

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	219089872PS	S	66077 7th ST	DHS	340	STD	2			\$385,000			1947/ASR	6,534/0.15		0	02/28/23	6/6
2	219088061DA	S	73760 Rancho RD	PDST	322	STD	3			\$600,000			1949/ASR	6,970/0.16		0	03/03/23	84/203
3	219088741DA	S	66800 1st ST	DHS	340	STD	10		6	\$975,000			1965/ASR	10,454/0.24	N	0	03/01/23	54/54

Closed •

List / Sold: **\$385,000/\$385,000**

66077 7th St • Desert Hot Springs 92240

6 days on the market

**2 units • \$192,500/unit • sqft • 6,534 sqft lot • No \$/Sqft data •
Built in 1947**

Listing ID: 219089872PS

From I-10 take Palm exit north to seventh street and make a left.



This is great duplex property, completely remodeled , new flooring, new kitchen cabinets, new windows, new roofing and much more. Near schools, shops and restaurants.

Facts & Features

- Sold On 02/28/2023
- Original List Price of \$385,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room
- Floor: Tile, Laminate
- 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: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 639182008

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

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CUSTOMER FULL: Residential Income LISTING ID: 219089872PS

Printed: 03/05/2023 5:26:50 AM

Closed •

List / Sold: **\$625,000/\$600,000** ↓

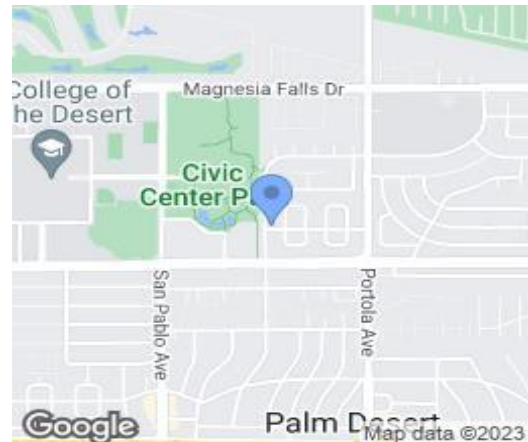
73760 Rancho Rd • Palm Desert 92260

84 days on the market

3 units • **\$208,333/unit** • **sqft** • **6,970 sqft lot** • **No \$/Sqft data** •
Built in 1949

Listing ID: 219088061DA

From Fred Waring Dr go North on San Pascual Ave home will be on the Right corner lot.



What a great location, this potential income producer is walking distance to Civic Center Park, PD Aquatic Center, College of the Desert and more. This Tri-Plex is ready for someone to make it their own. Unit 1 is a 1 bedroom/1 bath with kitchenette and living room. Unit 2 is 2 bedroom/1 bathroom with kitchenette and living room. Unit 3 is a studio style with a kitchenette and all 3 units have access to the backyard. The backyard has a nice open space for people to enjoy. All 3 units have their own entrances providing privacy to the other residents. With all 3 units currently being unoccupied, remodel potential is available as well! There are many possibilities this residential income property can provide: new tenancy, owners with multiple families needing space, or try making it an Air B&B! This Tri-Plex is also sitting on a corner lot, surrounded by desert scape and providing extra parking on the street if needed. Come and take a look this Saturday December 10th from 10 - 2 during the open house.

Facts & Features

- Sold On 03/03/2023
 - Original List Price of \$659,995
 - 1 Buildings
 - Levels: One
 - 3 Total parking spaces
 - 0 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - 3 electric meters available
 - 1 gas meters available
 - 1 water meters available
-

Interior

- Rooms: See Remarks
 - Floor: Tile
-

Exterior

Annual Expenses

- Total Operating Expense:
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01517134
 - 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: 1
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
 - Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:
-

Additional Information

- Standard sale
- 322 - North Palm Desert area
- Riverside County
- Parcel # 622190040

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Closed •

List / Sold: **\$1,050,000/\$975,000** ↓

66800 1st St • Desert Hot Springs 92240

54 days on the market

10 units • \$105,000/unit • sqft • 10,454 sqft lot • No \$/Sqft data •
Built in 1965

Listing ID: 219088741DA

From Date Palm, heading north, turn left or east on 1st St; proceed past Mesquite Ave. The property will be on your right, or north side of the street.



Unique 10-unit apartment building with 9-studio units and one 1-bd/1ba unit, complete with an interior pool surrounded by units and fully enclosed. Talk about privacy! Eight of the units are rented long term with all tenants on month-to-month leases and two of the studio units have been rented out as short-term vacation rentals with AirBnB. There are a number of variations on ownership opportunities here: Of course, it could continue as operated, or an owner could live in one unit and rent out the others with the choice of any combination of long-term and short-term vacation rentals. Income, expenses, and the rent roll is available upon request indicating a CAP rate of 6.45% under new ownership. Also available upon request are details of the AirBnB units as well as Income Summary Statements for those units. Don't miss out on this unique opportunity.

Facts & Features

- Sold On 03/01/2023
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Evaporative Cooling, Wall/Window Unit(s)
- Heating: Electric, Natural Gas, Forced Air, Wall Furnace
- Cap Rate: 6.45
- \$67776 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Tile
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Water Line to Refrigerator, Gas Water Heater, Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$6,600
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance: \$3,525
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,740
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio:
- Ranges: 10
- Refrigerator: 10
- Wall AC:

Additional Information

- Standard sale

- 340 - Desert Hot Springs area
 - Riverside County
 - Parcel # 639322014
-

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