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	219088951DA	S	52280	Calle Techa	COA	315	STD	2			$310,000			1962/ASR	7,841/0.18		0	03/13/23	28/28
2	22211347	S	689 E	Camino Parocela	PSPR	334	STD	3			$880,000	$590.60	1490	1935	6,098/0.14	Y	1	03/15/23	98/98
3	SW21025333	S	219 E	Prospect ST	LKEL	SRCAR	STD	3	$40,980	5	$510,000	$408.00	1250	1936/ASR	7,405/0.17	N	0	03/15/23	487/487

Closed •

List / Sold: **$320,000/$310,000**

52280 Calle Techa • **Coachella 92236**

28 days on the market

2 units • **$160,000/unit** • **sqft** • **7,841 sqft lot** • **No $/Sqft data** • **Built in 1962**

Listing ID: 219088951DA

please refer to maps

Duplex in the heart of Coachella. Two units, each unit has 1 bedroom 1 bath. Currently occupied. Please do not disturb. 24-hour notice required for appointments to show. Buyers and their Brokers to conduct their own investigations about this duplex, including but not limited to permits and square footage. Listing Broker has not and will not verify, and does not guarantee any of the information supplied by the seller, or found in the city and county records.

Facts & Features

- Sold On 03/13/2023
- Original List Price of $320,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: See Remarks

Exterior

- Sewer: Unknown

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00336183
- 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: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 315 - Coachella area
- Riverside County
- Parcel # 768381009

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 •

List / Sold: **$880,000/$880,000**

689 E Camino Parocela • Palm Springs 92264

98 days on the market

3 units • $293,333/unit • 1,490 sqft • 6,098 sqft lot • $590.60/sqft • Built in 1935

Listing ID: 22211347

East on Camino Parocella from Palm Canyon, South of Ramon

The best of both worlds, A wonderful home and/or wonderful income. This Warm Sands meticulously decorated and landscaped turnkey triplex is ready for immediate occupancy. While the property boasts amazing mountain views and the tranquility of a newer sparkling pool, it also boasts paid solar panels and many mechanical upgrades. A stones throw from downtown and conveniently located to walk for coffee, bagels, resale shops and more, maximizes the rental income and consistent occupancy. Each unit is beautifully decorated and has its own patio. Very easy to show.

Facts & Features

- Sold On 03/15/2023
- Original List Price of $999,999
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Electric
- Heating: Zoned, Electric
- Laundry: Washer Included, Dryer Included
- 3 electric meters available
- 3 water meters available

Interior

- Appliances: Microwave, Refrigerator, Electric Cooktop
- Other Interior Features: Ceiling Fan(s), Furnished, Block Walls

Exterior

- Lot Features: Back Yard, Utilities - Overhead, Yard, Front Yard, Landscaped
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: $0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01417409
- 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:	1	1	1		Furnished	$2,500	$2,500	$2,500
2:	1	0	1		Furnished	$1,950	$1,950	$1,950
3:	1	0	1		Furnished	$2,250	$2,250	$2,250
4:								
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

 # Of Units With:

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

Additional Information

- Standard sale
- 334 - South End Palm Springs area
- Riverside County
- Parcel # 508133010

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 •

List / Sold: **$498,960/$510,000**

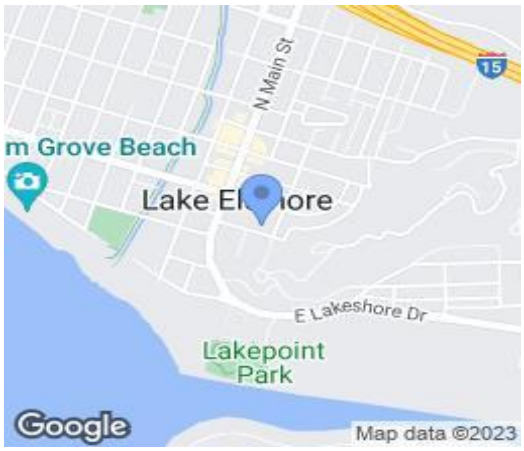
219 E Prospect St • Lake Elsinore 92530

487 days on the market

3 units • $166,320/unit • 1,250 sqft • 7,405 sqft lot • $408.00/sqft • Built in 1936

Listing ID: SW21025333

Main -> Prospect



Very nice 3 bedroom 2 bathroom house with a small duplex behind it! This property is a great opportunity to get three units near downtown Lake Elsinore with both street and alley access. The main home is currently rented for 1600/mo and the units in the back are generating another $1800+ between the two! Walking distance to shops on Main street and the lake so you won't want to miss out on this 3400+ income stream in this great location!

Facts & Features

- Sold On 03/15/2023
- Original List Price of $499,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cap Rate: 4.5
- $40980 Gross Scheduled Income
- $21280 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: $19,700
- Electric: $8,200.00
- Gas: $1,250
- Furniture Replacement:
- Trash: $700
- Cable TV:
- Gardener:
- Licenses:
- Insurance: $1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $2,750
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	$1,600	$1,600	$1,600
2:	1	1	1	0	Unfurnished	$1,040	$1,040	$1,040
3:	1	0	1	0	Unfurnished	$775	$775	$775

 # Of Units With:

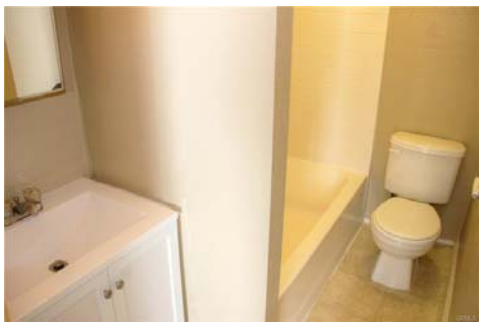
- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County

• Parcel # 373151005

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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