

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	SW23027107	S	542 N Eucalyptus AVE	BLY	374	PRO	2	\$0		\$151,000 	\$122.56	1232	1963/PUB	9,147/0.21	N	2	03/30/23	12/12
2	SW22226956	S	30025 Alicante DR	HOME	SRCAR	STD	2	\$0		\$425,000 	\$156.25	2720	1976/PUB	22,651/0.52	N	0	03/30/23	104/104
3	23243563	S	1815 E Racquet Club RD	PSPR	331	STD	3			\$1,550,000	\$581.83	2664/AP	1979/ASR	20,909/0.48	N	5	03/31/23	2/2
4	PW23015893	S	249 E Graham AVE	LKEL	699	STD	4	\$78,000		\$690,000 	\$246.43	2800	1957/ASR	6,970/0.16	N	2	03/31/23	41/41

Closed • Duplex

List / Sold: **\$100,000/\$151,000** ↑

542 N Eucalyptus Ave • Blythe 92225

12 days on the market

2 units • \$50,000/unit • 1,232 sqft • 9,147 sqft lot • \$122.56/sqft • Built in 1963

Listing ID: SW23027107

From the Re/Max office go west on Hobsonway. Make a right on N. Main St. and continue until you reach Chanslorway. Turn left on Chanslorway and make a right on N. Eucalyptus. The house will be on your right.



Two units close to store and schools. Great for an investor or live in one and rent the other one. Both are in good condition with some work needed. Both are two bedrooms and two bathrooms. The front unit does not have a garage, but has it's own driveway and plenty of parking space. The back unit has a long driveway and a two car garage. This is a great opportunity so don't wait to see it. It will not last long.

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$100,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Carpet, Tile
- Appliances: Gas Oven, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01940912
- 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	2	1	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	2	Unfurnished			

Of Units With:

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

- Disposal:

Additional Information

- Probate Listing sale
- 374 - Blythe area
- Riverside County
- Parcel # 842133010

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 • **Manufactured On Land**

List / Sold: **\$499,999/\$425,000** ↓

30025 Alicante Dr • Homeland 92548

104 days on the market

**2 units • \$250,000/unit • 2,720 sqft • 22,651 sqft lot • \$156.25/sqft •
Built in 1976**

Listing ID: SW22226956

From 74 Hwy headed towards Hemet Left on Briggs, Right on Alicante Dr, It is the corner lot.



Great opportunity to own two homes!!! (2 units/2 on a lot) 2 homes on same lot with separate drive ways on just over half acre corner lot. You could live in one and rent the other one. First home (1,280 sqft and is permitted year 1991) has 2 levels, the first level has the kitchen, 3/4 bath (walking shower) and a bedroom. The stairs of the kitchen lead to the second level of the first home which has the living room and a bedroom. The second home (1,440 sqft) is a mobile home with 2 bedrooms, each bedroom has their own full bath. This home has a spacious living room with a door leading out to a large fenced area for the doggies. The kitchen has upgraded counter tops, newer oven, microwave and stove. Newer paint through out and a newer AC unit! Comes with 3 outdoor sheds. Each home has their own gated drive way. These homes show pride of ownership and is a perfect setup for a growing family or live in one and rent the other. The elementary is 1/2 mile and the high school is 1.4 miles, So many possibilities with this property, it is a MUST SEE! ** Lot is completely fenced. The county has now updated their system to reflect the second permitted home. Special financing is available for this property.

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$513,900
- 2 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- \$100 (Estimated)
- Laundry: In Carport, Outside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02053931
- 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	2	2	0	Negotiable	\$0	\$0	\$0
2:	1	2	1	0	Negotiable	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 457220001

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Closed •

List / Sold: **\$1,550,000/\$1,550,000**

1815 E Racquet Club Rd • Palm Springs 92262

2 days on the market

**3 units • \$516,667/unit • 2,664 sqft • 20,909 sqft lot • \$581.83/sqft •
Built in 1979**

Listing ID: 23243563

From N Sunrise Way head north on E Racquet Club second home on the right.



Turnkey Renovated Endless Potential-Family Compound, Income Producer, Party Venue or all. Gated, hedged half acre plus loaded. Main house 1500 sf 3br/2ba, Detached Guesthouse 700 sf 1br/1ba full kitchen, Studio/Casita 464 sf 1br/1ba, wet bar/kitchenette or office/gym. Finished & air conditioned Gameroom or up to 4 car garage storage plus a separate single car garage. Warm finishes, open concept, high vaulted beamed ceilings, HGTV style gourmet kitchen with huge center island, double Subzero, GE Monogram Range/Oven. Huge parcel, spectacular mountain views, pebble tec jetted pool, heat pump, salt saline with electric cover & heat pump, all Wi-Fi controlled, outdoor kitchen, gas firepit, dual gated driveways, parking for 25 plus cars. New smooth stucco exterior walls, upgraded 2 & 4 pane windows & doors, French doors, wood plank exterior ceilings, eaves with recessed lighting throughout perimeter.

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$1,550,000
- 3 Buildings
- 30 Total parking spaces
- Cooling: Heat Pump, Central Air, Electric
- Heating: Central, Heat Pump, Natural Gas, Forced Air
- Laundry: Washer Included, Dryer Included

Interior

- Rooms: Guest/Maid's Quarters, Living Room, Dance Studio, Utility Room, Workshop
- Floor: Tile
- Appliances: Barbecue, Dishwasher, Disposal, Refrigerator, Gas Oven, Double Oven, Range
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Furnished, High Ceilings, Open Floorplan

Exterior

- Lot Features: Lawn, Landscaped, Utilities - Overhead, Corners Marked, Back Yard
- Security Features: Carbon Monoxide Detector(s), Gated Community, Fire and Smoke Detection System, Automatic Gate
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- 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	2		Furnished	\$0	\$0	\$0
2:	2	1	1		Furnished	\$0	\$0	\$0

3:	3	1	1	Unfurnished	\$0	\$0	\$0
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
- 331 - North End Palm Springs area
 - Riverside County
 - Parcel # 501281002

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: 23243563

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Closed • **Triplex**

List / Sold: **\$699,900/\$690,000** ↓

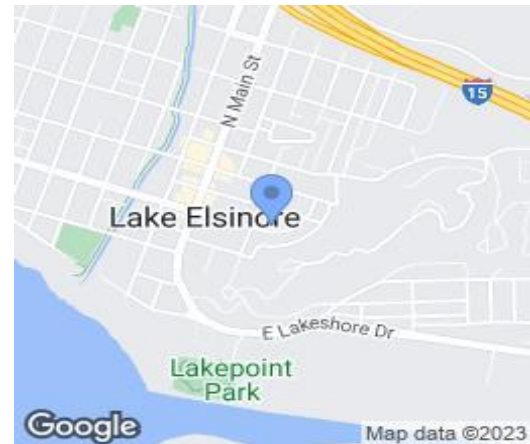
249 E Graham Ave • Lake Elsinore 92530

41 days on the market

4 units • **\$174,975/unit** • **2,800 sqft** • **6,970 sqft lot** • **\$246.43/sqft** •
Built in 1957

Listing ID: PW23015893

South of Main St



Great rental area triplex Top level SFR converted to 2 2bedroom units with remodeled kitchens, bathrooms, upgraded floors and new interior paint. All upgrades completed in the last 3 years. Lower level consist of 1 2bedroom unit and 1 1 bedroom unit with remodeled bathroom, kitchen, flooring and interior paint. All work completed in the last 2 years. Great rental area in the upcoming popular downtown area of Lake Elsinore. Walking distance to restaurants, coffee shops, parks and the lake. Close to schools, freeways and shopping centers. Property is on One Electric Meter. Each unit has its individual subpanel. One Gas Meter and One Water Meter.

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$699,900
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$505 (Estimated)
- \$78000 Gross Scheduled Income
- \$56400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Sloped Down, Front Yard, Gentle Sloping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,600
- Electric: \$9,600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$125
- Cable TV: 01849354
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	0	Unfurnished	\$5,000	\$5,000	\$5,550
2:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,650

Of Units With:

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

Additional Information

- Standard sale

- 699 - Not Defined area
- Riverside County
- Parcel # 373047013

Michael Lembeck

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

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State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW23015893

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