •

List / Sold: **\$515,000/\$515,000**

1135 Valencia Ave • Hemet 92543

9 days on the market

**4 units • \$128,750/unit • 3,250 sqft • 7,841 sqft lot • \$158.46/sqft •
Built in 1979**

Listing ID: IV20215463

Cross Streets: N. Elk St & Florida Ave



Great opportunity to pick up this established investment property located in the heart of Hemet with a lot of upgrades, no capital expenditures will be needed for the next couple of years. 3 units down stairs, each with fenced backyards and one upstairs with a balcony. This property features separate electrical meters, central a/c and furnace, and separate gas meters for each unit. Owner also selling the four-plex next door and one across the street, all can be purchase together for a total of 12 units. Take advantage of no commercial loans needed.

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$515,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- \$50544 Gross Scheduled Income
- \$31437.74 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,106
- Electric: \$164.64
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,573
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$1,545
- Maintenance: \$600
- Workman's Comp:
- Professional Management: 3454
- Water/Sewer: \$3,500
- Other Expense: \$832
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,250	\$1,250	\$1,300
2:	1	2	1	0	Unfurnished	\$862	\$862	\$1,250
3:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$1,250
4:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$1,250

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

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 442305014

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:** IV20215463

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Closed •

List / Sold: **\$515,000/\$515,000**

1130 Valencia Ave • Hemet 92543

9 days on the market

**4 units • \$128,750/unit • 3,250 sqft • 7,841 sqft lot • \$158.46/sqft •
Built in 1979**

Listing ID: IV20215449

W Oakland Ave and N Hamilton Ave



Great opportunity to pick up this established investment property located in the heart of Hemet. 3 units down stairs, each with fenced backyards and one upstairs with a balcony. This property features separate electrical meters, central a/c and furnace, and separate gas meters for each unit. Owner is selling 2 more four-plexes across the street that can be purchase together for a total of 12 units. Take advantage of no commercial loans needed.

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$515,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area
- \$49344 Gross Scheduled Income
- \$27937 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$132.84
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,750
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$1,545
- Maintenance: \$600
- Workman's Comp:
- Professional Management: 3454
- Water/Sewer: \$3,623
- Other Expense: \$140
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,050	\$1,050	\$12,300
2:	1	2	1	0	Unfurnished	\$862	\$862	\$1,250
3:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,250
4:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,250

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
- SRCAR - Southwest Riverside County area

- Riverside County
- Parcel # 442304017

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:** IV20215449

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