

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	SR22249182	S	3050 Lime ST	RVSD	252	STD	3	\$4,700		\$595,000 	\$222.68	2672	1924/ASR	8,276/0.19	N	2	02/09/23	33/33
2	CV22250997	S	15116 Elm CT #B	MORV	259	STD	4	\$40,860		\$800,000 	\$250.00	3200	1965/ASR	10,019/0.23	N	0	02/09/23	14/14
3	QC22206558	S	22827 Bay AVE	MORV	259	STD	6	\$61,200		\$949,000	\$305.34	3108	1970/ASR	7,634/0.1753	N	0	02/08/23	97/97

Closed • **Triplex**

List / Sold: **\$599,000/\$595,000** ↓

3050 Lime St • **Riverside 92501**

33 days on the market

3 units • **\$199,667/unit** • **2,672 sqft** • **8,276 sqft lot** • **\$222.68/sqft** •

Listing ID: SR22249182

Built in 1924

From Fwy 91 to Spruce St. Take Mulberry St to Lime St.



Be welcomed by a Rare Investment opportunity in Riverside. Enter into the first unit that has been completely remodeled with new paint, flooring, and windows. This unit features a 3 Bed/1 Bath. The next middle unit is a detached storage/ office space that has been completely remodeled with new paint & flooring throughout. The 3rd back unit on top of the garage is set up for a potential kitchen and bathroom. Garage Entry from the back ally with plenty of parking space and RV potential with Gate. Some of the recent upgrades include a NEW roof, NEW flooring, NEW double panel windows, fresh NEW exterior and interior paint, NEW garage door, NEW water heater, NEW AC, heater, and NEW appliances. Greeting you as enter is a brand NEW remodeled kitchen on the side and a NEW remodeled bath across. Middle Unit offers a side covered patio with an open floorplan great for an office. Last Unit features and living area, One bedroom, and one bathroom (potential). Great protentional for cash flow.

Facts & Features

- Sold On 02/09/2023
- Original List Price of \$618,800
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- \$83 (Estimated)
- Laundry: Inside
- \$4700 Gross Scheduled Income
- \$4200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,678
- Electric: \$108.00
- Gas: \$390
- Furniture Replacement:
- Trash: \$390
- Cable TV: 01525571
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$390
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,200	\$2,200	\$2,500
2:	1	1	0	0	Unfurnished	\$1,500	\$1,500	\$2,000
3:	1	1	0	0	Unfurnished	\$1,000	\$1,000	\$1,500

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 252 - Riverside area
- Riverside County
- Parcel # 209232011

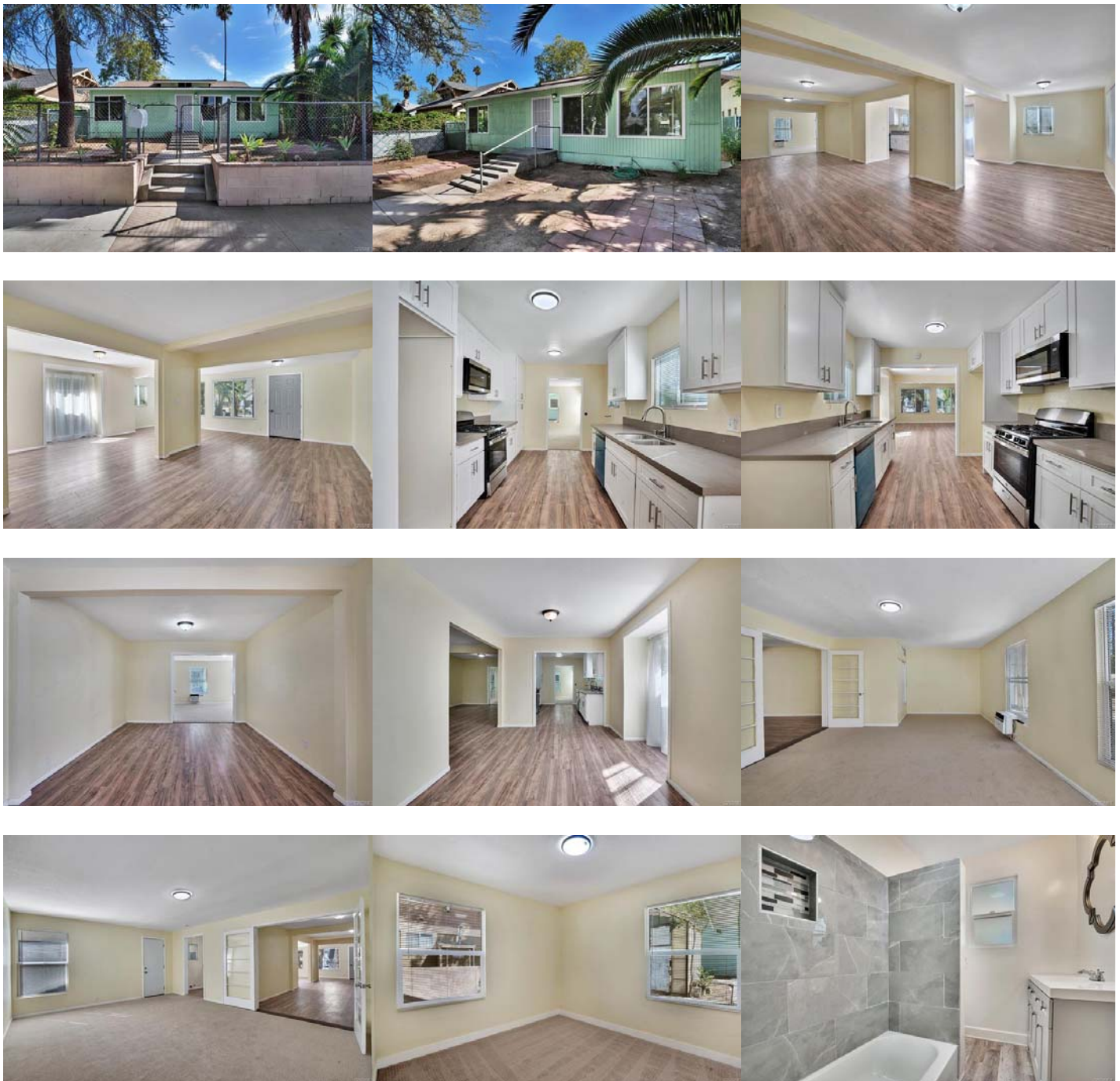
Michael Lembeck

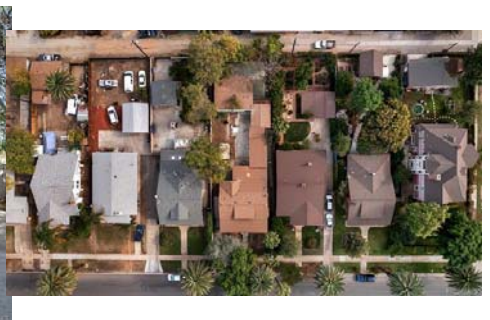
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed • **Commercial/Residential**

List / Sold: **\$799,000/\$800,000** ↑

15116 Elm Ct # B • Moreno Valley 92551

14 days on the market

**4 units • \$199,750/unit • 3,200 sqft • 10,019 sqft lot • \$250.00/sqft •
Built in 1965**

Listing ID: CV22250997

Cross St: John F Kennedy Dr.



Great opportunity in the city of Moreno Valley, 4 two bedroom, 1 bath units, with great income including a coin-op laundry for additional income. Units are near March ARB, schools, parks, stores and 215 freeway.

Facts & Features

- Sold On 02/09/2023
- Original List Price of \$799,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$427 (Estimated)
- Laundry: Common Area, Community
- \$40860 Gross Scheduled Income
- \$35652 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room
- Floor: Tile
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,312
- Electric: \$360.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,248
- Cable TV: 01525571
- Gardener:
- Licenses:
- Insurance: \$1,104
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,175	\$2,175	\$2,250
2:	1	2	1	0	Unfurnished	\$2,175	\$2,175	\$2,250
3:	1	2	1	0	Unfurnished	\$2,175	\$2,175	\$2,250
4:	1	2	0	0	Unfurnished	\$0	\$0	\$2,250

Of Units With:

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

Additional Information

- Standard sale

- 259 - Moreno Valley area
- Riverside County
- Parcel # 485032007

Michael Lembeck

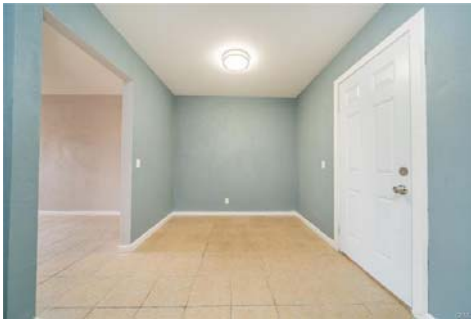
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV22250997

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Closed • **Commercial/Residential**

List / Sold: **\$949,000/\$949,000**

22827 Bay Ave • **Moreno Valley 92553**

97 days on the market

6 units • **\$158,167/unit** • **3,108 sqft** • **7,634 sqft lot** • **\$305.34/sqft** •
Built in 1970

Listing ID: OC22206558

Frederick st/alessandro blvd



LOCATION, LOCATION, LOCATION!! This Building offers 6 units, an Apartment Complex. The Property is gated all around the 6 units with 3 units having its own private gated patio's. The other 3 units are gated, but do not have a private gated patio. All units have wall units for AC. All units have separate electricity, Gas meters. Parking is in the back with gated fence. Separate laundry facility located in the back inside the gated property. Property is located 1 block away from Moreno Valley High School, Moreno Valley Community Park. City Hall is down the street from the Subject Property. Cottonwood Golf Center is across the street. Adrienne Mitchell Park is 1 minute walking distance, 3 blocks Away from the 215 FWY.

Facts & Features

- Sold On 02/08/2023
- Original List Price of \$949,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks
- \$0 (Unknown)
- Laundry: Outside
- \$61200 Gross Scheduled Income
- \$53580 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$635
- Electric: \$112.50
- Gas: \$113
- Furniture Replacement:
- Trash: \$113
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$185
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$113
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$5,100	\$5,100	\$5,100

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 6
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 6

Additional Information

- Standard sale

- 259 - Moreno Valley area
- Riverside County
- Parcel # 291283004

Michael Lembeck

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