

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	SW22030445	S	241 S Grand AVE	SJCN	SRCAR	STD	2	\$9,000		\$375,000	\$248.02	1512	1941/ASR	6,970/0.16	N	0	03/22/22	7/7
2	22120847	S	206 S VICTORIA AVE	COR	248	STD	3			\$770,000 	\$280.61	2744	1930	7,405/0.17			03/25/22	12/12
3	PW21260081	S	5700 Etiwanda AVE	JUR	251	STD	3	\$29,400		\$1,060,000 	\$563.83	1880	1957/ASR	101,059/2.32	N	0	03/22/22	46/46
4	PW22031365	S	938 Mesa Verde AVE	COR	248	STD	4	\$4,400		\$1,035,000 	\$235.23	4400	1964/ASR	10,018/0.23	N	4	03/23/22	3/3

Closed •

List / Sold: **\$375,000/\$375,000**

241 S Grand Ave • San Jacinto 92582

7 days on the market

2 units • \$187,500/unit • 1,512 sqft • 6,970 sqft lot • \$248.02/sqft •

Built in 1941

Listing ID: SW22030445

State St to Dillon to Grand ave



Incredible investment property to own a duplex in Riverside county in the City of San Jacinto. Perfect for owner occupied or investor this Duplex offer 2 bedrooms-1 Bath..... Unit 1 has been updated...Close to stores and Ramona Expressway.

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$375,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$531 (Estimated)
- Laundry: In Kitchen
- \$9000 Gross Scheduled Income
- \$7863 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,137
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$368
- Cable TV: 01913485
- Gardener:
- Licenses: 72
- Insurance: \$697
- 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	1	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$750	\$750	\$750

Of Units With:

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

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 435061004

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: SW22030445

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Closed •

List / Sold: **\$795,000/\$770,000** ↓

206 S VICTORIA Ave • Corona 92879

12 days on the market

3 units • **\$265,000/unit** • **2,744 sqft** • **7,405 sqft lot** • **\$280.61/sqft** •
Built in 1930

Listing ID: 22120847

Between Grand and S Main at 3rd Street next to the 91 Freeway



Three units. Front house 2+3, Middle house 2+1 & 2+1. Each house has their own outdoor space. Parking at front of property and rear of the property. Public Records shows two story front house 2+1. Second floor is being used as a 3rd bedroom. Rear of the property has a second lot included in the sale. Public record show separate APN number and 1,307 SF. Long term tenants with under market rents. No rent increase in four years. Please do not disturb the Tenants or walk the the property.

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$795,000
- 2 Buildings
- Levels: Multi/Split
- Heating: Wall Furnace
- \$41275 Net Operating Income

Interior

Exterior

- Security Features: Carbon Monoxide Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$8,125
- 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

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,200	\$1,200	\$1,650
2:	1	2	1		Unfurnished	\$1,300	\$1,300	\$1,575
3:	1	2	1		Unfurnished	\$1,300	\$1,300	\$1,575

4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 248 - Corona area
- Riverside County
- Parcel # 117111006

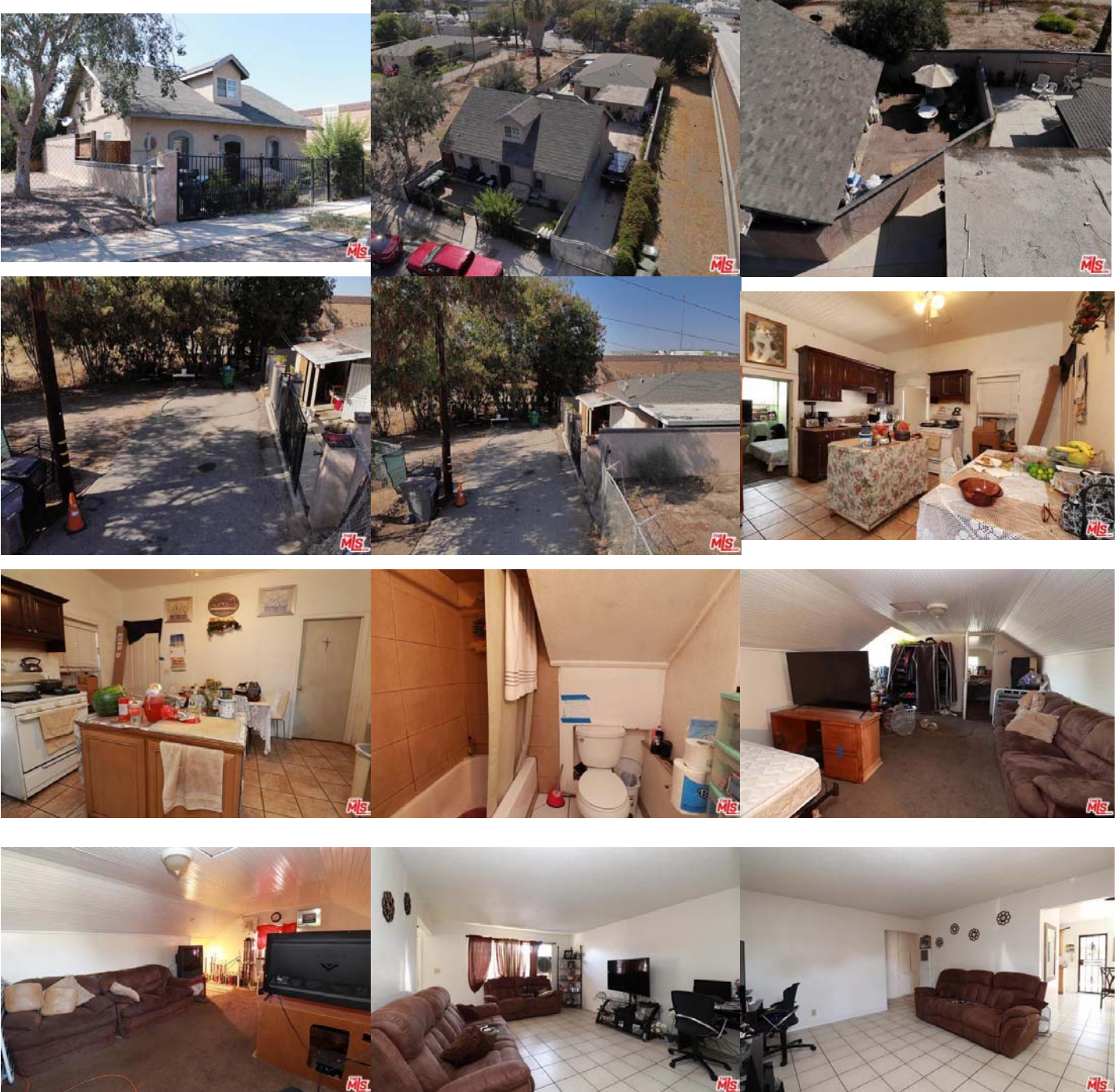
Michael Lembeck

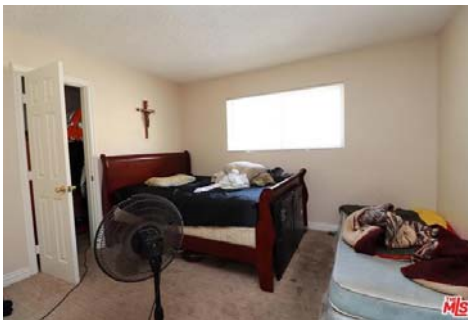
State License #: 01019397
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Mission Viejo, 92691

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Closed •

List / Sold: **\$790,000/\$1,060,000** ↑

5700 Etiwanda Ave • Jurupa Valley 91752

46 days on the market

**3 units • \$263,333/unit • 1,880 sqft • 2.32 acre(s) lot • \$563.83/sqft •
Built in 1957**

Listing ID: PW21260081

Limonite Ave East to Etiwanda, North on Etiwanda to property.



Well located redevelopment opportunity. 2.32 acres, two buildings, three current rental units, additional income from other tenants. Currently zoned C-P-S with city of Jurupa Valley. Property located in fast growing area of Mira Loma/Jurupa Valley. Frontage on busy Etiwanda. Property near shopping, Int. 15.

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$790,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- Laundry: Outside
- \$29400 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Carpet, Tile
- Appliances: Gas Oven, Gas Range, Gas Water Heater

Exterior

- Lot Features: Horse Property Improved, Lot Over 40000 Sqft, Level, Paved, Value In Land
- Fencing: Average Condition
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense:
- Electric: \$1,560.00
- Gas: \$1,872
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01958643
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	4	2	0	Unfurnished			

Of Units With:

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

Additional Information

- Standard sale
- 251 - Jurupa Valley area

- Riverside County
- Parcel # 161140002

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CUSTOMER FULL: Residential Income LISTING ID: PW21260081

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Closed •

List / Sold: **\$999,000/\$1,035,000** ↑

938 Mesa Verde Ave • Corona 92878

3 days on the market

4 units • \$249,750/unit • 4,400 sqft • 10,018 sqft lot • \$235.23/sqft • Built in 1964

Listing ID: PW22031365

Penrose and Mesa Verde



Four Unit Complex, great floor plans, two story, two bedrooms upstairs and a full bathroom upstairs, spacious kitchen and dining room area downstairs with wall A/C unit along with open living room and half bathroom. Small private yard and patio area with each unit. Two -two car garages for units, each unit has a one car parking space in garage. On site coin operated secured laundry room. Very close to shopping, schools and parks. Near Main Street new shops and restaurants. Tenants prefer to remain with property and have always paid on time, very clean units.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$999,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$85 (Estimated)
- Laundry: Common Area
- \$4400 Gross Scheduled Income
- \$4000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,050	\$1,100	\$1,500
2:	1	2	2	1	Unfurnished	\$1,100	\$1,100	\$1,500
3:	1	2	2	1	Unfurnished	\$1,100	\$1,050	\$1,500
4:	1	2	2	1	Unfurnished	\$1,100	\$1,100	\$1,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet: 4
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator: 0
- Wall AC: 4

Additional Information

- Standard sale

- 248 - Corona area
- Riverside County
- Parcel # 119082005

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