

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	PW21021533	S	206 S Belle AVE	COR	248	STD	2	\$44,400		\$635,000	\$526.10	1207	1910/PUB	7,840/0.18	1	03/26/21	12/12
2	IG20239352	S	15187 Elm CT	MORV	259	STD	2	\$12,000		\$400,000	\$277.78	1440	1981/PUB	7,405/0.17	0	03/23/21	18/18
3	PW20233320	S	24460 Fir AVE	MORV	259	STD	2	\$42,600		\$500,000	\$238.10	2100	1954/PUB	10,890/0.25	3	03/25/21	57/57
4	219054383DA	S	33060 Via De Anza	CC	336	STD	2			\$375,000			1985/ASR		2	03/22/21	96/96
5	SW20236493	S	228 S Spring ST	LKEL	SRCAR	STD	2	\$0		\$640,000	\$196.14	3263	1910/PUB	26,321/0.6042	1	03/22/21	108/108
6	CV21016555	S	32969 Perret Blvd	LKEL	699	STD,TRUS	2	\$25,200		\$308,000	\$296.15	1040	1964/ASR	3,920/0.09	0	03/24/21	9/9
7	IV21046291	S	3314 Orange ST	RVSD	252	STD	3	\$60,000		\$606,000	\$159.47	3800	1911/ASR	9,148/0.21	0	03/25/21	1/1
8	21686784	S	73385 Shadow Mountain DR	PDST	323	STD	3			\$1,150,000	\$279.53	4114	1967	13,504/0.31	4	03/25/21	44/44
9	219055383PS	S	68110 Cil Bolsa	DHS	340	STD	3			\$340,000			1979/ASR		0	03/22/21	28/28
10	IV21026485	S	85091 Bagdad AVE	COA	315	STD	4	\$30,000		\$300,000	\$197.63	1518	1927/PUB	8,276/0.19	0	03/26/21	1/1
11	SW21022104	S	838 Magnolia AVE	BMT	263	STD	5	\$34,620		\$557,000		0	1950/SEE	9,583/0.22	0	03/24/21	5/5
12	WS21000419	S	6020 Crest AVE	RVSD	252	STD	6	\$74,760	6	\$978,000	\$279.59	3498	1963/EST	14,810/0.34	0	03/23/21	32/62
13	CV20189858	S	2944 6th ST	RVSD	252	STD	11	\$78,600	8	\$630,000	\$175.00	3600	1915/ASR	10,019/0.23	0	03/26/21	120/120

Closed • Duplex

List / Sold: **\$649,990/\$635,000** ↓

206 S Belle Ave • Corona 92882

12 days on the market

2 units • **\$324,995/unit** • **1,207 sqft** • **7,840 sqft lot** • **\$526.10/sqft** •
Built in 1910

Listing ID: PW21021533

91 E, Exit Main St and head South. Right on W Third St, Right on S Belle Ave.



TWO homes on ONE lot! 206 & 208 S Belle were fully remodeled in 2019 and are located in the heart of Corona. Each home has their own separate gas, electric, and water meters. Some of the major upgrades include: New windows throughout, new roof, a new one car garage, new electric, new flooring, New kitchens, recessed lighting, new wood fencing throughout, and so much more. One of only a few income producing properties in the area, don't let this opportunity pass you by.

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$649,990
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$44400 Gross Scheduled Income
- \$42600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Other Interior Features: Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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	1	Unfurnished	\$1,750	\$1,750	\$2,100
2:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$1,950

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


- 248 - Corona area
- Riverside County
- Parcel # 117101014

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





CUSTOMER FULL: Residential Income LISTING ID: PW21021533

Printed: 03/28/2021 7:08:59 PM

Closed • Duplex

List / Sold: **\$399,900/\$400,000** ↑

15187 Elm Ct • Moreno Valley 92551

18 days on the market

2 units • \$199,950/unit • 1,440 sqft • 7,405 sqft lot • \$277.78/sqft • Built in 1981

Listing ID: IG20239352

GOING SOUTH LEFT ON JOHN F KENNEDY DR | RIGHT ON ELM CT



This is the one you've been waiting for! An attractively priced duplex in the growing city of Moreno Valley. There are (2) 2 bed 1 bath units. One unit is tenant occupied with a long-term renter. The other unit is empty and has been recently remodeled with NEW CABINETS, NEW GRANITE COUNTER TOPS, NEW STAINLESS STEEL APPLIANCES, NEW FLOORING, NEW PAINT. Whether you're looking to buy and hold as an investment or buying to live in the property this deal is for you! These opportunities rarely come to market. Don't let this one slip away! DO NOT DISTURB THE TENANTS. DRIVE BY ONLY. Call listing agent with any questions.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$389,999
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$12000 Gross Scheduled Income
- \$5299.4 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet
- Appliances: Gas Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,701
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,200
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,450

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled


- 259 - Moreno Valley area
- Riverside County
- Parcel # 485031012

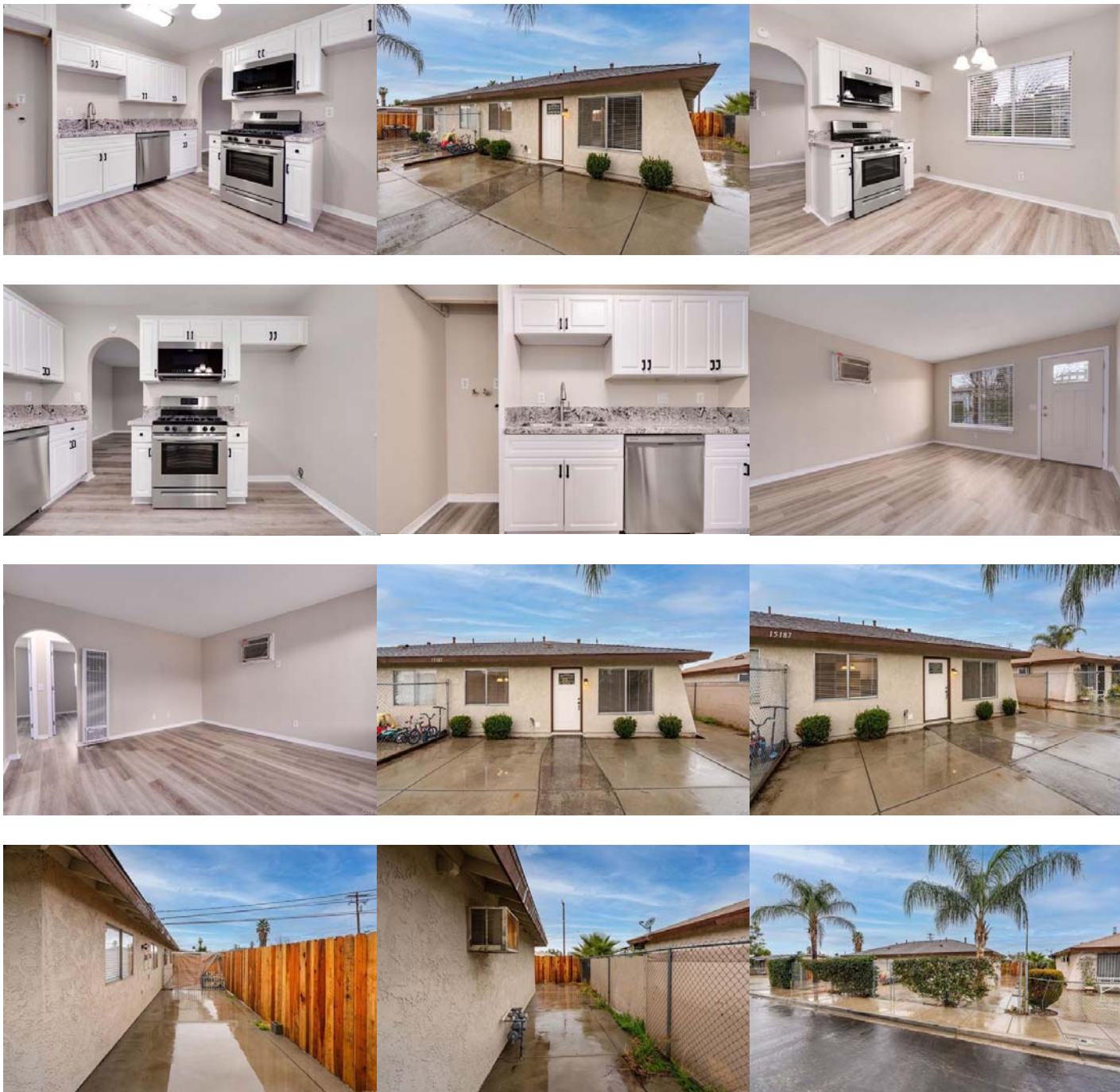
Michael Lembeck

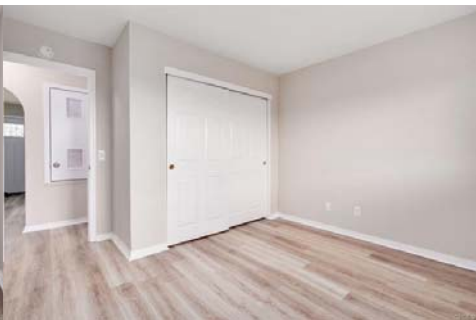
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed •

List / Sold: **\$510,000/\$500,000**

24460 Fir Ave • Moreno Valley 92553

57 days on the market

**2 units • \$255,000/unit • 2,100 sqft • 10,890 sqft lot • \$238.10/sqft •
Built in 1954**

Listing ID: PW20233320

Off of 60 Perris exit, go to Fir and go East.



24460-24490 Fir Ave is two homes on a lot. This is a good opportunity for an investor or two families. This property consists of a 3/2 home with double garage and 2/1 home with a single garage. There is a yard that separates these two homes with a lot of landscaping potential. Both units come separately metered for electric, one home is completely fenced and both homes have laundry hookups. The 3/2 home is central air and heat, and the owner has had work done to upgrade this home. The projected rents are \$1500 for 2/1 hm + \$2000 for 3/3 hm for these units, buyer to verify rental market, as rent potential could be more.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$500,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Inside
- \$42600 Gross Scheduled Income
- \$38565 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,035
- Electric:
- Gas: \$450
- Furniture Replacement:
- Trash: \$720
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$25,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$174,001

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

- 259 - Moreno Valley area
- Riverside County
- Parcel # 481150017

Michael Lembeck

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

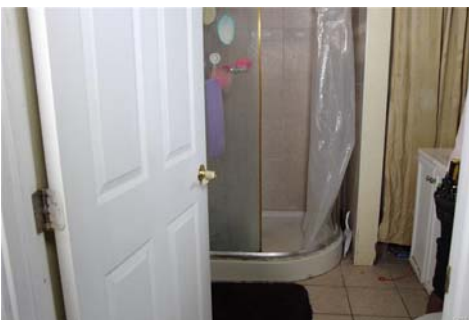
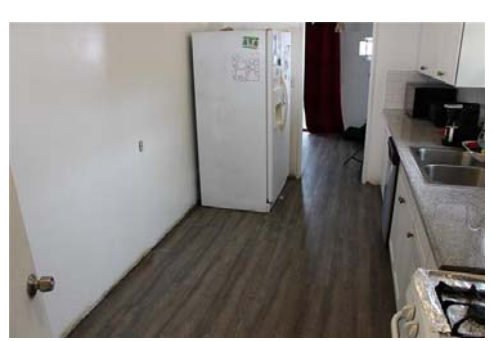
Re/Max Property Connection

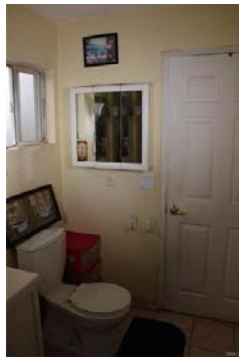
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

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

33060 Via De Anza • Cathedral City 92234

96 days on the market

**2 units • \$187,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1985**

Listing ID: 219054383DA

please use GPS



Great income property , centrally located , 2 bedrooms, 2 bathrooms on each side.

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$375,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Forced Air
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room
- Floor: Tile

Exterior

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
- 336 - Cathedral City South area
- Riverside County
- Parcel # 680401006

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: 219054383DA

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Closed •

List / Sold: **\$675,000/\$640,000** ↓

228 S Spring St • Lake Elsinore 92530

108 days on the market

**2 units • \$337,500/unit • 3,263 sqft • 26,321 sqft lot • \$196.14/sqft •
Built in 1910**

Listing ID: SW20236493

15 Fwy exit Main St. to Librabry St. left to Spring St.



OPPORTUNITY FOR INVESTMENT IN A RAPIDLY GROWING DOWNTOWN AREA THIS .60 AC/ZONED COMMERCIAL MIX USE. THIS HISTORICAL CRAFTSMAN 2764 SQ.FT. HOME WITH A SEPARATE STRUCTURE CONSISTING OF EST.1250 SQFT & VACANT LAND. *LAKE/MTS VIEW*PARLOR, BUILTIN CHINA CABINET*WOODBAM CEILINGS*CROWN MOLDING*WOOD FLOORS*3 FIREPLACES*WINDOW MOLDING*CENTRAL HEAT/AIR*COPPER PLUMBING*MASTER SUITE* BOAST ENDLESS POSIBILITIES FOR THIS PROPERTY. THE OTHER STRUCTURE OF EST.1250 SQ.FT. CAN BE POSSIBLE OFFICE/DANCE/STUDIO W/BATHROOM*OVERSIZED ENCLOSED CARPORT, *100FT RVPARKING* 4 ADJOINING LOTS IN ALL. (CHECK CITY FOR LAND USES) THE CITY OF LAKE ELSINORE MASTER PLAN IS SOUGHT TO PRESERVE THE HISTORIC ASSETS WITHIN THE DOWNTOWN WHILE ALLOWING THE DOWNTOWN AREA TO EVOLVE AS A "CITY OF IT'S TIME" ZONED MIX USE: THIS DESIGNATION PROVIDES FOR A MIX OF RESIDENTIAL AND COMMERCIAL USES WITHIN A SINGLE PROPOSED DEVELOPMENT AREA, THE POSSIBILITIES ARE ENDLESS WITH AN EMPHASIS ON RETAIL, SERVICE, CIVIC AND PROFESSIONAL OFFICE USES. RESIDENTIAL USES ARE ALLOWED EITHER AS A STAND-ALONE PROJECT, OR IN COMBINATION W/COMMERCIAL USES. PLEASE CHECK WITH THE CITY OF LAKE ELSINORE PLANNING DEPARTMENT FOR COMPLETE DETAILS.THIS PROPERTY IS A LEVEL CORNER LOT CONSISTING OF FOUR PARCELS (374-272-009, 08, 07 & 06) THIS VERY UNIQUE PROPERTY HAS GREAT POTENTIAL AND CENTRALLY LOCATED ON THE HEART OF LAKE ELSINORE COMMERCIAL AREA. BEING JUST EAST FROM THE LAKE (within walking distance) MINUTES FROM 15 FWY & ALL CONVENIENT SERVICES

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$725,000
- 3 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air, Natural Gas, Fireplace(s)
- Laundry: Gas Dryer Hookup, Individual Room, Laundry Chute, Washer Hookup
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Dance Studio, Entry, Exercise Room, Family Room, Formal Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom, Separate Family Room, Workshop
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Range Hood
- Other Interior Features: Balcony, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Coffered Ceiling(s), Crown Molding, Open Floorplan, Phone System, Wainscoting, Wired for Data, Wood Product Walls

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Lot 20000-39999 Sqft, Near Public Transit, Park Nearby, Paved, Sprinkler System, Sprinklers Drip System, Sprinklers In Front, Sprinklers On Side, Sprinklers Timer, Yard
- Waterfront Features: Across the Road from Lake/Ocean
- Security Features: Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash: \$0
- Cable TV: 01507987
- Gardener:
- Licenses:

- 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	4	2	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- 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 # 374272008

Michael Lembeck

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

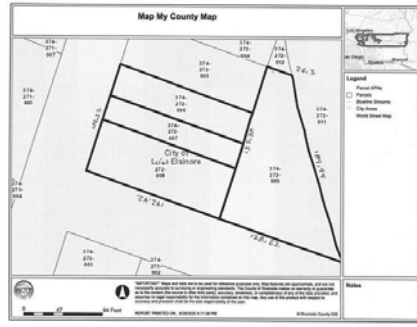
Re/Max Property Connection

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

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Closed •

List / Sold: **\$305,000/\$308,000** ↑

32969 Perret Blvd • Lake Elsinore 92530

9 days on the market

2 units • **\$152,500/unit** • **1,040 sqft** • **3,920 sqft lot** • **\$296.15/sqft** •
Built in 1964

Listing ID: CV21016555

Trun right off of Grand



2 units. Completely remodeled mid 2018. Roof, interiors completely redone.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$305,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$25200 Gross Scheduled Income
- \$17550 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,650
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01990742
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$1,050	\$2,100	\$2,200

Of Units With:

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

Additional Information

- Standard, Trust sale
- 699 - Not Defined area
- Riverside County
- Parcel # 381174047

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:** CV21016555

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Closed •

List / Sold: **\$589,000/\$606,000** ↑

3314 Orange St • Riverside 92501

1 days on the market

**3 units • \$196,333/unit • 3,800 sqft • 9,148 sqft lot • \$159.47/sqft •
Built in 1911**

Listing ID: IV21046291

Orange and Third St



Location!!! This Historical Multi Family Home is in the heart of Downtown Riverside. Approximately 3,400 Sq ft front house comprised of two very large units, with two separate permitted meters and secondary rear unit of 400 sq ft separately metered. Front house in need of a complete renovation, but can become a FANTASTIC INCOME OPPORTUNITY. Across the street from the Riverside Convention Center and down the street from the Mission Inn, walking distance to everything you can possibly need. Property is zoned DSP-RES-SP-CR – Downtown Specific Plan, Residential District and Specific Plan and Cultural Resources Overlay Zones. This will absolutely not last.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$589,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area
- \$60000 Gross Scheduled Income
- \$51650 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,350
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$850
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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	3	1	0	Unfurnished	\$0	\$0	\$2,000
2:	1	3	1	0	Unfurnished	\$0	\$0	\$2,000
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,300

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 252 - Riverside area
- Riverside County
- Parcel # 213112001

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: IV21046291

Printed: 03/28/2021 7:09:08 PM

Closed •

List / Sold:

\$1,195,000/\$1,150,000 ↓

44 days on the market

Listing ID: 21686784

73385 Shadow Mountain Dr • Palm Desert 92260

**3 units • \$398,333/unit • 4,114 sqft • 13,504 sqft lot • \$279.53/sqft •
Built in 1967**

Hwy 111 to El Paseo. Heading west on El Paseo, turn left on Lupine. Go to stop sign and turn left on Shadow Mountain. First driveway on the right.



Income producing fully rented mid-century tri-plex located in South Palm Desert one block from El Paseo. This one of a kind tri-plex is larger than most with (3) units all with two bedrooms and two baths. The largest unit has living, dining, large kitchen with updated tile flooring, kitchen and baths. The bookend unit is also spacious with a great covered private patio, updated kitchen, baths and flooring. The middle unit has two bedrooms and two baths and all units have laundry inside with washer/dryers. In addition its a rare find to have (4) garage spaces with (1) for each unit and (1) spare that could be perhaps rented out for additional income and there are also (4) additional parking spots at the property. Center courtyard is a great communal area however each unit also has it's own private rear yard area too. Newer systems and great location make this perfect for cash flow investors or live in one and reward yourself with income producing neighbors and no HOA!

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$1,195,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$32658 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Tile
- Appliances: Dishwasher, Microwave, Oven

Exterior

- Security Features: Fire and Smoke Detection System
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$26,710
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- 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	2	2		Unfurnished	\$1,919	\$23,699	\$2,300
2:	2	2	2		Unfurnished	\$1,131	\$13,581	\$1,500
3:	3	2	2		Unfurnished	\$1,840	\$22,087	\$2,000
4:								
5:								
6:								
7:								

8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet: 1
- Dishwasher: 3
- Disposal: 3
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC: 0

Additional Information


- Standard sale
- 323 - South Palm Desert area
- Riverside County
- Parcel # 627301008

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: **\$349,000/\$340,000** ↓

68110 CII Bolsa • Desert Hot Springs 92240

28 days on the market

3 units • \$116,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1979

Listing ID: 219055383PS

East on Hacienda to Mountain View. South on Mountain View to Calle Bolso. East on Calle Bolso



Corner lot tri-plex home with excellent mountain views high up on the East side of Desert Hot Springs. This fully rented triplex features two, 2 bedroom/2bathroom units and one large studio. Each of the two bedroom homes has a dual master suite layout, living room, dining area, and kitchen. All units are fully tiled throughout. Unit 3 was just fully repainted, and had the popcorn ceilings removed. Laundry area for tenants currently unused. Desert landscaping, no sprinklers. Off street parking on two driveways. Fully leased with long term tenants, owner pays water, gas, and trash. Interior photos taken while unit was vacant in 2020.

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$349,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Tile

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 3
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 644151009

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

Re/Max Property Connection
State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 219055383PS

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Closed •

List / Sold: **\$330,000/\$300,000** ↓

85091 Bagdad Ave • Coachella 92236

1 days on the market

4 units • **\$82,500/unit** • **1,518 sqft** • **8,276 sqft lot** • **\$197.63/sqft** •
Built in 1927

Listing ID: IV21026485

HARRISON & BAGDAD



INVESTORS OPPORTUNITY FOR A 4 UNITS. CLOSE TO SHOPPING, EATING, CASINOS, AND MORE. DONT LET THIS OPPORTUNITY PASS YOU BY.

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$330,000
- 2 Buildings
- 0 Total parking spaces
- \$30000 Gross Scheduled Income
- \$28080 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,920
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 01996796
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$625	\$625	\$775
2:	1	1	1	0	Unfurnished	\$625	\$625	\$775
3:	1	0	1	0	Unfurnished	\$625	\$625	\$775
4:	1	0	1	0	Unfurnished	\$625	\$625	\$775

Of Units With:


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

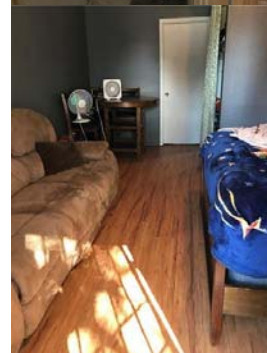
Additional Information

- Standard sale
- 315 - Coachella area
- Riverside County
- Parcel # 778081005

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: **\$520,000/\$557,000** ↑

838 Magnolia Ave • Beaumont 92223

5 days on the market

**5 units • \$104,000/unit • 0 sqft • 9,583 sqft lot • No \$/Sqft data •
Built in 1950**

Listing ID: SW21022104

Beaumont Avenue to E 8th to Magnolia



Amazing opportunity to own 5 units in the heart of Beaumont. Excellent location, close to EVERYTHING! So easy to rent and keep rented! 3 Bedroom 2 bath house in front and 4 plex in the rear with plenty of parking. Each unit in the fourplex is one bed, one bath. Brig your tools and double your equity!

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$520,000
- 2 Buildings
- 0 Total parking spaces
- \$34620 Gross Scheduled Income
- \$24000 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01929732
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$830	\$830	\$0
2:	1	1	1	0	Unfurnished	\$550	\$550	\$0
3:	1	1	1	0	Unfurnished	\$525	\$525	\$0
4:	1	1	1	0	Unfurnished	\$490	\$490	\$0
5:	1	1	1	0	Unfurnished	\$490	\$490	\$0

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
- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County

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: **\$999,999/\$978,000** ↓

6020 Crest Ave • Riverside 92503

32 days on the market

**6 units • \$166,667/unit • 3,498 sqft • 14,810 sqft lot • \$279.59/sqft •
Built in 1963**

Listing ID: WS21000419

Between Cypress and Crest



Great location 6 units income property! Single family home on Cypress and 5 units on Crest Avenue. Over 12 parking spaces. Close to schools and not far from desirable Tyler shopping and employment. Units size: 2 Bed 1 Bath 600SF, 1 Bed 1 Bath 480SF & 2 Bed 2 Bath 858SF

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$999,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: See Remarks
- Cap Rate: 5.9
- \$74760 Gross Scheduled Income
- \$58560 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,400
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$1,350
2:	1	1	1	0	Unfurnished	\$850	\$850	\$1,050
3:	1	1	1	0	Unfurnished	\$850	\$850	\$1,050
4:	1	1	1	0	Unfurnished	\$900	\$900	\$1,050
5:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$1,350
6:	1	2	2	0	Unfurnished	\$1,130	\$1,130	\$1,550

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 150120012

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold: **\$679,000/\$630,000** ↓

2944 6th St • Riverside 92507

120 days on the market

**11 units • \$61,727/unit • 3,600 sqft • 10,019 sqft lot • \$175.00/sqft •
Built in 1915**

Listing ID: CV20189858

Near Mission Exit off 91 FWY



BACK ON THE MARKET! A Great Investment Cash Flow property in downtown Riverside! The numbers are incredible, great Income! Centrally located near freeways and Metro Link trans. Close proximity to restaurants, Parks and The Missions Inn Hotel. Lots of newer construction and development in this area. Property great to rent to Faith Based Organizations or Recovery Home Businesses. This 11 unit income property is situated right off University near the 91. The larger unit in rear is allowed by city FOR SINGLE RESIDENT OCCUPANCY(SRO). SRO dwelling and has a newer roof about 6 years old. This property offers 2 unit front house, a 2nd structure for storage and a 3rd larger Structure rear unit that houses 9 studio Dorm style bedrooms with a common kitchen. Front house 2 bedrooms 1 bath. Currently rented. Studio at rear of main house with kitchen also rented. Coin laundry room with outside access for all tenants. Behind front house are 2 more bldgs. 1st bldg can be used for storage, office or game room. Other bldg has 9 bunk/dorm style bedrooms with common bathroom and kitchen. Dorm #9 is much larger at rear with separate entry. These bunk studios share a Common bathroom and shower room with laundry sink and small Kitchen area. Dorm / Bunk units rented on average at \$450-\$500 each. Currently owner pays for all utilities except for the main house. Some Parking on driveway.

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$699,999
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- Laundry: Common Area, Individual Room, Inside, Washer Hookup
- Cap Rate: 7.73
- \$78600 Gross Scheduled Income
- \$54120 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room

Exterior

- Lot Features: Back Yard, Front Yard, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,480
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01970316
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$2,160
- Workman's Comp:
- Professional Management: 7860
- Water/Sewer: \$0
- Other Expense: \$12,000
- Other Expense Description: utilities

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,400
2:	1	1	1	0	Unfurnished	\$700	\$700	\$800
3:	1	1	1	0	Unfurnished	\$700	\$700	\$800
4:	1	1	0	0	Unfurnished	\$650	\$650	\$700

5:	3	1	0	0	Unfurnished	\$500	\$1,500	\$500
6:	4	1	0	0	Unfurnished	\$450	\$1,800	\$500

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
- 252 - Riverside area
 - Riverside County
 - Parcel # 211072008

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: CV20189858

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