

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	23335923	S	561 W Williams ST	BANN	263	STD	2			\$350,000 	\$486.11	720/A	1930	6,534/0.15	N	0	02/28/24	19/19
2	IV24002378	S	621 S Mistletoe AVE	SJCN	SRCAR	STD	2	\$123		\$440,000 	\$293.33	1500	1926/PUB	7,841/0.18	N	0	03/01/24	9/9
3	IG23227221	S	2287 Woodberry AVE	HMT	SRCAR	STD	3	\$0		\$1,050,000	\$323.08	3250	2023/PUB	8,276/0.19	N	2	02/28/24	26/26
4	PW23191303	S	9059 Colony PL	RVSD	252	STD	4	\$64,800		\$1,100,000 	\$290.70	3784	1978/ASR	9,583/0.22	N	0	02/27/24	69/69
5	IG24012236	S	2989 Canyon Crest DR	RVSD	252	TRUS	4	\$100,980		\$1,300,000 	\$309.52	4200	1965/ASR	7,405/0.17	N	4	02/29/24	5/5

Closed •

List / Sold: **\$335,000/\$350,000** ↑

561 W Williams St • Banning 92220

19 days on the market

2 units • \$167,500/unit • 720 sqft • 6,534 sqft lot • \$486.11/sqft •

Listing ID: 23335923

Built in 1930

Please refer to Google Maps



Accepting backup offers. Updated duplex with 2 separate gas and electric meters, situated in a well-kept neighborhood, new dual pane windows, new carpet in living room, hallways and bedrooms. New tile flooring in Kitchen. The kitchen is brand new: new cabinets, new pull-out faucet. One full bathroom in each unit. Re-glazed shower and bathtub. New toilet, new vanity. Repaired plumbing/electrical. New light fixtures. House has been freshly painted in/out with beautiful color tones. Make Offer Subject to Inspection. Owner pays the water and trash.

Facts & Features

- Sold On 02/28/2024
- Original List Price of \$335,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Wall Furnace
- \$17000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$3,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02116752
- 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	1	1		Unfurnished	\$1,300	\$1,300	\$1,414
2:	1	1	1		Unfurnished	\$1,200	\$1,200	\$1,306

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
- Buyer Agency Compensation: 2.75%

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 540142011

Michael Lembeck

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Citivest Realty Services, Inc

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Closed • Duplex

List / Sold: **\$440,000/\$440,000** ↑

621 S Mistletoe Ave • San Jacinto 92583

9 days on the market

2 units • **\$220,000/unit** • **1,500 sqft** • **7,841 sqft lot** • **\$293.33/sqft** •
Built in 1926

Listing ID: IV24002378

on mistletoe



Welcome to this turn key ready to rent or live in duplex! It is in an amazing part of San Jacinto ready to be your money maker or turn into a family compound! Or if you want to buy your first rental property live in one and rent the other! Amazing opportunity to get something affordable that is completely turn key with everything upgraded! This seller did not hesitate and cut any corners. This is not your average fix and flip property. The seller takes a ton of pride in the work and fixed it up like their own. Do not hesitate this will not last with how the market is churning at the moment.

Facts & Features

- Sold On 03/01/2024
- Original List Price of \$419,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$159 (Estimated)
- Laundry: Inside
- \$123 Gross Scheduled Income
- \$123 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: \$123
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$123
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$123
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$123
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	2	0	Unfurnished	\$123	\$123	\$123
2:	1	2	1	0	Unfurnished	\$123	\$123	\$123

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
- Buyer Agency Compensation: 2%

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 437161014

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Closed • **Single Family Residence**

List / Sold:

\$1,050,000/\$1,050,000

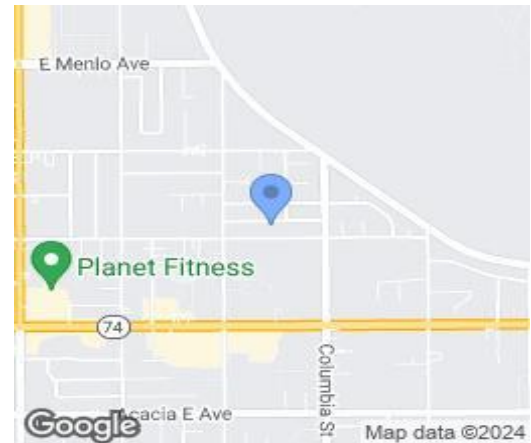
26 days on the market

Listing ID: IG23227221

2287 Woodberry Ave • Hemet 92544

3 units • \$350,000/unit • 3,250 sqft • 8,276 sqft lot • \$323.08/sqft • Built in 2023

Florida to Yale and Yale to Woodberry



INCOME PROPERTY DREAM!!!! This is a huge opportunity for multiple income property applications . From a rental property with 3 income streams to assisted care facilities or sober living housing and many more. Priced below appraised value for a quick close. New construction of 3 units. Main unit with a connected Jr. ADU and a separate ADU. It's located in a multi unit community with like properties. No long term holding costs for renovations, it's ready for occupancy. Jump at this opportunity to get the best ROI numbers with highest rents for new construction with upgraded features. New construction features include new energy efficient AC and heating unit. New upgraded flooring and ceiling fans throughout. Fully supplied kitchens with quartz counter tops and self closing cabinets. Recessed lighting and fire sprinkler system throughout. Tankless water heaters, fully paid solar system , upgraded insulation beyond normal standards, fully landscaped with the low water consumption option. Garage includes a painted floor, a roll up door & opener. Overhead lighting, Solar control and metering, and a side access door. There are really too many things to list here. These features keep your overhead down and your profits up. See these units before they are gone!

Facts & Features

- Sold On 02/28/2024
- Original List Price of \$1,050,000
- 2 Buildings
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$17 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Walk-In Closet
- Floor: Tile, Vinyl
- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Pantry, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Lot 6500-9999, Sprinklers Timer
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$0	\$0	\$2,700
2:	1	3	2	0	Unfurnished	\$0	\$0	\$2,600
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,200

Of Units With:

- Separate Electric: 2
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher: 3
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 4%
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 445144026

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CUSTOMER FULL: Residential Income LISTING ID: IG23227221

Printed: 03/03/2024 9:23:50 AM

Closed • [Quadruplex](#)

List / Sold:

\$1,175,000/\$1,100,000 ↓

9059 Colony Pl • **Riverside 92503**

69 days on the market

4 units • **\$293,750/unit** • **3,784 sqft** • **9,583 sqft lot** • **\$290.70/sqft** •
Built in 1978

Listing ID: PW23191303

Between Arlington and Van Buren Blvd



This income property has 4 units. All units features 2 bed 1bath. 3 units are townhome style and the 4th one is single level. Each Unit one has 946 sq feet of living space. Community Laundry, additional monthly income. 9 assigned onsite parking. Great Opportunity

Facts & Features

- Sold On 02/27/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- \$167 (Estimated)
- Laundry: Community, Dryer Included, Washer Included
- \$64800 Gross Scheduled Income
- \$49875 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: \$14,928
- Electric: \$360.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$2,148
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$1,120
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Buyer Agency Compensation: 2%

- 252 - Riverside area
- Riverside County
- Parcel # 191071007

Michael Lembeck

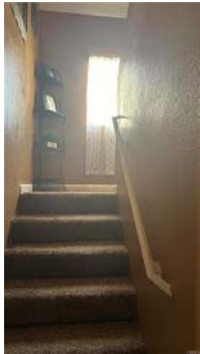
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Closed • **Quadruplex**

List / Sold:

\$1,395,000/\$1,300,000 ↑

5 days on the market

Listing ID: IG24012236

2989 Canyon Crest Dr • Riverside 92507

4 units • \$348,750/unit • 4,200 sqft • 7,405 sqft lot • \$309.52/sqft • Built in 1965

CROSS STREETS: CANYON CREST & ELGIN



CHARMING 4PLEX IN THE UCR AREA OF RIVERSIDE WITH AN 8 MINUTE DRIVE TO THE MISSION INN. ALL 4 UNITS CONSIST OF ...2 BEDROOMS WITH A 1.5 BATH (TOWNHOME STYLE) WITH LARGE PATIOS AND WOOD FIREPLACES, INCLUDES ACCESS TO THE COMMUNITY POOL. THERE IS A 4 CAR GARAGE THAT PERTAINS TO THE BUILDING. ONSITE LAUNDRY ALSO GENERATES INCOME. THIS IS A GREAT INVESTMENT OPPORTUNITY FOR FIRST TIME INVESTORS OR SEASONED INVESTORS. LIVE IN 1 AND RENT THE OTHERS OUT.

Facts & Features

- Sold On 02/29/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$162 (Estimated)
- Laundry: Individual Room, Outside
- \$100980 Gross Scheduled Income
- \$90860 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room
- Floor: Tile, Vinyl
- Appliances: Free-Standing Range, Disposal, Gas & Electric Range, Gas Water Heater, Range Hood

Exterior

- Lot Features: Lot 6500-9999, Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,720
- Electric: \$3,120.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01765039
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$6,600
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,100	\$2,100	\$2,350
2:	1	2	2	1	Unfurnished	\$2,100	\$2,100	\$2,350
3:	1	2	2	1	Unfurnished	\$2,350	\$2,350	\$2,350
4:	1	2	2	1	Unfurnished	\$1,875	\$1,875	\$2,350

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio: 4

- Water Meters: 1
- Carpet: 4
- Dishwasher:
- Disposal: 4

- Ranges: 4
- Refrigerator:
- Wall AC: 8

Additional Information

- Trust sale
- \$550 HOA dues Monthly
- Buyer Agency Compensation: 2%

- 252 - Riverside area
- Riverside County
- Parcel # 250121006

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