



## 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	<a href="#">219054705DA</a>	S	79921 <a href="#">Avenue 42</a>	BD	312	STD	2			\$475,000			1979/ASR		2	03/04/21	<a href="#">74/74</a>
2	<a href="#">PW20254757</a>	S	818 W <a href="#">Grand BLVD</a>	COR	248	STD	2	\$39,600	5	\$540,000 	\$303.88	1777	1949/ASR	7,140/0.1639	2	03/01/21	<a href="#">8/8</a>
3	<a href="#">219047798DA</a>	S	66451 <a href="#">Cahuilla A &amp; B AVE</a>	DHS	340	STD	2			\$179,900			1949/ASR	0.15	0	03/02/21	<a href="#">82/82</a>
4	<a href="#">IV21001562</a>	S	6676 <a href="#">Geranium PL</a>	RVSD	252	STD	2	\$0		\$475,000 	\$262.14	1812	1975/ASR	12,632/0.29	2	03/01/21	<a href="#">3/3</a>
5	<a href="#">219058244DA</a>	S	470 E <a href="#">Avenida Olancha</a>	PSPR	334	STD	3			\$2,000,000			1949/ASR		0	03/03/21	<a href="#">0/0</a>
6	<a href="#">IG21002584</a>	S	11794 <a href="#">Hazeldehl DR</a>	RVSD	252	STD	3	\$57,300		\$616,000 	\$246.40	2500	1938/ASR	7,405/0.17	2	03/02/21	<a href="#">4/4</a>
7	<a href="#">AR21002933</a>	S	2801 <a href="#">11th ST</a>	RVSD	699	STD	3	\$0		\$465,000 	\$263.90	1762	1907/PUB	16,552/0.38	0	03/01/21	<a href="#">10/10</a>
8	<a href="#">IV20107298</a>	S	1250 <a href="#">Rosalia AVE</a>	HMT	SRCAR	STD	4	\$37,000		\$505,000 	\$154.43	3270	1977/EST	7,841/0.18	0	03/03/21	<a href="#">210/210</a>
9	<a href="#">TR21015345</a>	S	3080 <a href="#">Lemon</a>	RVSD	252	STD	4	\$54,360		\$728,000	\$233.33	3120	1914/OTH	7,405/0.17	4	03/01/21	<a href="#">9/9</a>
10	<a href="#">219049452DA</a>	S	909 W <a href="#">Barnard ST #1</a>	BLY	374	STD	5			\$135,000 			1949/ASR	0.35	0	03/01/21	<a href="#">105/105</a>
11	<a href="#">SB21016482</a>	S	33113 <a href="#">Buena Vista ST</a>	LKEL	SRCAR	STD	5	\$4,425		\$735,000 	\$200.16	3672	1987/ASR	19,602/0.45	5	03/05/21	<a href="#">19/19</a>
12	<a href="#">20661096</a>	S	2980 E <a href="#">Ranchero DR</a>	PSPR	332	STD	8			\$2,425,000 	\$269.44	9000	1972	21,371/0.49		03/01/21	<a href="#">27/27</a>

**Closed •**

List / Sold: **\$475,000/\$475,000**

**79921 Avenue 42 • Bermuda Dunes 92203**

**74 days on the market**

**2 units • \$237,500/unit • sqft • No lot size data • No \$/Sqft data •**

**Listing ID: 219054705DA**

**Built in 1979**

**Ave 42 across the street from Bermuda Dunes Airport. South side of the street at the end near Jefferson.**



RARE Opportunity 2 unit Duplex in Bermuda Dunes. Both units boast 3 bedrooms, 2 baths, 2 car garage and fully fenced backyards with patios. Both A/C's were replaced within the last 3 years. Current market rental rates exceed \$1600 per unit.

### Facts & Features

- Sold On 03/04/2021
- Original List Price of \$475,000
- 1 Buildings
- 5 Total parking spaces
- Cooling: Central Air, Electric
- Heating: Electric, Forced Air
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

### Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Appliances: Dishwasher, Disposal, Electric Cooktop, Electric Cooking, Electric Oven, Electric Range, Vented Exhaust Fan, Electric Water Heater, Water Heater

### Exterior

- Lot Features: Front Yard, Landscaped, Level

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

### Additional Information

- Standard sale
- 312 - Bermuda Dunes, Myoma area
- Riverside County
- Parcel # 609201010

**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

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**Closed** • Duplex

List / Sold: **\$525,000/\$540,000** ↑

**818 W Grand Blvd** • Corona 92882

**8 days on the market**

**2 units** • **\$262,500/unit** • **1,777 sqft** • **7,140 sqft lot** • **\$303.88/sqft** •  
**Built in 1949**

**Listing ID: PW20254757**

**91 Fwy Exit Lincoln, Left on 6th St, Right on Grand**



Two Single family homes on a large 7,140 square foot lot. Great Investment! Live in one and rent the other. The front house at 818 W Grand Blvd is a 2 bedroom, 1 bath with 1,039 square feet. The rear house at 820 W Grand Blvd is a 1 bedroom, Den that can be used as a second bedroom, 1 bath with 738 square feet. There are two private backyards and a 2 car garage. The kitchens have been remodeled with granite countertops, white wood cabinets, white appliances and tile flooring. The bathrooms have been remodeled with granite countertops, white wood cabinets, tile shower enclosures and tile flooring. Oak hardwood flooring and fireplace in front house. **DO NOT DISTURB TENANTS. DRIVE BY ONLY!**

### Facts & Features

- Sold On 03/01/2021
- Original List Price of \$525,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace, Wall Furnace, Natural Gas
- Laundry: In Closet, Individual Room
- Cap Rate: 5.08
- \$39600 Gross Scheduled Income
- \$26710 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: Den, Kitchen, Laundry, Living Room
- Floor: Carpet, Tile, Wood
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Water Heater, Microwave, Vented Exhaust Fan
- Other Interior Features: Granite Counters

### Exterior

- Lot Features: Front Yard, Lot 6500-9999, Rectangular Lot
- Security Features: Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish

### Annual Expenses

- Total Operating Expense: \$12,890
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00655385
- Gardener:
- Licenses:
- Insurance: \$788
- Maintenance: \$949
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,698
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,450	\$0	\$1,800
2:	1	1	1	1	Unfurnished	\$1,250	\$0	\$1,500

### # Of Units With:

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



- Dishwasher: 1
- Disposal: 2

- Wall AC:

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## Additional Information

- Standard sale

- 248 - Corona area
- Riverside County
- Parcel # 110112003

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## Michael Lembeck

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

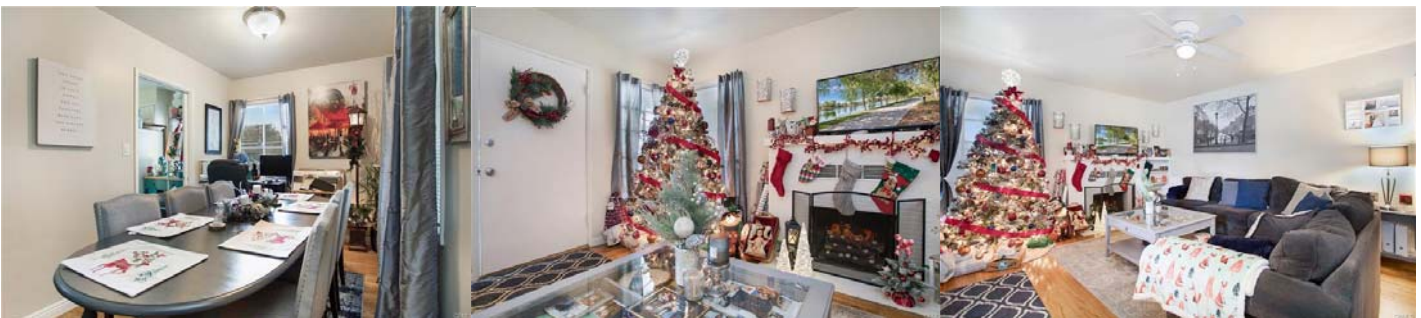
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## Re/Max Property Connection

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

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**Closed •**

List / Sold: **\$179,900/\$179,900**

**66451 Cahuilla A & B Ave • Desert Hot Springs 92240**

**82 days on the market**

**2 units • \$89,950/unit • sqft • No lot size data • No \$/Sqft data •  
Built in 1949**

**Listing ID: 219047798DA**

**Palm North, turn west on Cahuilla**



Duplex located in the heart of the city with room to expand . The units are recessed deep in the lot and there is plenty of parking for the tenants and guests. Both Units are rented. 2 electric and gas meters. Water is included in the rent.

### Facts & Features

- Sold On 03/02/2021
- Original List Price of \$179,900
- 1 Buildings
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Appliances: Water Heater

### Exterior

- Lot Features: Rectangular Lot
- Sewer: Unknown

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

### Additional Information

- Standard sale
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641052021

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031

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**Closed** •

List / Sold: **\$460,000/\$475,000** ↑

**6676 Geranium Pl • Riverside 92503**

**3 days on the market**

**2 units • \$230,000/unit • 1,812 sqft • 12,632 sqft lot • \$262.14/sqft •  
Built in 1975**

**Listing ID: IV21001562**

**Van Buren Blvd and Arlington Ave**



Excellent Duplex, Live in one and rent the other one, this property is Sold in As Is Conditions, Need some TLC in Front and Back Yards.

### Facts & Features

- Sold On 03/01/2021
- Original List Price of \$460,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

### Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Unknown

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01097499
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$0	\$0	\$0

#### # Of Units With:

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

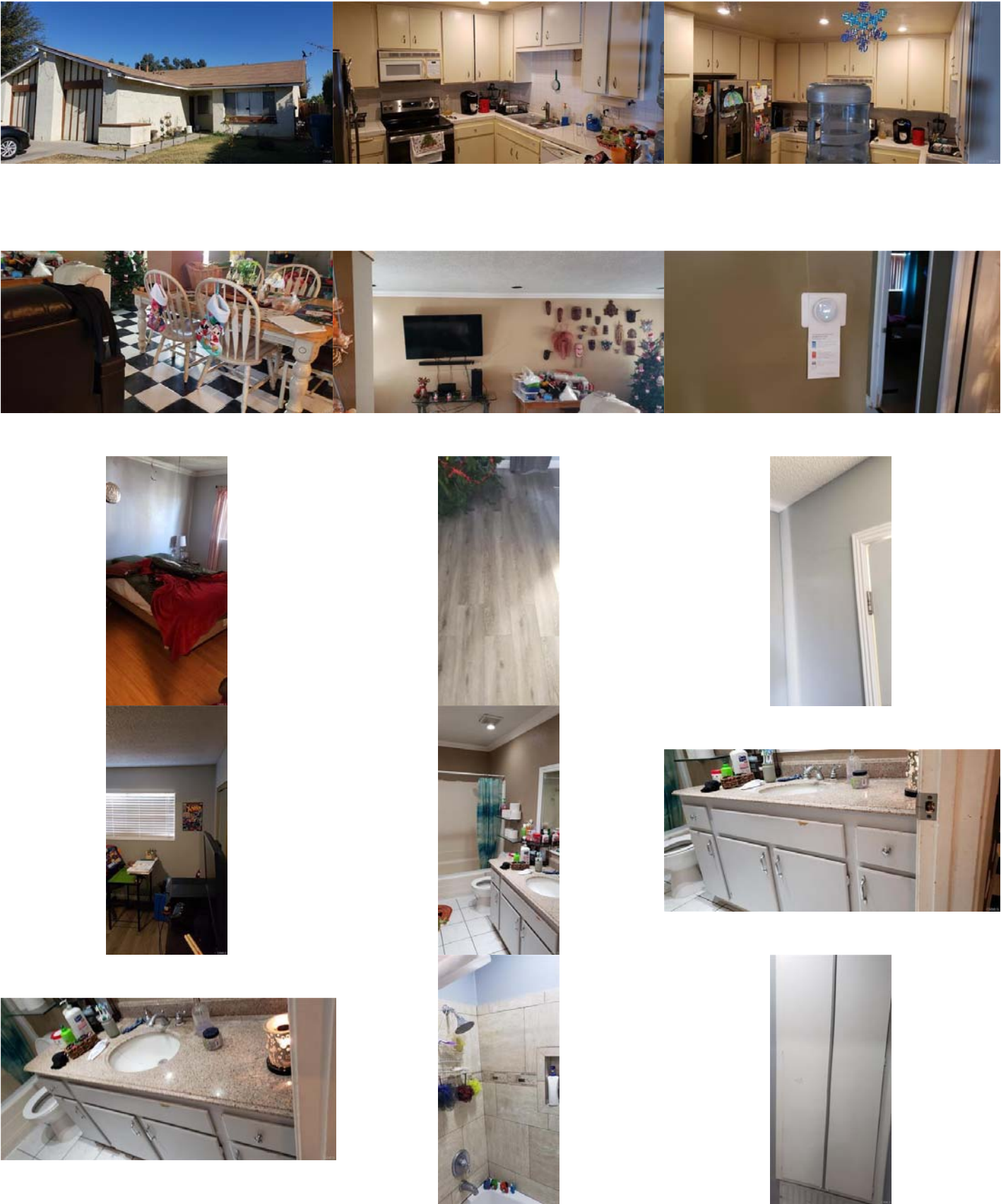
### Additional Information

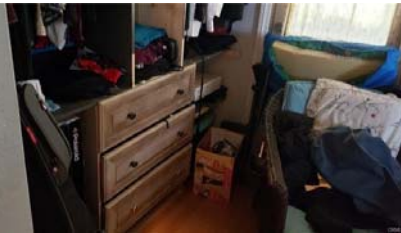
- Standard sale
- 252 - Riverside area
- Riverside County
- Parcel # 155312001

**Michael Lembeck**

**Re/Max Property Connection**

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**Closed** •

List / Sold: **\$2,000,000/\$2,000,000**

**470 E Avenida Olancha • Palm Springs 92264**

**0 days on the market**

**3 units • \$666,667/unit • sqft • No lot size data • No \$/Sqft data •**  
**Built in 1949**

**Listing ID: 219058244DA**

**From E Palm Canyon, north onto Via Salida, right onto E Avenida Olancha. Property will be on the left hand side.**



This 5-bedroom, 5-bathroom compound is perfectly situated at the end of a little cul-de-sac in sunny South Palm Springs. Overlooking the beautiful San Jacinto mountain range, this vacation home is designed to be simple, fresh and efficient. The compound has been completely reimagined to accommodate families, friends and large groups with fully furnished designer rooms, efficient kitchens, top-of-the-line appliances and original artwork. The five micro living spaces have three full kitchens, two mini bars and five spa-like bathrooms. The compound has been designed to provide each suite with a view of the new salt-water pool, spa, mountains and garden. The spacious cabana includes a 10-person dining and seating area with a professional culinary demonstration kitchen, all with commanding views of the mountains and pool. Also included in the outdoor kitchen is a BBQ, two-burner cooktop, dishwasher and full sink. Completing the cabana is a large outdoor fireplace, two industrial fans, LED lighting and a recessed flat-screen television.

### Facts & Features

- Sold On 03/03/2021
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: See Remarks
- Floor: Tile

### Exterior

- Security Features: Security Lights

### 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:

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## Additional Information

- Standard sale
- 334 - South End Palm Springs area
- Riverside County
- Parcel # 508353022

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## Michael Lembeck

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

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## 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: 219058244DA

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**Closed** •

List / Sold: **\$580,000/\$616,000** ↑

**11794 Hazeldell Dr • Riverside 92505**

**4 days on the market**

**3 units • \$193,333/unit • 2,500 sqft • 7,405 sqft lot • \$246.40/sqft •  
Built in 1938**

**Listing ID: IG21002584**

**From 91 Fwy Exit Pierce St. and head North. Left on Sierra Vista. Left on Carmine. Left on Blehm. Right on Hazeldell**



Absolutely fantastic property with three adjoining homes on it! Beautifully renovated top to bottom. Each of the three units have their own private entrance. Entire exterior of the homes was painted and dual pane windows installed throughout. Upper unit has 3 bedrooms, 2 bathrooms. Lower unit offers 2 bedrooms, 1 bathroom. Third unit is a studio. The larger homes boast all new kitchens installed just a couple years ago including granite countertops and new appliances, fully remodeled bathrooms, new HVAC systems, new water heaters, new paint throughout, luxury vinyl plank flooring and new carpet in bedrooms. In the studio home you'll find newer paint, an updated bathroom, kitchenette, and a new mini split AC/Heater. Large yard in back for additional parking. This property also comes with a detached 2 car garage with bathroom and additional attached shed for added storage. Conveniently located next to La Sierra University, near Kaiser Medical Center and the Galleria at Tyler Mall, plus easy access to the 91 Fwy and much more! Live in one unit and rent out the other two, or rent all three and maximize your income. You don't want to miss this one!

### Facts & Features

- Sold On 03/02/2021
- Original List Price of \$580,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$57300 Gross Scheduled Income
- \$54120 Net Operating Income
- 2 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave

### Exterior

- Lot Features: Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$265
- Electric: \$100.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$165
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$1,700
3:	1	0	1	0	Unfurnished	\$975	\$975	\$975

### # Of Units With:

- Separate Electric: 2
- Gas Meters: 3
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

## Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 141192003

## Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

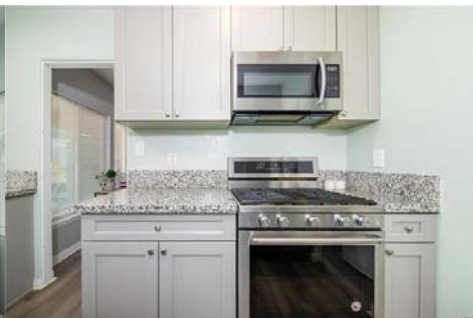
## Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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**Closed** •

List / Sold: **\$445,000/\$465,000** ↑

**2801 11th St • Riverside 92507**

**10 days on the market**

**3 units • \$148,333/unit • 1,762 sqft • 16,552 sqft lot • \$263.90/sqft • Built in 1907**

**Listing ID: AR21002933**

**Cross Streets: S/ University W/Victoria**



Great Investment Opportunity!! Side by side 3 bedroom/1 bath single family residence and 1 bedroom/1 bath duplex.. 3 units (2801, 2803, 2805) with a newer roof on on a large lot... Each unit has it's own meters. Close to UC Riverside and downtown.

### Facts & Features

- Sold On 03/01/2021
- Original List Price of \$445,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Outside
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

### Interior

### Exterior

- Lot Features: Back Yard, Sloped Down, Front Yard
- Sewer: Private Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$800	\$800	\$1,200
2:	1	1	1	0	Unfurnished	\$700	\$700	\$1,000
3:	1	1	1	0	Unfurnished	\$700	\$700	\$1,000

### # Of Units With:

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

### Additional Information

- Standard sale
- 699 - Not Defined area
- Riverside County
- Parcel # 211213009



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**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: AR21002933

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**Closed** •

List / Sold: **\$515,000/\$505,000** ↓

**1250 Rosalia Ave • Hemet 92543**

**210 days on the market**

**4 units • \$128,750/unit • 3,270 sqft • 7,841 sqft lot • \$154.43/sqft •  
Built in 1977**

**Listing ID: IV20107298**

**Cross Streets: Oakland Ave & Palm Ave**



**\*4-UNIT INVESTMENT PROPERTY WITH TENANTS IN PLACE\*** Great opportunity to pick up this established investment property located in the Crestwood Community. The property features separate electrical meters, separate AC / Furnace, and separate gas meters for each unit. Each unit has their own carport attached to the building. The ground level of property contains three units, each with fenced backyards, along with a small laundry/storage facility. The second story of property contains the fourth unit with a balcony. Recent updates include new mailboxes, new smoke alarms, carbon monoxide detectors, window screens, and sliding door screens. Each new tenancy brings new carpet, paint, appliances, and doors. All 4 AC units were replaced in 2009.

### Facts & Features

- Sold On 03/03/2021
- Original List Price of \$525,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Laundry: Community, Individual Room, Inside
- \$37000 Gross Scheduled Income
- \$19000 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Back Yard, Level
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$17,000
- Electric: \$0.00
- Gas: \$23
- Furniture Replacement:
- Trash: \$1,476
- Cable TV:
- Gardener:
- Licenses: 45
- Insurance: \$1,354
- Maintenance:
- Workman's Comp:
- Professional Management: 2400
- Water/Sewer: \$4,311
- Other Expense: \$3,500
- Other Expense Description: repairs

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$800	\$800	\$1,000
2:	1	2	1	1	Unfurnished	\$700	\$700	\$900
3:	1	2	1	1	Unfurnished	\$900	\$900	\$900
4:	1	2	1	1	Unfurnished	\$700	\$700	\$900

### # Of Units With:

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

## Additional Information

- Standard sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 442305008

### Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

### Re/Max Property Connection

State License #: 01891031

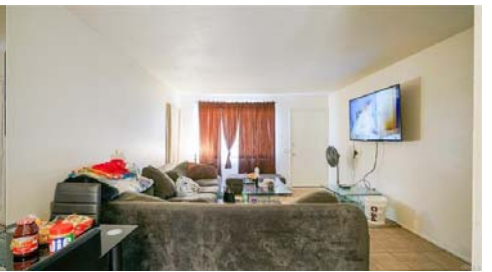
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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**Closed •**

List / Sold: **\$728,000/\$728,000**

**3080 Lemon • Riverside 92501**

**9 days on the market**

**4 units • \$182,000/unit • 3,120 sqft • 7,405 sqft lot • \$233.33/sqft •  
Built in 1914**

**Listing ID: TR21015345**

**Lemon st with 1st street**



**\*\*RARE INVESTMENT OPPORTUNITY IN DOWNTOWN RIVERSIDE!** Total 4 units located in 2 buildings, each unit is one bedroom, and each building has 2 units. Spacious yard spaces between the 2 buildings. Font building is single story with additional laundry room, back building is two stories with downstairs are 4 garages for each unit. All 4 units got remodeled along with the tenant changing during these recent 4 years. ALL 4 unites are currently leased by tenants, which create CASH FLOW right away. Conveniently located in the downtown business district near city hall, Riverside court, Center for Social Justice & Civil Liberties, Riverside Community Hospital, Riverside Municipal Auditorium, Evergreen Memorial Park & Museum, Evans Park, Marriott, Mission Inn Hotel & Spa, Riverside Convention Center, Riverside Park & recreation. WONT LAST!

### Facts & Features

- Sold On 03/01/2021
- Original List Price of \$728,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Common Area, Individual Room
- \$54360 Gross Scheduled Income
- \$49600 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$4,764
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01908329
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance:
- Workman's Comp:
- Professional Management: 3804
- Water/Sewer: \$320
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,195	\$1,195	\$1,300
2:	1	1	1	1	Unfurnished	\$1,390	\$1,390	\$1,390
3:	1	1	1	1	Unfurnished	\$995	\$995	\$1,300
4:	1	1	1	1	Unfurnished	\$950	\$950	\$1,300

### # Of Units With:

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



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## Additional Information

- Standard sale
- Rent Controlled
- 252 - Riverside area
- Riverside County
- Parcel # 209214006

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## 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

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**Closed •**

List / Sold: **\$150,000/\$135,000** ↓

**909 W Barnard St # 1 • Blythe 92225**

**105 days on the market**

**5 units • \$30,000/unit • sqft • No lot size data • No \$/Sqft data •**  
**Built in 1949**

**Listing ID: 219049452DA**

**Take N. Lovekin Northbound . Turn left onto W. Barnard . Property is down the street n the right hand side .**

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Investor's delight !!! This Residential income property boast 5 units . 4 of them are 1 bedroom 1 bath , the other is a 2 bedroom 1 bath . The 2 bedroom unit has the bathroom attached to the unit . The other 4 units have the bathrooms detached. right outside the back door . The 1 bedroom units rent for \$600.00 per month , the 2 bedroom unit rents for \$800.00 per month . The rent includes all utilities . Property is being sold as-is , seller will not do any repairs .

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### Facts & Features

- Sold On 03/01/2021
  - Original List Price of \$150,000
  - 1 Buildings
  - 6 Total parking spaces
  - Cooling: Wall/Window Unit(s)
  - Heating: Electric, Heat Pump
  - 1 electric meters available
  - 1 gas meters available
  - 1 water meters available
- 

### Interior

- Rooms: Family Room
  - Floor: Tile
  - Appliances: Water Heater
- 

### Exterior

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### 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:
- 

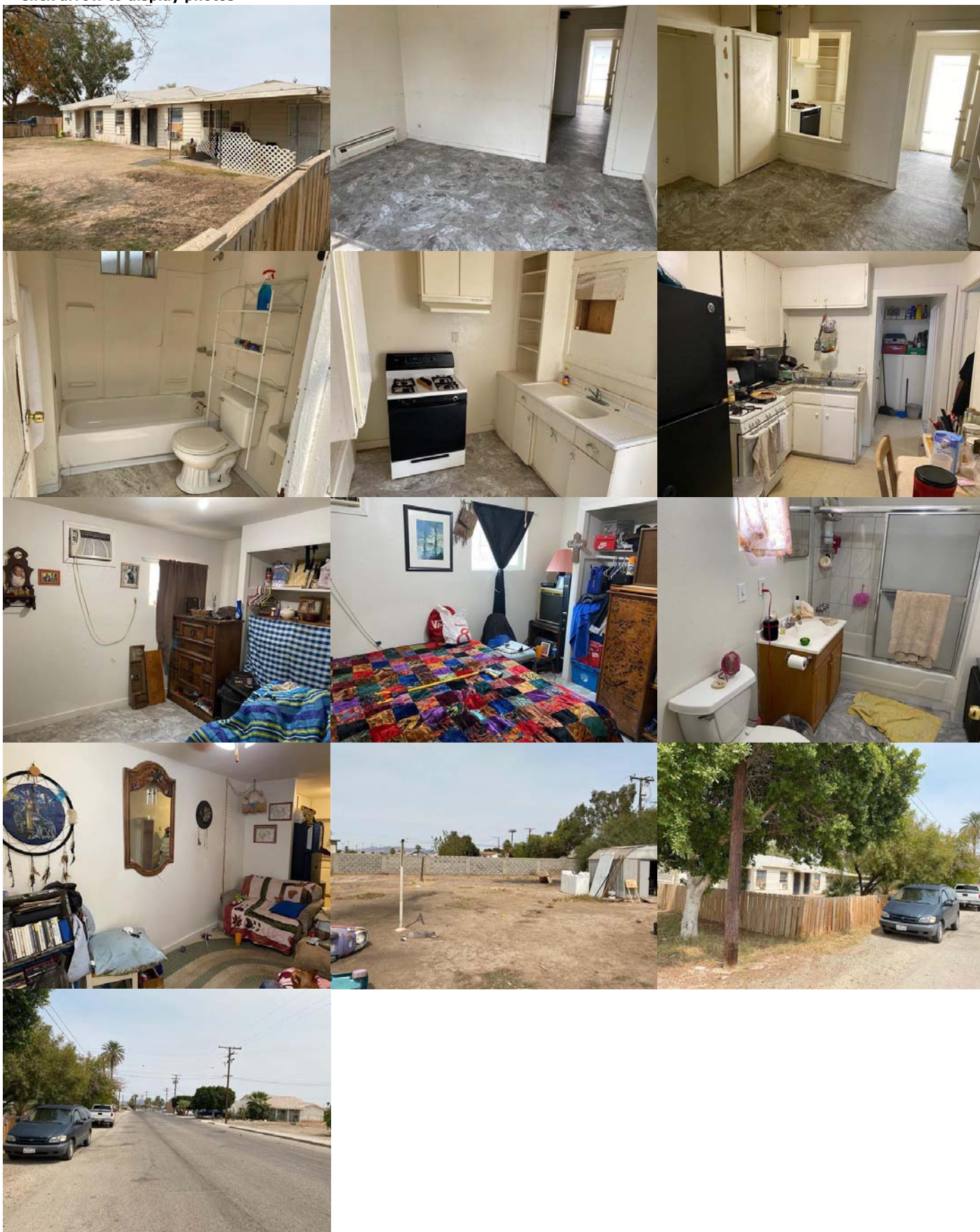
### Additional Information

- Standard sale
  - 374 - Blythe area
  - Riverside County
  - Parcel # 836076002
-

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Mission Viejo, 92691

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**Closed** • Commercial/Residential

List / Sold: **\$825,000/\$735,000** ↓

**33113 Buena Vista St** • Lake Elsinore 92530

**19 days on the market**

**5 units** • **\$165,000/unit** • **3,672 sqft** • **19,602 sqft lot** • **\$200.16/sqft** •  
**Built in 1987**

**Listing ID: SB21016482**

**Grand Avenue Cross Street**



4 Individual bungalow units with a fifth unit above the parking area. 2 story contemporary with 4 detached bungalows. Covered parking assigned. Property is on a well water system. Each unit has own water heater. All units rented and paying per the seller. Well maintained grounds.

### Facts & Features

- Sold On 03/05/2021
- Original List Price of \$825,000
- 5 Buildings
- 10 Total parking spaces
- Laundry: Washer Hookup
- \$4425 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02043759
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

### Unit Details

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

#### # Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 381284039



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26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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Click arrow to display photos







**Closed •**

List / Sold:

**\$2,550,000/\$2,425,000 ↓**

**27 days on the market**

**Listing ID: 20661096**

**2980 E Ranchero Dr • Palm Springs 92262**

**8 units • \$318,750/unit • 9,000 sqft • 21,371 sqft lot • \$269.44/sqft •  
Built in 1972**

**E Ramon Road to Compadre. Go north on Compadre to Ranchero. Turn right. Complex at end of cul-de-sac on your left.**



Prime location off E Ramon Rd, this 8 unit single-level complex has been extensively remodeled and shows pride of ownership throughout. It totals 17 bedrooms and 10 bathrooms with about 9,000 sf+/- . It is comprised of (2) 3BR/2BTH units, (5) 2 BR/1BTH units and a (1) 1BR/1BTH unit all with private patios and surrounding a community pool in a gated enclave. Off street parking for 12+ cars. Uses include apartment rentals or converting it to a sober living home, senior living community or a possible condo conversion. Zoned R-2. Projected rents estimated at \$15K+ per month. NOTE: Unit #1-3BR/2BTH is owner occupied and not on rent roles. CAP rate of 6% estimated. Units have modern, high end kitchens/bathrooms, tile flooring throughout, high ceilings, dual pane windows, washer/dryer in every unit and individual gas/electric meters. Complex close to public transportation and shopping. This is a superior complex ready for your investment direction. MLS pictures from 20

### Facts & Features

- Sold On 03/01/2021
- Original List Price of \$2,550,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$98411 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet
- Appliances: Dishwasher, Refrigerator

### Exterior

- Lot Features: Landscaped
- Security Features: Gated Community
- Sewer: Sewer Paid

### Annual Expenses

- Total Operating Expense: \$8,205
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2		Unfurnished	\$1,800	\$1,800	\$3,600
2:	5	2	2		Unfurnished	\$1,542	\$7,710	\$8,500
3:	1	1	1		Unfurnished	\$1,400	\$1,400	\$1,500
4:								
5:								
6:								
7:								
8:								



9:  
10:  
11:  
12:  
13:

**# Of Units With:**

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher: 8
- Disposal:
- Drapes:
- Patio: 8
- Ranges: 8
- Refrigerator: 9
- Wall AC:

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**Additional Information**

- Standard sale
- 332 - Central Palm Springs area
- Riverside County
- Parcel # 502252006

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