

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		TR21039970	S	1021 S	Sheridan ST	COR	248	STD	2	\$43,620	\$560,000 ↓	\$228.20	2454	1964/EST	7,405/0.17	2	04/01/21	11/11
2		OC20201240	S	84176	Corregidor AVE	IND	314	STD	2	\$0	\$275,000 ↓	\$250.00	1100	1943/SLR	5,663/0.13	0	04/02/21	66/66
3		219038893DA	S	41551	Sunrise CT	RM	321	STD	2		\$340,000 ↓			1972/ASR	0.18	0	03/30/21	207/207
4		IV20249581	S	510 E	Avenue B	BLY	374	STD	2	\$0	\$151,000 ↓	\$129.50	1166	1954/PUB	6,098/0.14	0	03/31/21	78/78
5		RS20188727	S	107 N	LOWELL ST	LKEL	SRCAR	STD	2	\$32,340	\$480,000 ↓	\$203.82	2355	1945/PUB	9,148/0.21	4	03/31/21	152/152
6		PW21033618	S	1240	E Street	COR	248	STD	3	\$78,024	\$850,000	\$265.62	3200	2005/ASR	6,970/0.16	0	04/01/21	1/1
7		EV20241369	S	437 E	1st ST	SJCN	SRCAR	STD	3	\$23,880	\$395,000	\$173.40	2278	1980/ASR	9,583/0.22	3	04/01/21	72/72
8		SW20246732	S	207 E	Peck ST	LKEL	SRCAR	STD	3	\$32,640	\$449,000 ↓	\$177.40	2531	1923/ASR	6,970/0.16	2	04/02/21	16/104
9		219056770DA	S	46305	Portola AVE	PDST	323	STD	4		\$1,300,000 ↑			1974/SLR		4	04/01/21	26/26
10		219056969DA	S	511 E	Chuckwalla RD	PSPR	332	STD	5	\$65,280	\$731,000 ↓			1960/ASR	0.24	0	04/01/21	5/158
11		PW21028859	S	230 N	Ramona ST	HMT	SRCAR	STD,TRUS	5	\$54,060	6 \$679,900	\$175.46	3875	1976/PUB	10,019/0.23	10	03/31/21	3/3
12		20571018	S	12885	ELISEO RD	DHS	340	STD	7		\$1,550,000 ↓		0	1957	53,000		03/31/21	317/317
13		219056221PS	S	220 S	Patencio RD	PSPR	332	STD	9		\$2,362,000 ↓			1930	0.26	0	03/31/21	44/44

Closed •

List / Sold: **\$648,000/\$560,000** ↓

1021 S Sheridan St • Corona 92882

11 days on the market

2 units • \$324,000/unit • 2,454 sqft • 7,405 sqft lot • \$228.20/sqft • Built in 1964

Listing ID: TR21039970

From Riverside: Get on CA-91 W 2 min (0.4 mi) Follow CA-91 W to N Main St in Corona. Take exit 50 from CA-91 W 13 min (13.8 mi) Continue on N Main St. Drive to S Sheridan St



Here we have a fantastic opportunity to uncover a brilliant residential rental income property that features 2 houses on one single lot. The main house is a single story residence featuring 3 beds, 2 baths, a spacious living room with an open window and a nice fireplace to compliment it. The kitchen decor is decorated with redwood cabinets, marble countertops and a french style window. The front house also has a 2 car attached garage. The 2nd unit in the back is a beautiful 2 story house that features 3 beds, 2 baths, open kitchen and a loft space that is present upstairs. There is an iron wood sliding gate that is used by the second unit to park 2 cars privately if needed. This location is conveniently located near schools, shopping, restaurants, public transportation and freeways as well. Please ensure to drive-by only and do not disturb the tenants at hand. All offers are to be made subject to inspection.

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$648,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- \$43620 Gross Scheduled Income
- \$35220 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Near Public Transit, Patio Home, Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	2	2	Unfurnished	\$1,850	\$1,850	\$2,500
2:	1	3	2	0	Unfurnished	\$1,785	\$1,785	\$2,300

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
- 248 - Corona area
- Riverside County
- Parcel # 117252019

Michael Lembeck

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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: TR21039970

Printed: 04/04/2021 7:41:27 PM

Closed • Duplex

List / Sold: **\$299,000/\$275,000** ↓

84176 Corregidor Ave • Indio 92201

66 days on the market

2 units • \$149,500/unit • 1,100 sqft • 5,663 sqft lot • \$250.00/sqft •
Built in 1943

Listing ID: OC20201240

OFF INDIO BLVD, ON VAN BURAN SOUTH TO CORREGIDOR



Two beautifully renovated, move-in ready houses in Indio! The first unit is 3 beds/2 baths & the back unit is 1 bed/1 bath. Move in one & rent the other! Set the market rent. Cash flowing opportunity in the best location in Indio! Close to everything! Do not miss this opportunity!

Facts & Features

- Sold On 04/02/2021
- Original List Price of \$375,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	2	0	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 314 - Indio South of East Valley area
- Riverside County
- Parcel # 603063016

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Closed •

List / Sold: **\$360,000/\$340,000** ↓

41551 Sunrise Ct • Rancho Mirage 92270

207 days on the market

2 units • **\$180,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1972

Listing ID: 219038893DA

Highway 111 to Mirage Road follow GPS



Terrific Investment Opportunity! Duplex built in 1972 with multi-use zoning. Duplex, tenants in process of vacating. Call for details, drive by only. Cannot show interior until tenants have vacated.

Facts & Features

- Sold On 03/30/2021
- Original List Price of \$360,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Natural Gas, Forced Air
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: Water Heater

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
- 321 - Rancho Mirage area
- Riverside County
- Parcel # 684182003

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$189,000/\$151,000** ↓

510 E Avenue B • Blythe 92225

78 days on the market

2 units • **\$94,500/unit** • **1,166 sqft** • **6,098 sqft lot** • **\$129.50/sqft** •
Built in 1954

Listing ID: IV20249581

Use GPS



LIVE IN ONE AND RENT THE OTHER ONE. Great opportunity to own a amazing duplex in the heart of Blythe, Turn Key, two identical units two bedrooms + one bath each, Completely remodeled with new flooring new kitchen new granite counters new backsplash some laminate flooring, some tile flooring, Bathrooms has new windows, new tub enclosures, new fixtures new tile flooring. One unit is staged, the other unit is unfurnished. Walking distance from major stores. A MUST SEE.

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$189,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Wall Furnace
- Laundry: Individual Room, Outside
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Appliances: Gas Range, Range Hood
- Other Interior Features: Beamed Ceilings, Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$680
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02109201
- 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	2	Unfurnished	\$0	\$0	\$850
2:	1	2	1	2	Unfurnished	\$0	\$0	\$850

Of Units With:

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

Additional Information

- Standard sale

- 374 - Blythe area
- Riverside County
- Parcel # 845162003

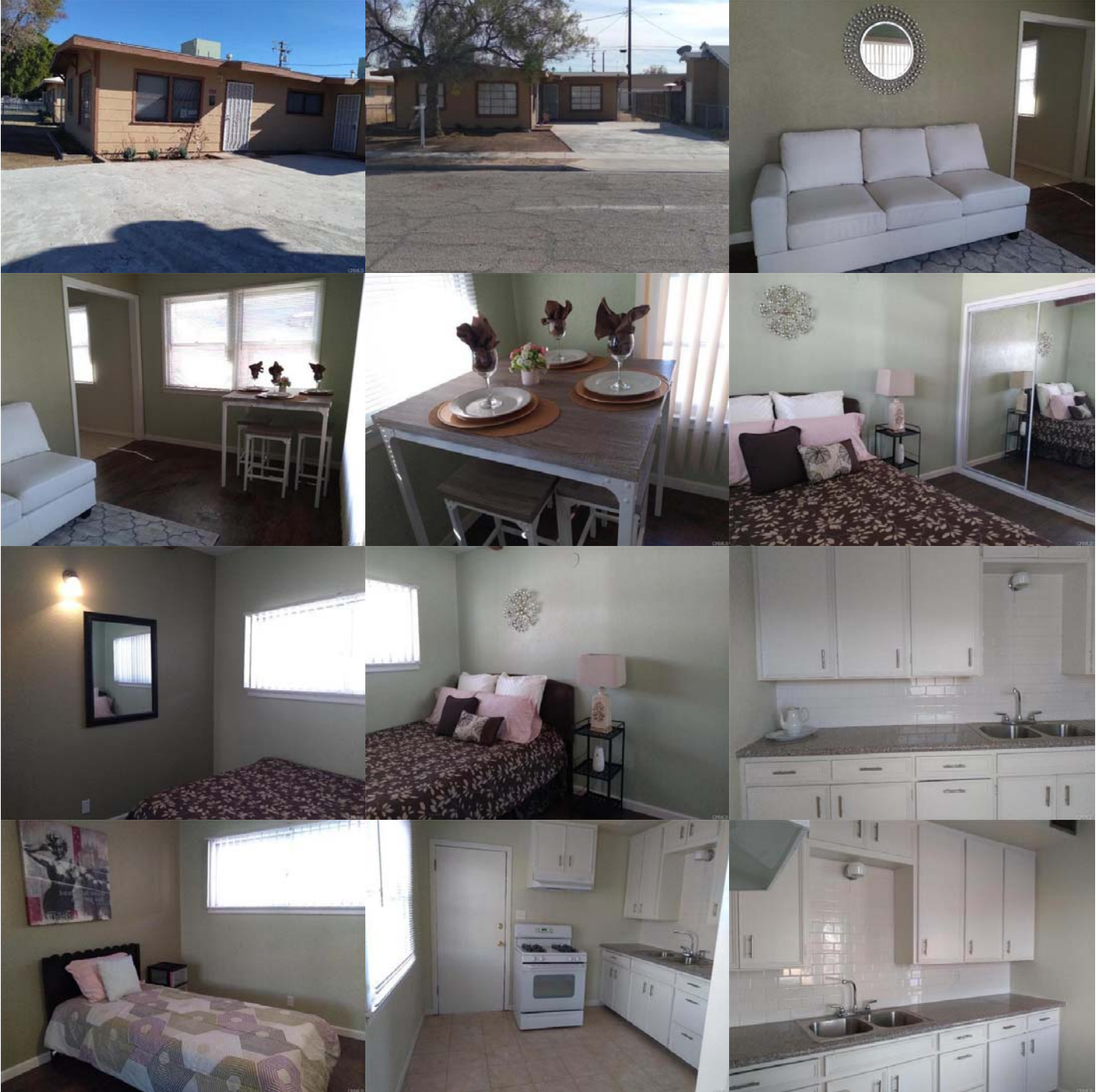
Michael Lembeck

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Re/Max Property Connection

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

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Closed •

List / Sold: **\$530,000/\$480,000** ↓

107 N LOWELL St • Lake Elsinore 92530

152 days on the market

2 units • **\$265,000/unit** • **2,355 sqft** • **9,148 sqft lot** • **\$203.82/sqft** •
Built in 1945

Listing ID: RS20188727

GRAHAM TO LOWELL ST



2 HOMES ON ONE LOT. FRONT HOUSE HAS 2 BEDROOMS, 1 BATH AND 2 DETACHED GARAGE. REAR HOUSE HAS 1 BEDROOM, 1 BATH AND AN ATTACHED 2 CAR GARAGE. BOTH HOUSES HAVE FENCED FRONT AND REAR YARDS. EACH HOUSE HAS SEPARATE ELECTRIC AND GAS METERS. WATER METER IS SHARED BY BOTH HOUSES. BOTH HOUSES HAVE BEEN RECENTLY REHABBED AND SALE WILL BE "AS IS". SELLER INTENDS TO DO A 1031 TAX DEFERRED EXCHANGE AT NO COSTS TO BUYER.

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$520,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Natural Gas
- \$32340 Gross Scheduled Income
- \$31440 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Built-In Range, Gas Range, Gas Water Heater, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 00888072
- Gardener:
- Licenses:
- Insurance: \$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	2	1	2	Unfurnished	\$1,500	\$1,500	\$1,600
2:	1	1	1	2	Unfurnished	\$1,195	\$1,195	\$1,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 374183013

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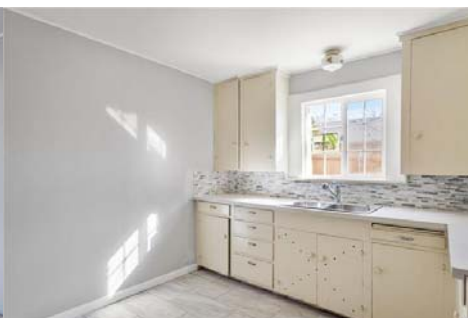
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: RS20188727

Printed: 04/04/2021 7:41:29 PM

Closed • Triplex

List / Sold: **\$850,000/\$850,000**

1240 E Street • Corona 92882

1 days on the market

3 units • **\$283,333/unit** • **3,200 sqft** • **6,970 sqft lot** • **\$265.62/sqft** • **Built in 2005**

Listing ID: PW21033618

GPS



One of the 3 units in the heart of Corona. There are consist of two buildings, one duplex with 4beds/2baths, 3beds/2 baths and one single family residence with 5 beds/2 baths. Near shopping and schools and easy access to 91 fwy, very convenient location. Fully remodeled and all recently upgraded. Brand new paint and laminate flooring, new kitchen and sink, cabinets, must come see! Please come and check it out!!!

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$78024 Gross Scheduled Income
- \$67209 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Laundry
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater
- Other Interior Features: Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,815
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$165
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2	0	Unfurnished	\$2,700	\$32,400	\$2,700
2:	1	4	2	0	Unfurnished	\$1,802	\$21,624	\$2,300
3:	1	3	2	0	Unfurnished	\$2,000	\$24,000	\$2,150

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
- 248 - Corona area
- Riverside County
- Parcel # 118124008

Michael Lembeck

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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: PW21033618

Printed: 04/04/2021 7:41:29 PM

Closed •

List / Sold: **\$395,000/\$395,000**

437 E 1st St • San Jacinto 92583

72 days on the market

3 units • \$131,667/unit • 2,278 sqft • 9,583 sqft lot • \$173.40/sqft • Built in 1980

Listing ID: EV20241369

From I-10, South on 79, E on Ramona, Right on Alessandro, Left on 1 St.



Great Investment property with longtime tenants! This neat 3 unit property is located heart of San Jacinto and professionally managed and maintained by management company. Each unit has 2 bedroom and 1 bath, there are two detached garages.

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$395,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Inside
- \$23880 Gross Scheduled Income
- \$22440 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Close to Clubhouse
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,440
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01847410
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$120
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	3	Unfurnished	\$1,990	\$1,990	\$2,400

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
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 434291018

Michael Lembeck

Re/Max Property Connection

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

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

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CUSTOMER FULL: Residential Income LISTING ID: EV20241369

Printed: 04/04/2021 7:41:29 PM

Closed •

List / Sold: **\$449,000/\$449,000** ↓

207 E Peck St • Lake Elsinore 92530

16 days on the market

3 units • \$149,667/unit • 2,531 sqft • 6,970 sqft lot • \$177.40/sqft • Built in 1923

Listing ID: SW20246732

Main -> Peck



Very clean 3-unit building in the heart of downtown Lake Elsinore. This triplex has plenty of curb appeal from the street offering a unique layout just walking distance from the street. The front unit has an oversize kitchen and large family area which allows it to function and command rents that exceed a typical one bedroom. The middle unit offers a courtyard and plenty of privacy and the rear unit is across from a 2-car garage and separate laundry area on the property. With concrete and hardscaping all around this property has minimal exterior upkeep and has had stable and long term tenants so add this one to your list!

Facts & Features

- Sold On 04/02/2021
- Original List Price of \$459,990
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$32640 Gross Scheduled Income
- \$24220 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$8,420
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01184434
- 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:	1	2	1	2	Unfurnished	\$1,000	\$1,000	\$1,100
2:	1	1	1	0	Unfurnished	\$875	\$875	\$1,000
3:	1	1	1	0	Unfurnished	\$845	\$845	\$1,000

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
- SRCAR - Southwest Riverside County area

- Riverside County
- Parcel # 373023007

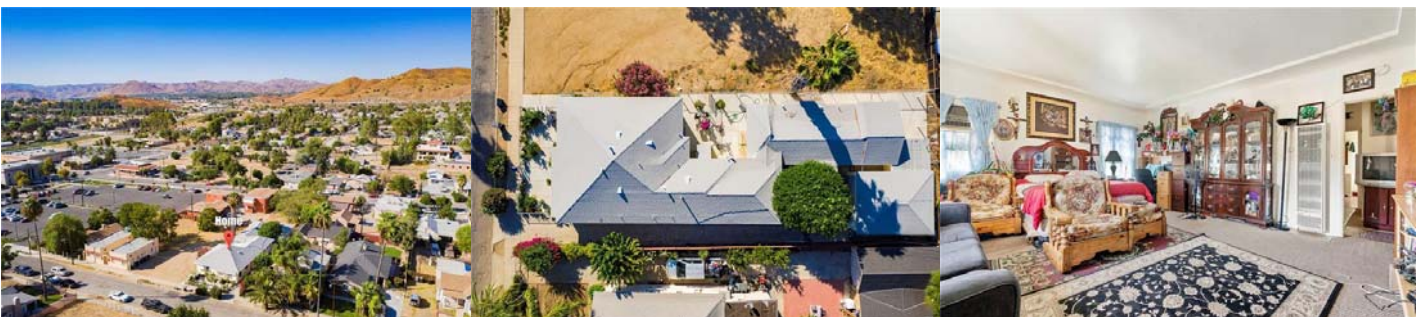
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Mission Viejo, 92691

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Closed •**\$1,295,000/\$1,300,000** ↑

26 days on the market

Listing ID: 219056770DA

46305 Portola Ave • Palm Desert 92260**4 units** • **\$323,750/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1974**From Hwy 111 turn South on Portola Avenue. Property is past the Fairway Drive stop sign on right side before Grapevine Street. Address is located vertically in stairway above landing on wall in middle of building.**

The best location with views of the Shadow Mountain Golf Course and Western mountains. This four-plex has been Owner occupied (Unit A) and maintained and updated. Not your standard rental property as the Sellers unit is highly remodeled. As year-round long-time occupants the Sellers have taken great care of this property. All four units are 2bd 2ba approx 1100 sq ft. each. The Owner Unit A has had closet removed in front bedroom to use as an office. Both baths and kitchen have been extensively redone with stone tile showers, counters and cabinets. The pool is located on the South side of the building creating a nice grass yard with fruit trees off the patios. Each unit could rent for \$1600-\$1800/mo unfurnished. One upstairs unit is turnkey furnished and could be a seasonal vacation rental (monthly minimum). Currently, only 3-units are rented as one is owner occupied. Single enclosed garage space for each unit. Units are all electric but pool heat is gas. This is an ideal South Palm Desert location with No HOA and great walking distance to El Paseo, Living Desert, shopping & dining.

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$1,295,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air, Electric
- Heating: Electric, Forced Air
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Appliances: Dishwasher, Disposal, Electric Range, Refrigerator, Electric Water Heater, Water Heater

Exterior

- Lot Features: Lawn, On Golf Course

Annual Expenses

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

Unit Details

Of Units With:

- Separate Electric: 4
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator: 4
- Wall AC:

- Disposal:

Additional Information

- Standard sale

- 323 - South Palm Desert area
- Riverside County
- Parcel # 630142006

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
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Closed •

List / Sold: **\$745,000/\$731,000** ↓

511 E Chuckwalla Rd • Palm Springs 92262

5 days on the market

5 units • **\$149,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1960

Listing ID: 219056969DA

From the 10 Freeway, take N. Indian Canyon south to Vista Chino, turn left or east 2 blocks to N. Via Miraleste, turn right 2 blocks to Chuckwalla Road, the property is located on the South East corner.



5 Units, Pool, 2 blocks from downtown. Just completed \$50,000 capital improvements! Excellent investment opportunity conveniently located next to desirable downtown Palm Springs with great appreciation potential. Submit your offers, this opportunity will not be on the market long. For all property questions (condition, tenancy, and history) call Kitty (Property Manager): 760-218-0922, for questions regarding the sale call Leonard: 760-578-8480.

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$745,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air, Evaporative Cooling, Wall/Window Unit(s)
- Heating: Natural Gas, Central, Forced Air
- \$65280 Gross Scheduled Income
- \$41494 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Family Room, Living Room
- Appliances: Water Heater
- Floor: Carpet, Tile

Exterior

- Lot Features: Landscaped, Level, Paved, Yard, Near Public Transit

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,695
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,456
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$750
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 5
- Disposal:
- Drapes:
- Patio: 5
- Ranges: 5
- Refrigerator: 5
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 332 - Central Palm Springs area
- Riverside County
- Parcel # 507024009

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Re/Max Property Connection

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Closed •

List / Sold: **\$679,900/\$679,900**

230 N Ramona St • Hemet 92543

3 days on the market

5 units • \$135,980/unit • 3,875 sqft • 10,019 sqft lot • \$175.46/sqft • Built in 1976

Listing ID: PW21028859

State St and Florida Ave are the major crossroads.



Great investment opportunity with instant cash flow in Hemet. 5 plex with all units having 2 bedrooms and 1 bath, also 2 covered carports per unit. The roof is less than 5 years old. Laundry room onsite for a little extra income. All units are one level, have dishwashers, central AC/heat, dining areas, and master bedroom walk in closets. One unit sits over the carports with a large balcony.

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$679,900
- 1 Buildings
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Community
- Cap Rate: 5.5
- \$54060 Gross Scheduled Income
- \$36282 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

- Rooms: Walk-In Closet
- Appliances: Dishwasher, Electric Range

Exterior

- Lot Features: 2-5 Units/Acre, Lawn, Level with Street, Lot 10000-19999 Sqft
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,778
- Electric: \$575.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,465
- Cable TV: 01837970
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management: 2900
- Water/Sewer: \$5,158
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$845	\$845	\$1,050
2:	1	2	1	2	Unfurnished	\$985	\$985	\$1,050
3:	1	2	1	2	Unfurnished	\$985	\$985	\$1,050
4:	1	2	1	2	Unfurnished	\$845	\$845	\$1,050
5:	1	2	1	2	Unfurnished	\$845	\$845	\$1,100

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 5
- Carpet: 5
- Dishwasher: 5
- Disposal: 5
- Drapes:
- Patio:
- Ranges: 5
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 443192027

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Mission Viejo, 92691

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Closed •

\$1,599,000/\$1,550,000 ↓

317 days on the market

Listing ID: 20571018

12885 ELISEO Rd • Desert Hot Springs 92240
7 units • \$228,429/unit • 0 sqft • No lot size data • No \$/Sqft data •
Built in 1957

North of Hacienda Ave, East of Miracle Hill Rd



BACK ON MARKET! Idilic boutique hotel with natural hot springs, and 3 additional vacant lots. Seven beautiful ensuite rooms with kitchenettes set in an idyllic relaxing environment. Super cool, hip, alternative chic hotel. Hot springs mineral source soaking tub & pool, including 2 massage spa rooms. Recent renovations to rooms, pool, as well as throughout the property. Great staff allows hotel to run on it's own with great income at an incredible potential 9.4 Cap rate. Hotel sits on 3 lots, and includes an additional 3 vacant lots as part of the sale for a total of approximately 53,000sqft. Located in the forward moving town of Desert Hot Springs & just a short drive to Palm Springs. Rooms can rent up to \$450/ night with upside. High revenue & low maintenance with more upside to take advantage of, makes this an ideal oasis for guests, as well as the owners.

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$1,800,000
- 1 Buildings
- \$168520 Net Operating Income

Interior

- Floor: Tile
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$193,390
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01435834
- 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:	7	7	7		Furnished	\$0	\$0	\$0
2:								
3:								
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

- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 642121023

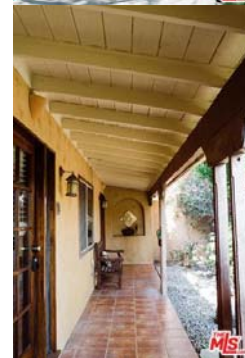
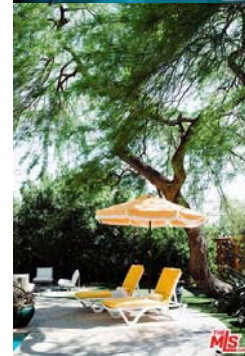
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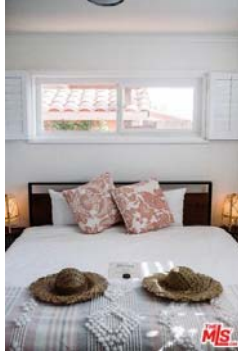
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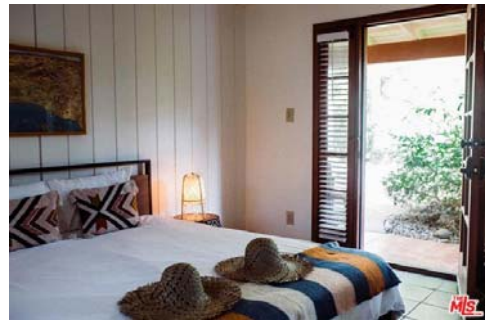
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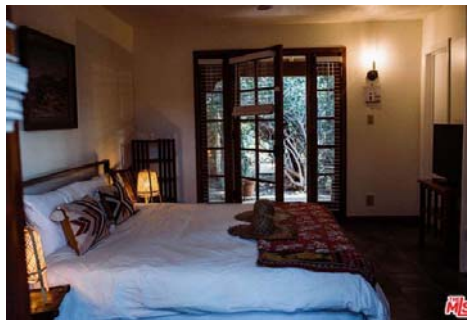
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CUSTOMER FULL: Residential Income LISTING ID: 20571018

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Closed •**\$2,400,000/\$2,362,000** ↓

44 days on the market

220 S Patencio Rd • Palm Springs 92262**9 units** • **\$266,667/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1930

Listing ID: 219056221PS

From Hwy 111 turn west onto W. Arenas Rd and head towards mountain. Turn left on Patencio. Hotel is on left.

Located in the Historic Tennis Club neighborhood next to Downtown Palm Springs, The Old Ranch Inn has been successfully operating as an 8-room Boutique Hotel. Increased revenue possible with a minimal improvement cost by adding 9th room, currently used as office space. Each room is unique, all with Kitchens/Kitchenettes to serve short term and long-term (28 days or more) guests. Hotel License will be transferred at time of sale. Transient Occupancy Tax (TOT) does not have to be paid on long term occupancies. Option to lease/rent all rooms long term is extremely valuable to remain profitable while complying with current short-term Hotel operating restrictions. All units individually metered to bill back to longer term guests. Most units have views of San Jacinto mountains and pool. Property has outdoor breakfast bar, bbq and entertainment area with firepit and room to add in ground outdoor spa. Great walking neighborhood close to shopping, dining, hiking and bike paths. On-site parking for each room. Room rates have been historically below market creating a perfect opportunity to increase revenue especially with the 9th room brought into service. Investment proforma attached.

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$2,400,000
- 1 Buildings
- 8 Total parking spaces
- Cooling: Electric
- Heating: Central, Zoned
- 9 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Living Room
- Floor: Carpet, Tile
- Appliances: Microwave, Refrigerator, Electric Water Heater, Water Heater
- Other Interior Features: Beamed Ceilings, Track Lighting, Wet Bar

Exterior

- Lot Features: Landscaped
- Security Features: Security Lights

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 9
- Gas Meters: 1
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator: 9
- Wall AC:

Additional Information

- Standard sale

- 332 - Central Palm Springs area
- Riverside County
- Parcel # 513133014

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CUSTOMER FULL: Residential Income LISTING ID: 219056221PS

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