

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	219103648PS	S	12909	Cactus DR	DHS	340	STD	2			\$325,000 ↓			1957/ASR	14,810/0.34		0	02/06/24	18/18
2	EV23183133	S	13660	Mesquite AVE	DHS	340	STD	2	\$28,800		\$425,000 ↓	\$212.08	2004	1989/ASR	7,841/0.18	N	1	02/07/24	86/86
3	QC23225693	S	1175	Valencia AVE	HMT	SRCAR	STD	4	\$0		\$740,000 ↑	\$224.24	3300	1977/PUB	7,841/0.18	N	0	02/05/24	30/30

Closed •

List / Sold: **\$325,000/\$325,000** ↓

12909 Cactus Dr • Desert Hot Springs 92240

18 days on the market

2 units • \$162,500/unit • sqft • 14,810 sqft lot • No \$/Sqft data •

Listing ID: 219103648PS

Built in 1957

Please use GPS for directions



Authentic MID-CENTURY Duplex seated on an extra large corner lot of 14,810 sq. ft. This duplex features 2 1BD & 1BA units right under 600 sq. ft. each, totaling 1196 sq. ft. Each unit has its own spacious outdoor patio with lots of natural light. This Mid-Century Duplex is in excellent vintage condition and has been a Great investment property for its owner. Beautifully re-done with New paint, counters, & wood look tile flooring. New air conditioners were installed in each unit in 2022. Management company is willing to manage property for New owner. This Duplex is a must see!

Facts & Features

- Sold On 02/06/2024
- Original List Price of \$449,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 0 Total carport spaces
- Heating: Forced Air
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: See Remarks
- Floor: Tile
- Appliances: Disposal, Gas Cooktop, Gas Range, Refrigerator, Gas Water Heater, Water Heater

Exterior

- Lot Features: Corner Lot, Park Nearby

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 340 - Desert Hot Springs area

• Buyer Agency Compensation: 3%

• Riverside County
• Parcel # 641074014

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

List / Sold: **\$425,000/\$425,000** ↓

13660 Mesquite Ave • Desert Hot Springs 92240

86 days on the market

2 units • \$212,500/unit • 2,004 sqft • 7,841 sqft lot • \$212.08/sqft •
Built in 1989

Listing ID: EV23183133

Palm Dr North to Two Bunch Palms (East) then left on Ocotillo to Mesquite Ave



Centrally located and within a short distance to schools, services, shopping, and parks this duplex, with tenants in place, is a nice investment opportunity. It features two bedrooms, one bath, kitchen, living room/dining room combo. An attached garage and a private back yard for each unit. Laundry area is located in each garage. The water meter is shared, and each unit has its own gas and electric meter.

Facts & Features

- Sold On 02/07/2024
- Original List Price of \$465,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$28800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen
- Floor: Carpet, Tile
- Appliances: Gas Range, Microwave, Water Heater, Water Line to Refrigerator

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Sewer: Public Sewer, Sewer Assessments

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,300
2:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$1,200

Of Units With:

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

- Disposal: 2

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641312045

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CUSTOMER FULL: Residential Income LISTING ID: EV23183133

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Closed • **Quadruplex**

List / Sold: **\$730,000/\$740,000** ↑

1175 Valencia Ave • Hemet 92543

30 days on the market

4 units • **\$182,500/unit** • **3,300 sqft** • **7,841 sqft lot** • **\$224.24/sqft** •
Built in 1977

Listing ID: OC23225693

From W Florida Ave, turn R onto N Lyon Ave, community will be on the right.



Delivered with tenants. Property currently grossing \$4,856/mo. (\$58,272 annually) Unit 1: 2bed 2bath - \$1,700, Unit 2: 2bed 1bath - \$1,500, Unit 3: 2bed 1bath - \$1,656, Unit 4: 2bed 1bath - VACANT.

Facts & Features

- Sold On 02/05/2024
- Original List Price of \$730,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$137 (Estimated)
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02091157
- 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	2	2	0	Unfurnished	\$1,700	\$0	\$0
2:	1	2	1	0	Unfurnished	\$1,500	\$0	\$0
3:	1	2	1	0	Unfurnished	\$1,656	\$0	\$0
4:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

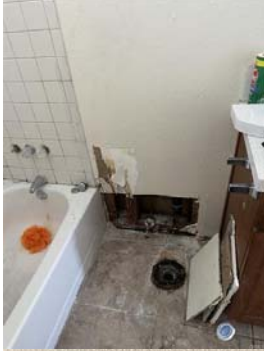
- Standard sale
- Buyer Agency Compensation: 2%
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 442305012

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CUSTOMER FULL: Residential Income LISTING ID: OC23225693

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