

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	IV24009340	S	3981 Everest AVE	RVSD	252	STD	2	\$3,530		\$630,000↓	\$345.77	1822	1946/ASR	6,534/0.15	N	1	03/25/24	15/15
2	219103811DA	S	13931 Sarita DR	DHS	340	STD	2			\$680,000↓			2023/BLD	6,970/0.16		2	03/25/24	78/78
3	CV24023507	S	12291 Lamos PL	MORV	259	STD	3	\$58,236		\$815,000↓	\$305.47	2668	1984/OTH	7,841/0.18	N	5	03/29/24	14/14
4	219107212DA	S	68950 Eytel RD	CC	336	STD	4			\$800,000↓			1776/ASR	14,375/0.33	N	8	03/29/24	17/179
5	219107211DA	S	68900 Eytel RD	CC	336	STD	4	\$110,400		\$800,000↓			1776/ASR	13,939/0.32	N	8	03/29/24	17/184
6	SW24034219	S	564 S Mistletoe AVE	SJCN	SRCAR	STD	4	\$55,440		\$770,000↑	\$153.48	5017	1990/ASR	13,068/0.3	N	8	03/25/24	4/4

Closed • **Single Family Residence**

List / Sold: **\$650,000/\$630,000** ↓

3981 Everest Ave • **Riverside 92503**

15 days on the market

2 units • **\$325,000/unit** • **1,822 sqft** • **6,534 sqft lot** • **\$345.77/sqft** •
Built in 1946

Listing ID: IV24009340

Magnolia Ave to Everest Ave west towards Garfield Street



Two single family residences on one large lot. Each has its own address and gated and private entrance. 3981, the front house offers 1088 sq ft. 3 bedrooms, one bath. Spacious front room, dining and kitchen. Laundry in kitchen and a one car garage. Spacious back yard, fenced in with grass and storage shed. 3983, the back home is 724 sq ft with 2 beds, one bath, spacious kitchen and front room. This has an even bigger yard with a patio and outdoor fireplace, grass, shed and laundry hookups are outside. Each has its own gas meter, and one water meter. Tenant occupied. The tenants have been there for a very long time and would be happy to stay if they can. Excellent tenants and pay on time. Walking distance to shopping and close to 91 freeway access. Property sold as is and no repairs, needs some TLC in first home, second home has been updated. Hurry and Grab this excellent opportunity!

Facts & Features

- Sold On 03/25/2024
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- \$65 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Outside, Washer Hookup
- \$3530 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Galley Kitchen, Kitchen, Laundry
- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Water Heater
- Other Interior Features: Ceiling Fan(s), Ceramic Counters

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999, Rectangular Lot, Level, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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:	1	3	1	1	Unfurnished	\$1,825	\$1,825	\$0
2:	1	2	1	0	Unfurnished	\$1,705	\$1,705	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 252 - Riverside area
- Riverside County
- Parcel # 191332044

Michael Lembeck

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

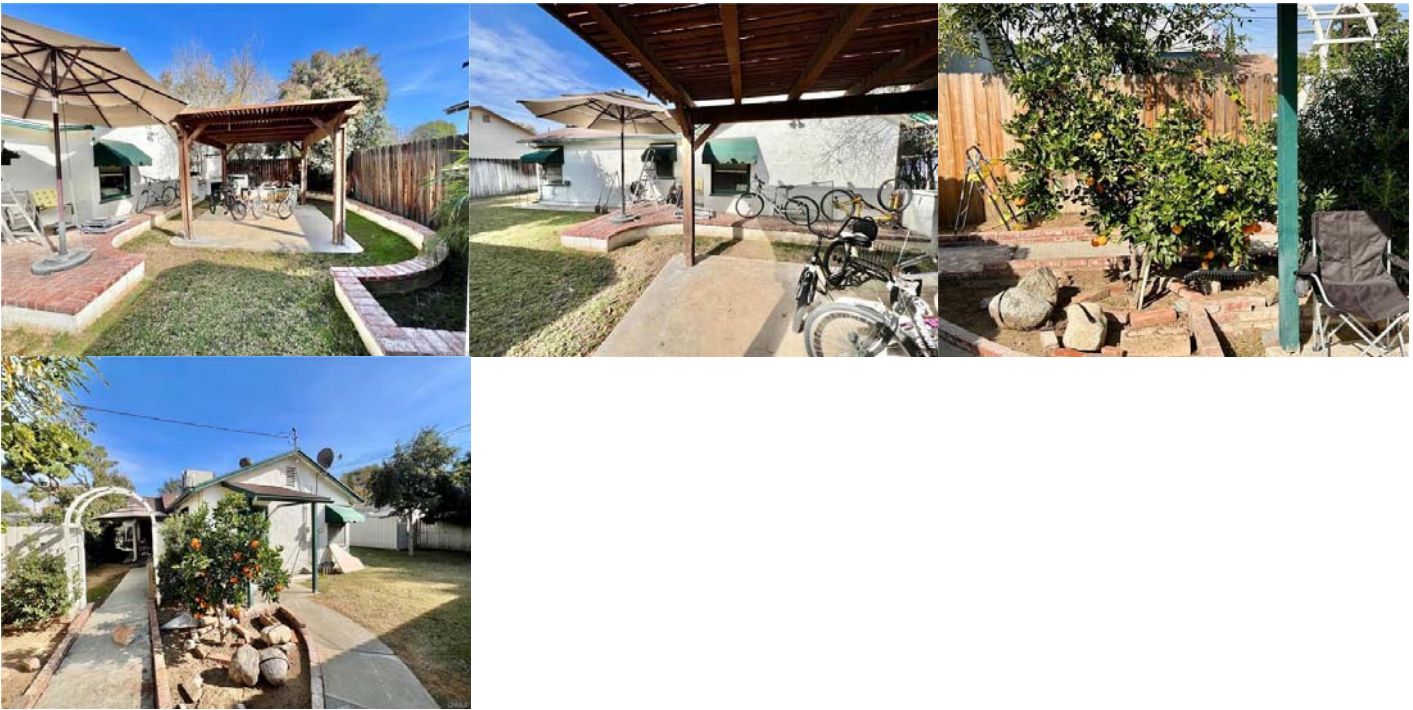
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: IV24009340

Printed: 03/31/2024 8:38:16 AM

Closed •

List / Sold: **\$700,000/\$680,000** ↓

13931 Sarita Dr • Desert Hot Springs 92240

78 days on the market

2 units • \$350,000/unit • sqft • 6,970 sqft lot • No \$/Sqft data •
Built in 2023

Listing ID: 219103811DA

Take CA-62 East toward 29 PalmsTurn right onto Pierson BlvdTurn right on to Little Morongo RdTurn Left on Two Bunch Palms Trail Turn Left onto Sarita Dr.



Great Investment Property with Rental Income! This modern duplex built in 2023 offers a fantastic investment opportunity. Each of the two units features 3 bedrooms, 2 bathrooms, and a 2-car garage. Key Details: Year Built: 2023. Unit Configuration: 2 units- each with 3 bedrooms, 2 bathrooms and 2 car garage. Square Footage: 1,200 sqft per unit. Current Rent: Unit 1 is currently rented for \$2,700 and Unit 2 is currently rented for \$2,639, resulting in a gross annual rental income of \$64,068. Expenses: Water: Estimated at \$1,100 per year. Trash: Approximately \$980.88 annually. Insurance: \$2,038 per year. Taxes: Based on the purchase price. This property is a reliable income generator with tenants already in place. It offers low maintenance with its recent construction. Property is currently tenant occupied. Please do not disturb the tenants. *Identical build for sale at 13905 Sarita Dr. *Inside photos are of 13931 Sarita, Unit # 1.

Facts & Features

- Sold On 03/25/2024
- Original List Price of \$700,000
- 1 Buildings
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Great Room
- Floor: Tile
- Appliances: Dishwasher, Gas Oven, Microwave, Gas Range, Water Line to Refrigerator, Water Heater
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Back Yard, Landscaped, Front Yard

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$980
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance: \$2,038
- 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:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641294020

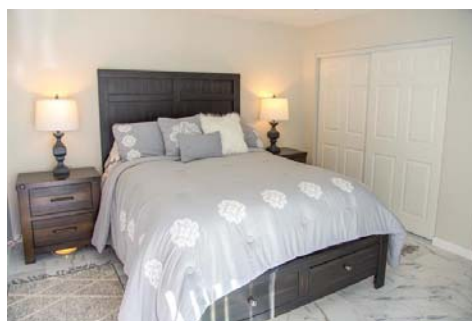
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CUSTOMER FULL: Residential Income LISTING ID: 219103811DA

Printed: 03/31/2024 8:38:18 AM

Closed • **Triplex**

List / Sold: **\$825,000/\$815,000** ↓

12291 Lamos Pl • Moreno Valley 92557

14 days on the market

**3 units • \$275,000/unit • 2,668 sqft • .18 acre(s) lot • \$305.47/sqft •
Built in 1984**

Listing ID: CV24023507

Perris Blvd Exit of I-60, West on Hemlock Ave, Left on Lamos Pl



We are pleased to exclusively present the opportunity to acquire 12291 Lamos Place, a triplex multifamily investment property located in the city of Moreno Valley, California. The property sits on a 0.17-acre parcel and has an approximate building size of 2,668 square feet. The two-story property is comprised of three two-bedroom/two-bathroom floor plans. Unit 1 is on the ground floor with an attached double-car garage. Both units 2 and 3 are on the second floor with large private balconies. Each unit offers central air conditioning and heating, washer and dryer hook-ups, gas stove, and dishwasher. In addition, the master bedrooms offer walk-in closets with ensuite bathroom and fiberglass shower. The building features a total of five garages (one double-car garage and four single-car garages), concrete driveway, and pitched tile roof. All units are individually metered for gas and electricity, and have individual hot water heaters. The property is ideally located less than one-half a mile from Interstate 60 and is surrounded by multiple amenities. Major grocery stores and fast-food chains including Food4Less, DD's Discount, Walgreens, Starbucks, McDonald's, and Taco Bell are within walking distance of the subject property. Located 3 miles west of the property, Moreno Valley Mall is a two-level indoor shopping center that is home to a 16-screens movie theater, Round 1 Bowling & Entertainment Center, and multiple national retailers including Macy's, JCPenney, Bath & Body Works, Express, etc. Walmart, Sam's Club, Costco, Hobby Lobby, Target, and Best Buy are adjacent to the Moreno Valley Mall. In addition, University of California, Riverside is only seven miles northwest of the property. The university campus sits on nearly 1,200 acres and occupies more than 26,000 students and 1,100 faculty members, among them two Nobel Prize winners and fifteen members of the National Academies of Science and Medicine. As the number one logistics market in the United States, the city of Moreno Valley is home to the World Logistics Center conveniently located only one and a half hours drive from the Ports of Long Beach and Los Angeles. With easy access to the 60 freeway and the Interstate 10 and 215, the World Logistics Center is a Designated Free Trade Zone and is environmentally sustainable as the largest Net Zero GHG Project in the United States.

Facts & Features

- Sold On 03/29/2024
- Original List Price of \$825,000
- 1 Buildings
- 5 Total parking spaces
- Cooling: Central Air
- \$0 (Other)
- Laundry: Inside
- \$58236 Gross Scheduled Income
- \$34813 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,678
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,883
- Cable TV: 02121645
- Gardener:
- Licenses:
- Insurance: \$1,650
- Maintenance: \$2,280
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,045
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,073	\$1,073	\$2,200
2:	1	2	2	1	Unfurnished	\$0	\$0	\$2,200
3:	1	2	2	2	Unfurnished	\$1,580	\$1,580	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 259 - Moreno Valley area
 - Riverside County
 - Parcel # 481322049

Michael Lembeck

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Closed •

List / Sold: **\$825,000/\$800,000** ↓

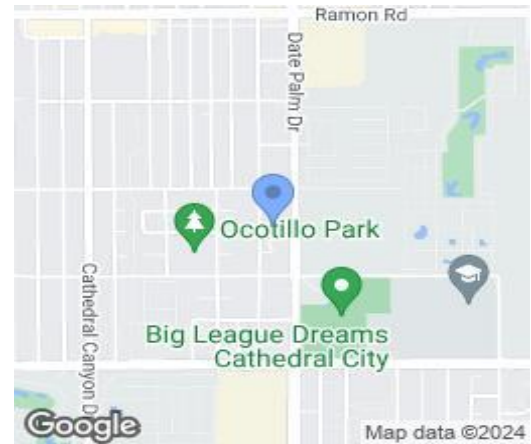
68950 Eytel Rd • Cathedral City 92234

17 days on the market

4 units • \$206,250/unit • sqft • 14,375 sqft lot • No \$/Sqft data •
Built in 1776

Listing ID: 219107212DA

google



***** 100% AVAILABLE ***** THIS 4-PLEX TO BE SOLD IN CONJUNCTION WITH 68900 VIA EYTEL.(SEE LISTING) ALL UNITS HAVE 3 BEDROOMS AND 2 BATHS. ALL UNITS HAVE A STOVE AND DISHWASHER AND EACH UNIT HAS A 2-CAR GARAGEAND WASHER DRYER HOOKUPS. THE PROPERTY CONSISTS OF UPPER AND LOWER UNITS AND A COMMON-AREA POOL ACCESSIBLE TO BOTH FOURPLEXES..LOCATED WITHIN CLOSE WALKING DISTANCE TO SCHOOLS, SHOPPING, BUS LINES AND THE NEW POST OFFICE AND LIBRARY MAKE THIS A VERY DESIREABLE PROPERTY! CURRENT RENTS ARE WAY BELOW MARKET = LOTS OF UPSIDE

Facts & Features

- Sold On 03/29/2024
- Original List Price of \$825,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 0 Total carport spaces
- Heating: Natural Gas, Central, Forced Air
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Entry
- Appliances: Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00992473
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 336 - Cathedral City South area
- Riverside County

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

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Closed •

List / Sold: **\$825,000/\$800,000** ↓

68900 Eytel Rd • Cathedral City 92234

17 days on the market

4 units • **\$206,250/unit** • **sqft** • **13,939 sqft lot** • **No \$/Sqft data** •
Built in 1776

Listing ID: 219107211DA

google



**** 100% AVAILABLE *****THIS 4-PLEX TO BE SOLD IN CONJUNCTION WITH THE 4-PLEX AT 68900 VIA EYTEL.(SEE LISTING) ALL UNITS HAVE 3 BEDROOMS AND 2 BATHS. ALL UNITS HAVE A STOVE AND DISHWASHER AND EACH UNIT HAS A 2-CAR GARAGE & WASHER?DRYER HOOKUPS.THE PROPERTY CONSISTS OF UPPER AND LOWER UNITS AND A COMMON-AREA POOL ACCESSIBLE TO BOTH FOURPLEXES.LOCATED WITHIN CLOSE WALKING DISTANCE TO SCHOOLS, SHOPPING, BUS LINES AND THE NEW POST OFFICE AND LIBRARY MAKE THIS A VERY DESIREABLE PROPERTY!CURRENT RENTS ARE VERY LOW = LOTS OF UPSIDE

Facts & Features

- Sold On 03/29/2024
- Original List Price of \$825,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- \$110400 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: See Remarks
- Floor: Carpet
- Appliances: Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00992473
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 336 - Cathedral City South area

- Rent Controlled
- Buyer Agency Compensation: 2.5%

- Riverside County
- Parcel # 680411027

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Closed • **Quadruplex**

List / Sold: **\$750,000/\$770,000** ↑

564 S Mistletoe Ave • **San Jacinto 92583**

4 days on the market

4 units • **\$187,500/unit** • **5,017 sqft** • **13,068 sqft lot** • **\$153.48/sqft** •
Built in 1990

Listing ID: SW24034219

Hewitt/ Main



Great price per door investment opportunity in San Jacinto. There is one 3/2 and three 2/2 units each with their own garage. These units are located centrally to shopping and schools in the San Jacinto area. Each unit has their own indoor laundry area and separate entrance.

Facts & Features

- Sold On 03/25/2024
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Central Air
- \$399 (Estimated)
- Laundry: Individual Room
- \$55440 Gross Scheduled Income
- \$49040 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Zero Lot Line
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,600
- Cable TV: 01990742
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,170	\$1,170	\$0
2:	1	2	2	2	Unfurnished	\$1,200	\$1,200	
3:	1	2	2	2	Unfurnished	\$1,075	\$1,075	
4:	1	2	2	2	Unfurnished	\$1,175	\$1,175	

Of Units With:

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

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area

• Buyer Agency Compensation: 2.5%

• Riverside County
• Parcel # 437173010

Michael Lembeck

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