

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	DW21200349	S	157 N Sheriff AVE	SJCN	699	STD	2	\$18,000		\$300,000↓	\$157.89	1900	1968/ASR	7,405/0.17	N	0	02/09/22	107/107
2	DW21261220	S	66321 Buena Vista AVE	DHS	340	STD	3	\$2,725		\$395,000↑	\$232.90	1696	1946/ASR	6,534/0.15	N	0	02/09/22	19/19
3	IG21217033	S	16 S C ST	PRS	SRCAR	TRUS	3	\$3,000		\$500,000↓	\$212.31	2355	1934/ASR	22,651/0.52	N	1	02/09/22	26/26
4	IV22005610	S	1135 W 9th ST	COR	248	STD	4	\$46,248		\$1,000,000↑	\$303.77	3292	1964/ASR	7,841/0.18	N	0	02/07/22	8/8
5	IV22005258	S	1141 W 9th ST	COR	248	STD	4	\$46,228		\$1,000,000↑	\$303.77	3292	1964/ASR	7,841/0.18	N	0	02/08/22	8/8
6	IG22001609	S	28165 Alessandro BLVD	MORV	259	STD	4	\$51,624		\$806,700↑	\$206.58	3905	1960/SLR	23,958/0.55	N	4	02/07/22	3/3

Closed •

List / Sold: **\$300,000/\$300,000** ↓

157 N Sheriff Ave • San Jacinto 92583

107 days on the market

2 units • \$150,000/unit • 1,900 sqft • 7,405 sqft lot • \$157.89/sqft •

Listing ID: DW21200349

Built in 1968

San Jacinto to 1st st



Attention investors. Fixer Fixer Fixer. 2 buildings on one lot. Both units are 2 bed one bath each 950 sqft. Both properties will need repairs. Tons of potential for a good resale value. Price to sell quickly.

Facts & Features

- Sold On 02/09/2022
- Original List Price of \$350,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- 2 Total carport spaces
- \$118 (Estimated)
- Laundry: Inside
- \$18000 Gross Scheduled Income
- \$1 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: \$145
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$145
- Cable TV: 01280965
- 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	0	Unfurnished	\$750	\$750	\$1,500
2:	1	2	1	0	Unfurnished	\$750	\$750	\$1,500

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
- Rent Controlled
- 699 - Not Defined area
- Riverside County
- Parcel # 434282003

Michael Lembeck
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Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: DW21200349

Printed: 02/13/2022 10:20:11 AM

Closed • **Triplex**

List / Sold: **\$380,000/\$395,000** ↑

66321 Buena Vista Ave • Desert Hot Springs 92240

19 days on the market

3 units • \$126,667/unit • 1,696 sqft • 6,534 sqft lot • \$232.90/sqft • Built in 1946

Listing ID: DW21261220

Agua Caliente left Vista Way to Buena Vista



Triplex in a great neighborhood, close to shopping centers, schools, and parks. Front unit has 3 bedrooms and 1 bath. Complete with french doors and ceiling fan, and a nice cozy fireplace. Laundry hookups as well. The kitchen is updated with granite counter tops, custom tile backsplash, new cabinets, and built in appliances. The two back units are both 1 bedroom 1 bath and are updated as well. Complete with kitchen and dining room area. The property is huge and there is more than enough private parking. Do not miss this opportunity!

Facts & Features

- Sold On 02/09/2022
- Original List Price of \$380,000
- 2 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- \$876 (Estimated)
- Laundry: Common Area
- \$2725 Gross Scheduled Income
- \$2725 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Desert Back, Desert Front, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,100	\$1,100	\$1,300
2:	1	1	1	0	Unfurnished	\$800	\$800	\$800
3:	1	1	1	0	Unfurnished	\$825	\$825	\$850

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 # 641051007

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CUSTOMER FULL: Residential Income LISTING ID: DW21261220

Printed: 02/13/2022 10:20:12 AM

Closed •

List / Sold: **\$549,000/\$500,000** ↓

16 S C St • Perris 92570

26 days on the market

3 units • **\$183,000/unit** • **2,355 sqft** • **22,651 sqft lot** • **\$212.31/sqft** •
Built in 1934

Listing ID: IG21217033

Redlands and E. 4th St.



Incredible investment opportunity!!!! An amazing 3 units all located on one 22,651 sq ft lot. The lot is very clean and all units are occupied with long standing tenants. The first home tax roll shows 832 sq.ft. seems larger 3 bd 2ba, with it's own electric, gas, and water meter. The second dwelling contains 2 units, A + B, each of which is approx. 650 sq ft, with 2 bd and 1 ba.. Each of the duplex units have their own electric and gas with a shared water meter.

Facts & Features

- Sold On 02/09/2022
- Original List Price of \$549,000
- 0 Buildings
- Levels: One
- 1 Total parking spaces
- \$36 (Estimated)
- Laundry: Gas Dryer Hookup
- \$3000 Gross Scheduled Income
- \$3000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,715
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02141956
- Gardener:
- Licenses:
- Insurance: \$1,515
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	0	Unfurnished	\$1,100	\$1,100	\$1,700
2:	2	2	0	0	Unfurnished	\$800	\$800	\$1,050

Of Units With:

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

Additional Information

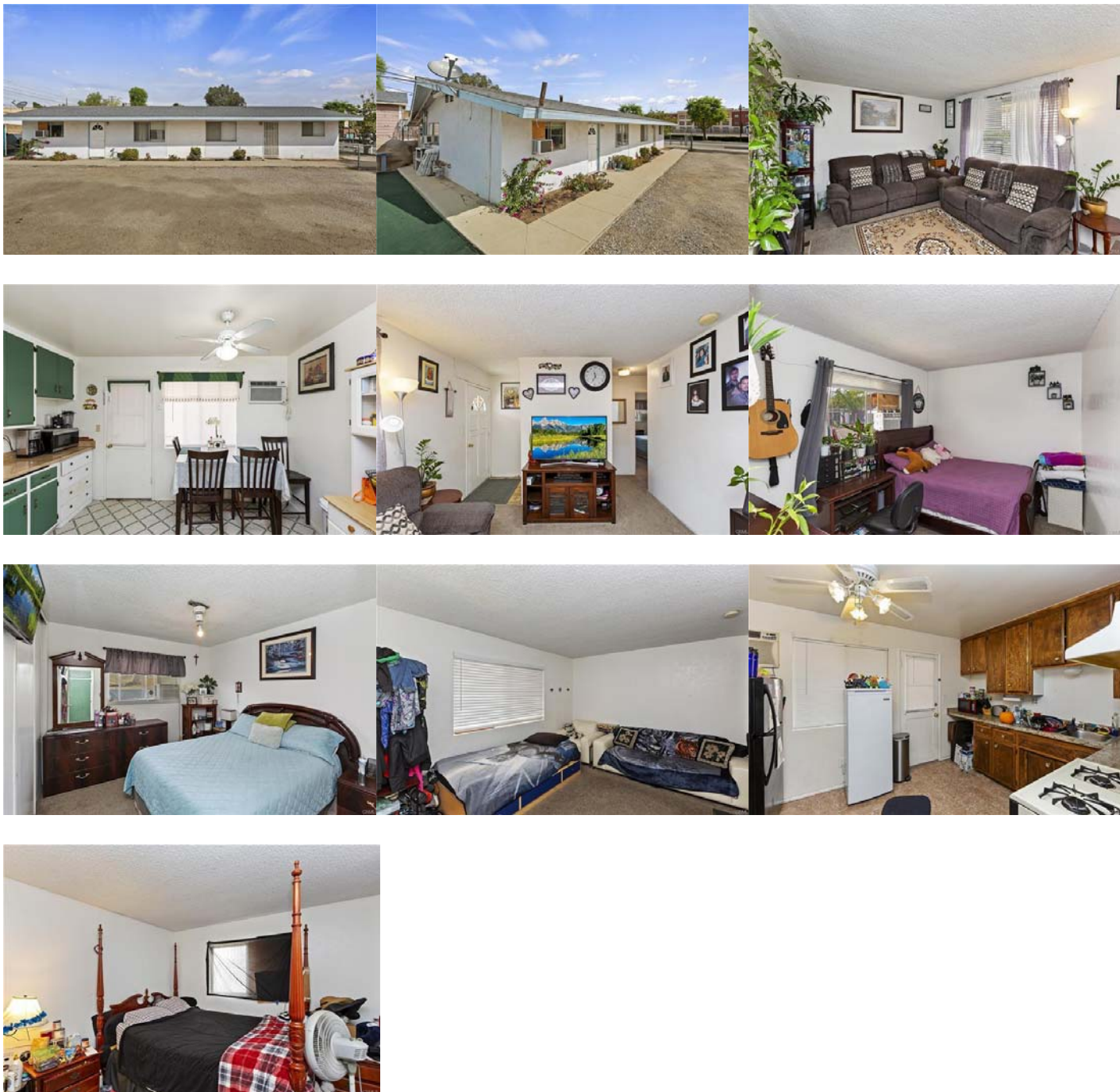
- Trust sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 313071030

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IG21217033

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Closed •

List / Sold: **\$875,000/\$1,000,000** ↑

1135 W 9th St • Corona 92882

8 days on the market

**4 units • \$218,750/unit • 3,292 sqft • 7,841 sqft lot • \$303.77/sqft •
Built in 1964**

Listing ID: IV22005610

South Lincoln to W 9th



Location! 1135 and 1141 are for sale. Great town house style quadruplex with long term tenants. All units are 2 bedroom 2 bath. Units A, B, and C are single level, unit D is up stairs. Carports located at the back of the building with alley access. Owner pays water, trash, sewer, gardener.

Facts & Features

- Sold On 02/07/2022
- Original List Price of \$875,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$80 (Estimated)
- Laundry: Inside
- \$46248 Gross Scheduled Income
- \$27140 Net Operating Income
- 4 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,108
- Electric: \$0.00
- Gas: \$2,049
- Furniture Replacement:
- Trash: \$1,750
- Cable TV: 02125608
- Gardener:
- Licenses:
- Insurance: \$219
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,487
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$630	\$630	\$0
2:	1	2	2	0	Unfurnished	\$1,040	\$1,040	\$0
3:	1	2	2	0	Unfurnished	\$1,260	\$1,260	\$0
4:	1	2	2	0	Unfurnished	\$1,040	\$1,040	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 248 - Corona area

- Riverside County
- Parcel # 110071007

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV22005610

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Closed •

List / Sold: **\$875,000/\$1,000,000** ↑

1141 W 9th St • Corona 92882

8 days on the market

**4 units • \$218,750/unit • 3,292 sqft • 7,841 sqft lot • \$303.77/sqft •
Built in 1964**

Listing ID: IV22005258

South Lincoln and 9th St.



Location! Great town house style quadruplex with long term tenants. All units are 2 bedroom 2 bath. Units A, B and C are single story, unit D is up stairs. Carport at the back of the building with alley access. Owner pays water, sewer, trash, gardner.

Facts & Features

- Sold On 02/08/2022
- Original List Price of \$875,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- \$80 (Estimated)
- Laundry: Inside
- \$46228 Gross Scheduled Income
- \$33117 Net Operating Income
- 4 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$13,110
- Electric: \$0.00
- Gas: \$1,126
- Furniture Replacement:
- Trash: \$1,750
- Cable TV: 02125608
- Gardener:
- Licenses:
- Insurance: \$219
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,115
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,097	\$1,097	\$0
2:	1	2	2	0	Unfurnished	\$1,097	\$1,097	\$0
3:	1	2	2	0	Unfurnished	\$1,076	\$1,076	\$0
4:	1	2	2	0	Unfurnished	\$819	\$819	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 248 - Corona area

- Riverside County
- Parcel # 110071006

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV22005258

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Closed • Apartment

List / Sold: **\$740,000/\$806,700** ↑

28165 Alessandro Blvd • Moreno Valley 92555

3 days on the market

4 units • **\$185,000/unit** • **3,905 sqft** • **23,958 sqft lot** • **\$206.58/sqft** •
Built in 1960

Listing ID: IG22001609

EAST ON ALESSANDRO PAST MORENO BEACH DRIVE



What a deal! Four units with garages and enclosed yards. There are two 2 bedroom 1 bath and two 3 bedroom 1 bath units that would be considered two duplexes. Exteriors just had fascia and eave wood replaced as well as exterior painting done and back garage doors replaced. Last unit was just painted inside and remodeled with new granite countertops in the kitchen, new ceramic tile flooring as well as new carpet. Unit has tile tub enclosure and refinished tub as well as new wall a/c and new drapes. All have Spacious bedrooms and each unit has a large laundry room.

Facts & Features

- Sold On 02/07/2022
- Original List Price of \$740,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$187 (Estimated)
- Laundry: Inside
- \$51624 Gross Scheduled Income
- \$47582 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Carpet, Tile, Vinyl
- Appliances: Gas Range

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$5,324
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,183
- Cable TV: 02024805
- Gardener:
- Licenses:
- Insurance: \$2,228
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management: 345
- Water/Sewer: \$914
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$918	\$918	\$1,495
2:	1	2	1	1	Unfurnished	\$1,495	\$1,495	\$1,495
3:	1	3	1	1	Unfurnished	\$939	\$939	\$1,595
4:	1	3	1	1	Unfurnished	\$950	\$950	\$1,595

Of Units With:

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

- Disposal: 0

Additional Information

- Standard sale
- 259 - Moreno Valley area
- Riverside County
- Parcel # 478070016

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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