

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	Spes	Date	DOM/CDOM
1	CV24008825	S	7614 Fern ST	RVSD	252	STD	2	\$0		\$350,000	\$334.29	1047	1947/ASR	7,841/0.18	N	0		04/01/24	0/0
2	219101530DA	S	238 E Rice St ST	BLY	374	STD	2			\$194,940	\$149.39		1942/ASR	0.17/0	N	0		04/03/24	120/0
3	DW23137227	S	137 S Jordan AVE	SJCN	699	STD	2	\$2,850	4	\$450,000	\$255.39	1762	1886/PUB	16,988/0.39	N	0		04/02/24	179/179
4	IG24033320	S	806 E Date ST	HMT	699	STD	2	\$0		\$515,000	\$294.29	1750	2023/BLD	6,534/0.15	N	0		04/01/24	-1/-1
5	SW24041547	S	41664 Camino Del Vino	TEM	SRCAR	STD	2	\$0		\$2,100,000	\$479.56	4379	1991/ASR	97,139/2.23	Y	3		04/02/24	14/14
6	IV24048236	S	452 E 9th ST	BMT	263	TRUS	5	\$6,765		\$877,000	\$219.96	3987	1973/ASR	9,583/0.22	N	1		04/05/24	5/5

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 252 - Riverside area
- Riverside County
- Parcel # 230281025

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: CV24008825

Printed: 04/07/2024 9:17:30 AM

Closed •

List / Sold: **\$245,900/\$194,940** ↓

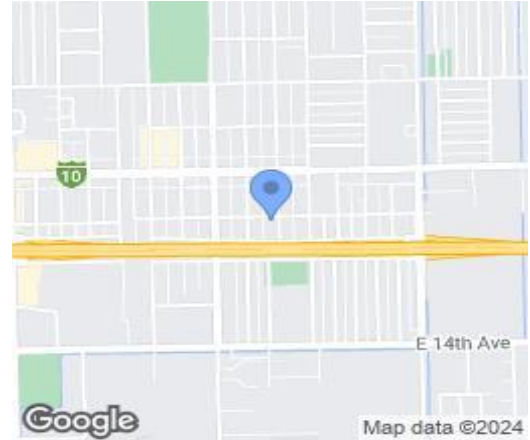
238 E Rice St St • Blythe 92225

120 days on the market

2 units • **\$122,950/unit** • **sqft** • **0 sqft lot** • **\$149.39/sqft** • **Built in 1942**

Listing ID: 219101530DA

Head east on Hobsonway, right on S Second St, property will be on the corner of E Rice St and S Second St.



Welcome to this delightful duplex located in the heart of Blythe. This rare gem offers a 3 bedroom , 1 bath unit and a 2 bedroom 1 bath unit, each excluding a warm and inviting atmosphere for comfortable living. Well appointed eat-in-kitchen featuring granite countertops. Tile/laminate floors add a touch of elegance to the living spaces. Step outside to discover a generously sized front yard with endless possibilities. Whether you envision it as a serene oasis or a vibrant garden, this outdoor space is a canvas ready for your creative touch. Separately metered electric & gas. Located on a 7405 sq ft lot, offering room for potential expansion. Residents enjoy great walkability, shopping, schools, and easy access to the I-10 freeway.

Facts & Features

- Sold On 04/03/2024
- Original List Price of \$245,900
- 2 Buildings
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Living Room

Exterior

- Lot Features: Front Yard, Lawn, Paved, Yard

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01885684
- 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
- 374 - Blythe area

- Buyer Agency Compensation: 3.000%

- Riverside County
- Parcel # 848072011

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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HUGE LOT ! HUGE LOT ! MUST SEE ! DUPLEX RENTAL INCOME OPPORTUNITY! READY FOR DEVELOPER TO BUILD ADDITINAL UNITS OR subdivide the lot Own a piece of Victorian architectural design and land. Huge lot 16,999 sqft. The two homes have fully fenced yards for added privacy with separate entrances. Long driveway for plenty of parking. Your 3-bedroom and bonus room home is downstairs and has an open layout feel, perfect for a big family. The upstairs 2-bedroom 1 bath was upgraded about a year ago, and offers nice views to San Jancinto Mountains. Don't miss this opportunity! Great for first-time buyers, or investors. Conveniently located near shopping stores, restaurants, Mt San Jacinto College, Walmart, Hemet Museum, and Ramona Bowl Amphitheater, and a 10-minute drive to Soboba Hot Springs!

Facts & Features

- Sold On 04/02/2024
 - Original List Price of \$480,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - \$159 (Estimated)
- Laundry: Washer Hookup, Washer Included
 - Cap Rate: 3.98
 - \$2850 Gross Scheduled Income
 - \$2270 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Bonus Room

Exterior

- Lot Features: 16-20 Units/Acre, Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,270
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$350
 - Cable TV: 01950781
 - Gardener:
 - Licenses:
- Insurance: \$600
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$160
 - 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	\$2,200
2:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,250

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Riverside County
- Parcel # 437035021

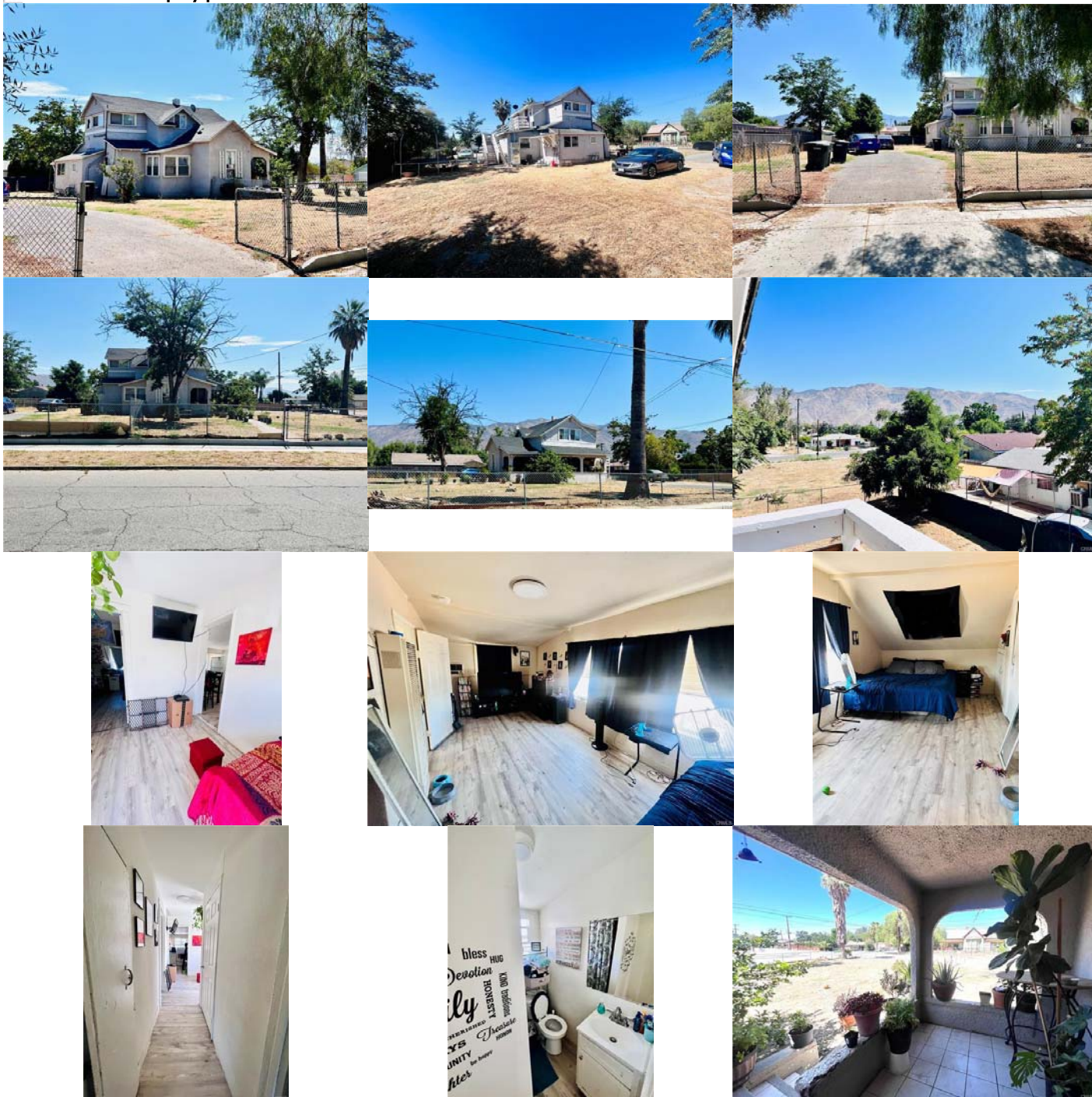
Michael Lembeck

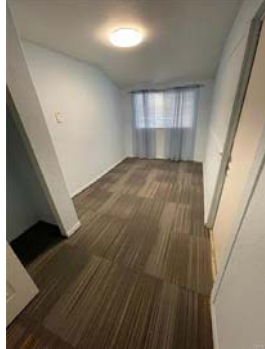
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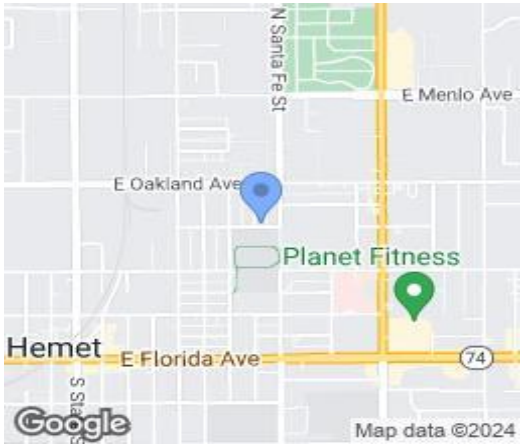
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Single-family Home and ADU are like a DUPLEX, one house has three bedrooms and two baths and ADU has two bedrooms and one bath, both houses have been fully rehabbed, and all are new, like kitchen, baths, electrical, plumbing, and more.....and your client will love to see them, live in one, and rent the second home.

Facts & Features

- Sold On 04/01/2024
 - Original List Price of \$509,900
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - 0 Total carport spaces
 - Cooling: Central Air
 - Heating: Central, Natural Gas
 - \$330 (Estimated)
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Gas Dryer Hookup, Inside
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Laminate
- Appliances: Gas Range, Gas Water Heater
 - Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: 2-5 Units/Acre
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
 - Sewer: Public Sewer
 - Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,300
 - 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	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Riverside County
- Parcel # 443154012

Michael Lembeck

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

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Closed • **Single Family Residence**

List / Sold:

\$2,100,000/\$2,100,000

14 days on the market

Listing ID: SW24041547

41664 Camino Del Vino • Temecula 92592

2 units • \$1,050,000/unit • 4,379 sqft • 97,139 sqft lot • \$479.56/sqft • Built in 1991

Off Pauba Rd



Two Properties in one lot. Step into your Traditional Farmhouse Ranch retreat in the heart of wine country, where panoramic views and luxurious amenities await. This sprawling home offers a total of 4 bedrooms and 3 1/2 bathrooms on the main home, ensuring ample space for both relaxation and entertainment. Lounge by the pool, framed by picturesque vistas and drifting hot air balloons, or savor sunsets from the comfort of your own backyard. Perfectly situated for a leisurely stroll to Oak Mountain and Leoness Wineries. Equestrian enthusiasts will delight in the barn, complete with 4 stalls, tack and feed rooms, hay storage, a hot walker, and a sand arena. For added versatility, a charming casita with 1 bedroom/1bathroom serves as both guest quarters and an Airbnb rental, providing additional income potential. With RV parking and easy access to local attractions, this homes is the perfect blend of elegance and rural charm.

Facts & Features

- Sold On 04/02/2024
- Original List Price of \$2,100,000
- 2 Buildings
- Levels: Three Or More
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Propane
- \$989 (Estimated)
- Laundry: Electric Dryer Hookup, Propane Dryer Hookup
- 1 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Wood
- Other Interior Features: 2 Staircases, Crown Molding, Dry Bar, Granite Counters, Pantry, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Agricultural, Back Yard, Front Yard, Horse Property, Horse Property Improved, Landscaped, Ranch, Sprinklers Timer
- Security Features: Automatic Gate
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- 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	4	3	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Negotiable	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 927670021

Michael Lembeck

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

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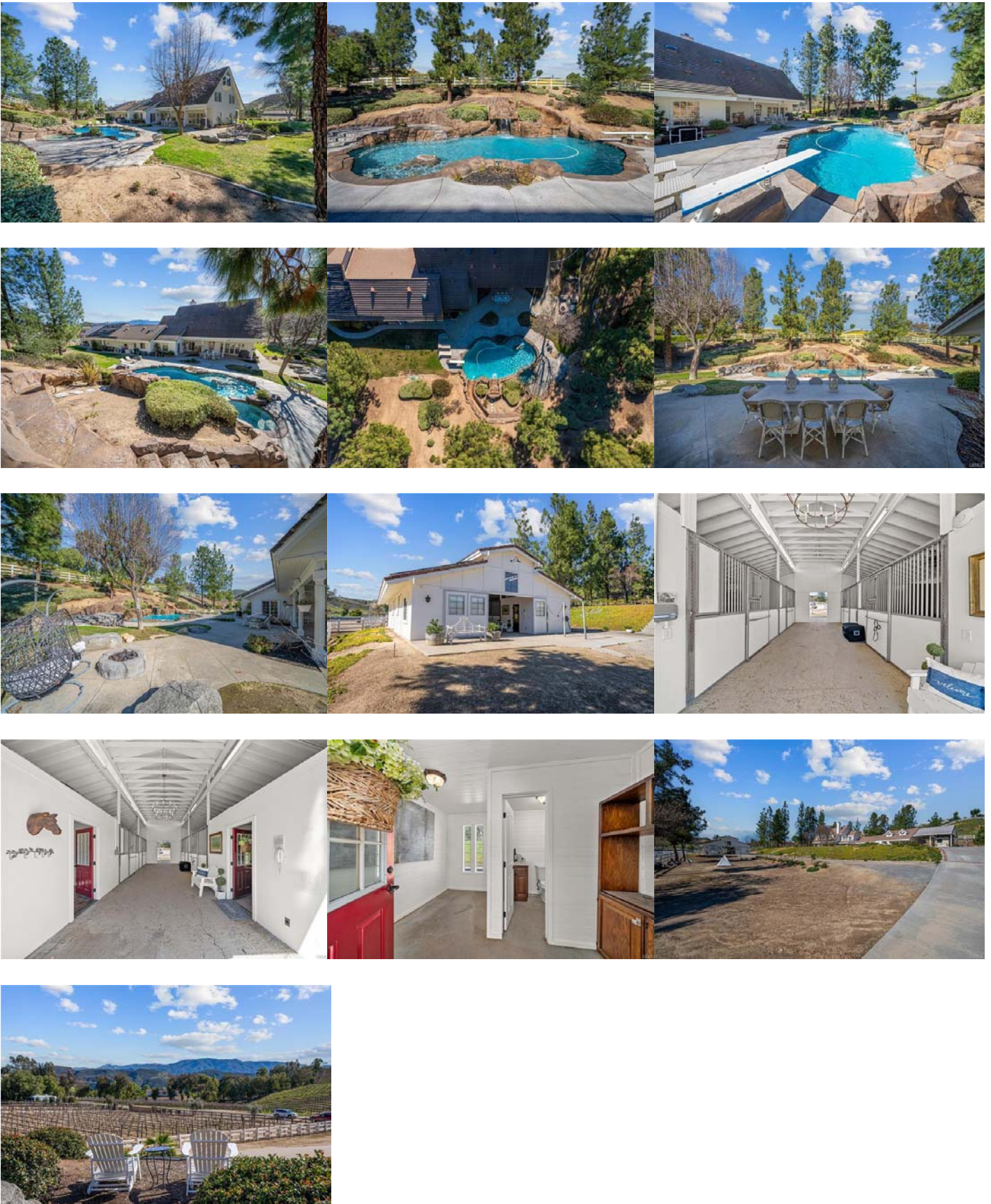
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Closed • **Apartment**

List / Sold: **\$875,000/\$877,000** ↑

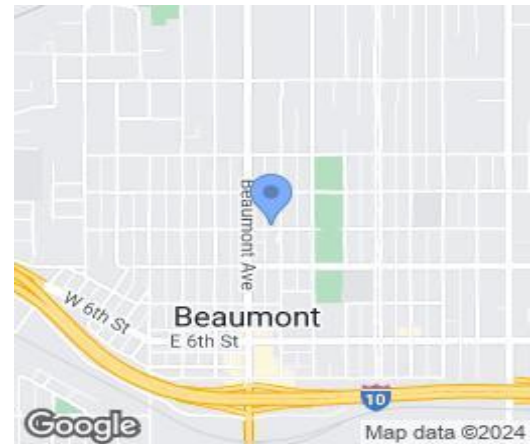
452 E 9th St • Beaumont 92223

5 days on the market

5 units • **\$175,000/unit** • **3,987 sqft** • **9,583 sqft lot** • **\$219.96/sqft** •
Built in 1973

Listing ID: IV24048236

Right on Beaumont Av., Right onto E. 9th



Large Five unit complex situated on a spacious corner lot in Beaumont. Features a co-op laundry room. In the rear of building you have an attached 3 car carport as well as a single garage. There are several mature trees on property. Located near city park, shopping and easy freeway access.

Facts & Features

- Sold On 04/05/2024
- Original List Price of \$875,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 3 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$68 (Estimated)
- Laundry: Individual Room
- \$6765 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

- Rooms: Living Room

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01506687
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,300	\$1,300	\$0
2:	1	2	2	0	Unfurnished	\$1,295	\$1,295	\$0
3:	1	2	2	0	Unfurnished	\$1,300	\$1,300	\$0
4:	1	2	2	0	Unfurnished	\$1,595	\$1,595	\$0
5:	1	2	1	0	Unfurnished	\$1,275	\$1,275	\$0

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 5
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC: 5

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 415271008

Michael Lembeck

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

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

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CUSTOMER FULL: Residential Income LISTING ID: IV24048236

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