

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	Grg Spcs	Date	DOM/CDOM
1	219048307DA	S	202 S Palm DR	BLY	374	STD	3			\$196,000 			1975	0.16	0	02/11/21	85/85
2	IG20223105	S	939 N Vicentia AVE	COR	248	STD	4	\$62,100	6	\$768,000 	\$179.10	4288	1960/PUB	8,276/0.19	4	02/11/21	14/14
3	IV21009815	S	919 Monarch ST	HMT	SRCAR	STD	4	\$42,000	6	\$550,000 	\$136.61	4026	1980/ASR	11,761/0.27	8	02/10/21	0/0

Closed •

List / Sold: **\$199,000/\$196,000** ↓

202 S Palm Dr • Blythe 92225

85 days on the market

**3 units • \$66,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1975**

Listing ID: 219048307DA

Northbound on Lovekin, make a right on Rice Street. Property is located On the corner of Rice and Palm.



Amazing income property located in sunny, downtown Blythe, CA. Great location near schools, shopping and restaurants! Property consists of 3 units, each are 1 bedroom and 1 bath, and are currently rented out for \$650.00 per month. Each unit has its own separate electric meter and gas meter. Owner is responsible for water and trash bill. Great income potential!!!

Facts & Features

- Sold On 02/11/2021
 - Original List Price of \$199,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Forced Air
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available
-

Interior

- Rooms: See Remarks
 - Floor: Carpet, Laminate
-

Exterior

- Lot Features: Corner Lot
-

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

Additional Information

- Standard sale
 - 374 - Blythe area
 - Riverside County
 - Parcel # 848033001
-

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

CUSTOMER FULL: Residential Income LISTING ID: 219048307DA

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Closed • **Quadruplex**List / Sold: **\$799,000/\$768,000** ↓**939 N Vicentia Ave** • Corona 92878**14 days on the market****4 units** • **\$199,750/unit** • **4,288 sqft** • **8,276 sqft lot** • **\$179.10/sqft** •
Built in 1960**Listing ID: IG20223105****Off the 15 freeway exit Main>River>Cota>Penrose**

100% Occupied Fourplex with Below market rents and all tenants paying! Rare chance to buy a Fourplex asset in a prime location close Metro at Main, Starbucks and North Main Metrolink! These townhouse style units all feature 2 bedrooms and 1 bath upstairs and a 1/2 bath downstairs. All units are Occupied and all tenants are paying their Full Rent. Phenomenal 5.8 CAP Rate with the ability to further value add. There is also a laundry room that could bring even more income. This is the type of asset you put in a Trust for your children or add to your portfolio. High demand rental area virtually no vacancy. The building has very low operating costs. All units are individually metered for gas and electricity, owner pays water and trash. All tenants have always paid cash. All units have a backyard area and each have a shared garage space for 1 car. Longterm tenants that wish to stay will provide cashflow, depreciation, loan pay down and building appreciation. Below market rents, but for those looking for a repositioning opportunity, this asset offers a big upside in rental income. All buyers Must drive by the property first before making an offer.

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$795,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Outside, See Remarks
- Cap Rate: 5.8
- \$62100 Gross Scheduled Income
- \$46285 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,815
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01406566
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,240
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,250	\$1,250	\$1,550
2:	1	2	2	1	Unfurnished	\$1,325	\$1,325	\$1,550
3:	1	2	2	1	Unfurnished	\$1,275	\$1,275	\$1,550
4:	1	2	2	1	Unfurnished	\$1,325	\$1,325	\$1,550

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 248 - Corona area
- Riverside County
- Parcel # 119084001

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: IG20223105

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Closed • [Quadruplex](#)

List / Sold: **\$500,000/\$550,000** ↑

919 Monarch St • Hemet 92543

0 days on the market

4 units • **\$125,000/unit** • **4,026 sqft** • **11,761 sqft lot** • **\$136.61/sqft** •
Built in 1980

Listing ID: IV21009815

Florida to S State St go south to Johnston Ave go east to Monarch.



Well maintained quadruplex in the city of Hemet. Each unit has it's own 2 car garage, each unit features 2 bedrooms and 2 bathrooms, separate gas and electricity meters. Unit A and D have direct access to house from garage, units B and C have a small yard area in back. All units are rented and ready for you to call them your own.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$500,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- Cap Rate: 6
- \$42000 Gross Scheduled Income
- \$30927 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Tile

Exterior

- Lot Features: Rectangular Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$11,073
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$840
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$800	\$800	\$1,250
2:	1	2	2	2	Unfurnished	\$850	\$850	\$1,250
3:	1	2	2	2	Unfurnished	\$900	\$900	\$1,250
4:	1	2	2	2	Unfurnished	\$950	\$950	\$1,250

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 2
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 446321006

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CUSTOMER FULL: Residential Income **LISTING ID:** IV21009815

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