

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	CV24028598	S	14790 Walters ST	EVAL	249	STD,TRUS	2	\$1,800		\$500,000 	\$260.42	1920	1954/ASR	42,253/0.97	N		4	03/19/24	2/2
2	IV24034345	S	4308 Lime ST	RVSD	252	STD	2	\$99,000		\$800,000 	\$314.22	2546	1909/ASR	8,276/0.19	N		0	03/20/24	10/10

Closed • Duplex

List / Sold: **\$529,000/\$500,000** ↓

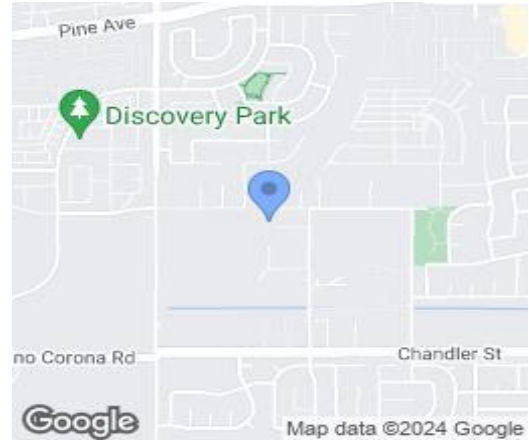
14790 Walters St • Eastvale 92880

7 days on the market

2 units • **\$264,500/unit** • **1,920 sqft** • **42,253 sqft lot** • **\$260.42/sqft** •
Built in 1954

Listing ID: CV24028598

From Chandler St, Hall Ave East, Drive .34 mile, Turn Left onto driveway then follow all the way to the end.



Investor / Handyman Special! Duplex on just under an acre. 2 on 1 lot. Each unit is approximately 960sqft, includes 2 bedrooms, 1 bath and detached garage. Enormous potential and opportunity to build sweat equity! Buyer shall verify all property information.

Facts & Features

- Sold On 03/19/2024
- Original List Price of \$529,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$16 (Estimated)
- Laundry: See Remarks
- \$1800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Agricultural
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02117629
- 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:	2	4	0	4	Unfurnished	\$1,800	\$1,800	\$1,800

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- 249 - Eastvale area
- Riverside County

• Parcel # 144100049

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

 Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: CV24028598

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Closed

• Single Family Residence

4308 Lime St • Riverside 92501

2 units • \$399,950/unit • 2,546 sqft • 8,276 sqft lot • \$314.22/sqft •

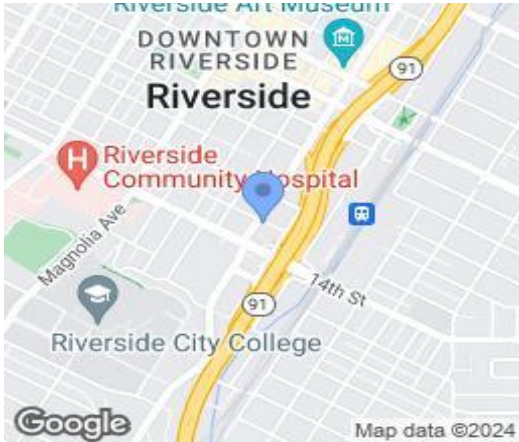
Built in 1909

Lime and 13th St

List / Sold: \$799,900/\$800,000 ↑

10 days on the market

Listing ID: IV24034345



Historic property located downtown Riverside... Two Addresses 4308-4310 Lime St. Great location and wonderful opportunity to own this beautiful historic property.

Facts & Features

- Sold On 03/20/2024
 - Original List Price of \$799,900
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$102 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - \$99000 Gross Scheduled Income
 - \$91800 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: \$9,700
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01526842
 - Gardener:
 - Licenses:
- Insurance: \$2,500
 - 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	2	0	Unfurnished	\$4,550	\$4,550	\$4,550
2:	1	2	1	0	Unfurnished	\$3,700	\$3,700	\$3,700

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
 - Buyer Agency Compensation: 2%
- 252 - Riverside area
 - Riverside County
 - Parcel # 215332028

Michael Lembeck
State License #: 01019397
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CUSTOMER FULL: Residential Income LISTING ID: IV24034345

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