

Cross Property Customer 1 Line

| City | Area | SLC | Units | GSI | Cap | L/C Price | \$/Sqft | Sqft | YrBuilt | LSqft/Ac | Grg Spcs | Date | DOM/CDOM |
|------|-------|-----|-------|-----------|-----|-------------|----------|------|----------|-------------|----------|----------|-------------------------|
| DHS | 340 | STD | 2 | \$31,500 | | \$351,500 | \$177.70 | 1978 | 1986/PUB | 6,970/0.16 | 4 | 03/19/21 | 6/6 |
| HMT | SRCAR | STD | 2 | \$25,200 | | \$340,000 | \$151.79 | 2240 | 1979/ASR | 8,712/0.2 | 4 | 03/18/21 | 12/12 |
| COR | 248 | STD | 3 | \$60,000 | 5 | \$852,500 | \$280.70 | 3037 | 1900/PUB | 7,841/0.18 | 3 | 03/16/21 | 19/19 |
| DHS | 340 | STD | 4 | | | \$490,000 | | | 1977/ASR | | 0 | 03/17/21 | 35/35 |
| PSPR | 332 | STD | 6 | \$73,980 | 5 | \$995,000 | \$276.01 | 3605 | 1959/ASR | 10,890/0.25 | 0 | 03/16/21 | 40/40 |
| BMT | 263 | STD | 16 | \$154,120 | 6 | \$1,200,000 | \$166.67 | 7200 | 1955/OTH | 27,878/0.64 | 0 | 03/15/21 | 126/126 |

Closed •

List / Sold: **\$299,999/\$351,500** ↑

66605 Joseph Way • Desert Hot Springs 92240

6 days on the market

2 units • **\$150,000/unit** • **1,978 sqft** • **6,970 sqft lot** • **\$177.70/sqft** •

Listing ID: SB21009355

Built in 1986

N or Palm L on Two Bunch Palms



Well Maintained Duplex. Front house 2 bed 2 bath. Back house 2 bed 1 bath. Best price for a duplex in Desert Hot Springs! Please do not disturb tenants or walk on property.

Facts & Features

- Sold On 03/19/2021
- Original List Price of \$299,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Laundry: Common Area
- \$31500 Gross Scheduled Income
- \$14000 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,780
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$480
- Cable TV: 02071932
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

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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CUSTOMER FULL: Residential Income LISTING ID: SB21009355

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Closed •

List / Sold: **\$339,900/\$340,000** ↑

866 Ponderosa Dr. • Hemet 92543

12 days on the market

2 units • **\$169,950/unit** • **2,240 sqft** • **8,712 sqft lot** • **\$151.79/sqft** •
Built in 1979

Listing ID: PW20258610

From Florida Ave., Take a right on S. Palm Ave., Left on Ponderosa Dr.



Great investment opportunity! 2bedrooms, 2baths, 2 car garages, separate gas and electric meters, central heating/cooling, patios, inside laundry hook ups, single story, easy care landscaping and Long term tenants. Please do not disturb tenants! Each unit has 2 car garage.

Facts & Features

- Sold On 03/18/2021
- Original List Price of \$339,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, Electric
- Heating: Central
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$25200 Gross Scheduled Income
- \$17100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Living Room, Walk-In Closet
- Appliances: Electric Range, Gas Water Heater
- Floor: Tile
- Other Interior Features: Formica Counters

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$675
- Insurance: \$88
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:

- Standard sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 446104026

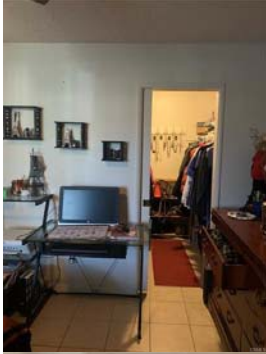
Michael Lembeck

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Closed •

List / Sold: **\$849,888/\$852,500** ↑

705 Ramona Ave • Corona 92879

19 days on the market

3 units • **\$283,296/unit** • **3,037 sqft** • **7,841 sqft lot** • **\$280.70/sqft** •
Built in 1900

Listing ID: OC21001534

6th St / Main Street



Fully Turnkey Triplex located in the heart of Corona! Front unit has 3 bedrooms and 2 bathrooms , middle unit has 3 bedrooms and 2 bathrooms , back unit has 3 bedrooms and 1 bathroom. All units with Tile or Laminate Flooring, Updated Bathrooms, lighting, interior and exterior Paint. The Property is a true example of passive head-ache free income! Also each unit has a 1 car garage and there's also plenty of parking spaces behind middle unit. Close to shopping, restaurants, and 15 and 91 fwys. Property is located in the well sought after community of Corona, due to it being the fastest growing cities in the region. This is also a good opportunity for buyers who would like to live in one of the units, and rent out the remaining two! Come see it before its gone!

Facts & Features

- Sold On 03/16/2021
- Original List Price of \$849,888
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Electric Dryer Hookup, Washer Hookup
- Cap Rate: 5.19
- \$60000 Gross Scheduled Income
- \$44085 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,915
- Electric:
- Gas:
- Furniture Replacement:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:

Additional Information

- Standard sale

- 248 - Corona area
- Riverside County
- Parcel # 117195002

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Closed •

List / Sold: **\$495,000/\$490,000** ↓

66718 8th St • Desert Hot Springs 92240

35 days on the market

**4 units • \$123,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1977**

Listing ID: 219057129DA

From Palm Dr go East on 8th



Amazing income producing opportunity! Located high in the 'Spa Zone' neighborhood, this outstanding 4plex has a new roof, decking, city sewer connection and water line connection in last two years. Well maintained and managed complex, maintenance was done consistently and pride of ownership shows. Long term residents lease property with historically no defaults on payment. Renovated in 2012 with solid cabinetry, granite countertops and flooring makes for attractive, well built complex. Each unit has own appliances including washer/dryer refrigerator and off street parking. Presently unit lease is \$925/month which is comparatively low. Identical complex adjacent to selling property fees over \$1000/unit without renovation status. Present owners have maintained low fees because of quality of tenants. This amazing opportunity will go fast!

Facts & Features

- Sold On 03/17/2021
- Original List Price of \$495,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Forced Air
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:

• Parcel # 639154013

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Closed •

List / Sold: **\$995,000/\$995,000**

476 E Chuckwalla Rd • Palm Springs 92262

40 days on the market

6 units • **\$165,833/unit** • **3,605 sqft** • **10,890 sqft lot** • **\$276.01/sqft** •
Built in 1959

Listing ID: CV20263454

Major Cross Streets: N. Palm Canyon Drive & E. Vista Chino



We are pleased to present 476 E. Chuckwalla Road in the highly sought after city of Palm Springs. The property offers a unique unit mix ranging from (1) 2 Bedroom, (2) 1 Bedroom, and (3) Studio Units. The lot contains a desirable single-story constructed building with an elegant courtyard common area with xeriscape landscaping. Each unit also offers a private backyard for the tenants as well as plenty of onsite parking in the front of the lot. Tenants enjoy a coin-operated onsite laundry facility as well as central heating and A/C. Units have been upgraded with newer flooring, kitchens, and bathrooms. The demand for rentals in Palm Springs has outpaced supply over the years and this contributes to a growing rental market and rental rate. An investor will enjoy a solid current cash flow upon the successful close of escrow and opportunity for significant upside.

Facts & Features

- Sold On 03/16/2021
 - Original List Price of \$995,000
 - 1 Buildings
 - 0 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - Laundry: Common Area
 - Cap Rate: 5.03
 - \$73980 Gross Scheduled Income
 - \$50018 Net Operating Income
 - 7 electric meters available
 - 6 gas meters available
 - 1 water meters available
-

Interior

- Rooms: All Bedrooms Down
-

Exterior

- Lot Features: 6-10 Units/Acre, Lot 10000-19999 Sqft, No Landscaping, Yard
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$21,742
- Insurance: \$1,622

- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled


- 332 - Central Palm Springs area
- Riverside County
- Parcel # 507023012

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Closed •

List / Sold:

\$1,400,000/\$1,200,000 ↓

126 days on the market

Listing ID: DW20220489

845 E 6th St • Beaumont 92223

**16 units • \$87,500/unit • 7,200 sqft • 27,878 sqft lot • \$166.67/sqft •
Built in 1955**

North of the 10 between Beaumont and Pennsylvania



Presenting the 6th & Palm Apartments. The property is centrally located in downtown Beaumont, situated on a 0.64 acre lot. The subject property is made up of 8 studios units, 2 one bedroom / one bathroom units and 2 two bedroom / one bathroom units. This property offers over a 7% cap rate at proforma rents. Beaumont is a growing city located in the state of California. With a population of over 43000 people. Beaumont's unemployment rate is lower than the US national average. Excepted future job growth is higher than the US national average of 37.98% at 42.91%. New growth in residential real estate is an indication that people are choosing to move to Beaumont and putting down their money on brand new construction. Beaumont's real estate is, on average, some of the newest in the nation. This property cash flows well and is an excellent property to make the jewel of your portfolio. BACK ON MARKET. BUYER REFUSED TO PERFORM.

Facts & Features

- Sold On 03/15/2021
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 16 Total parking spaces
- Cap Rate: 6.1
- \$154120 Gross Scheduled Income
- \$134194 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Lot 20000-39999 Sqft, Level
- Sewer: Public Sewer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$15,333
- Insurance: \$4,241

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 418112011

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CUSTOMER FULL: Residential Income LISTING ID: DW20220489

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