

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	CV22059773	S	1016 Beverly RD	COR	248	STD	2	\$2,500		\$685,000	\$285.06	2403	1953/APP	19,602/0.45	N	0	04/15/22	2/2
2	IV21252272	S	231 W 6th ST	SJCN	699	STD	2	\$23,100		\$348,000	\$302.08	1152	1961/ASR	9,583/0.22	N	2	04/15/22	71/71
3	CV21063930	S	424 N Taylor ST	HMT	SRCAR	STD	2	\$3,050		\$365,000	\$222.56	1640	1905/ASR	6,534/0.15	N	0	04/14/22	174/174
4	IG22046878	S	230 S Carmalita ST #A-B	HMT	SRCAR	STD	2	\$32,400		\$420,000	\$258.62	1624	1978/ASR	6,098/0.14	N	0	04/12/22	5/5
5	EV22045516	S	72759 Sierra Vista RD	PDST	699	STD	3	\$0		\$580,000	\$346.68	1673	1957/ASR	8,712/0.2	N	1	04/11/22	5/5
6	219073241DA	S	42662 Clifford ST	PDST	324	STD	4	\$49,800		\$1,000,000			1980/ASR			0	04/14/22	42/42
7	219073240DA	S	42612 Clifford ST	PDST	324	STD	4	\$54,360		\$1,000,000			1980/ASR			0	04/14/22	42/42

Closed • Duplex

List / Sold: **\$665,000/\$685,000** ↑

1016 Beverly Rd • Corona 92879

2 days on the market

2 units • **\$332,500/unit** • **2,403 sqft** • **19,602 sqft lot** • **\$285.06/sqft** •
Built in 1953

Listing ID: CV22059773

Rimpau and 6th st



A rare opportunity in a desirable area of Corona, this home has so many opportunities! An investor's dream with 3 possible rentals, a family home with a back house to offset mortgage, or perfect for the home business/office. This extra large lot has two separate units on it and there is definitely room for more, possible conversion of the storage unit to a studio. Both units are single story. The first unit offers 3 bed/2 bath and an open floor plan with the kitchen overlooking the family room. Off the family room is a sun room leading to a large private patio area. The second unit is 2 bed/1bath with an attached storage space that could possibly be converted. The last 100 feet of the property is not fenced, but the lot is a rectangle. Also on the property is a free standing storage shed. Call today for a private tour!

Facts & Features

- Sold On 04/15/2022
- Original List Price of \$665,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$101 (Estimated)
- Laundry: Inside, Outside
- \$2500 Gross Scheduled Income
- \$2182 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$318
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$527
- Cable TV: 01849301
- Gardener:
- Licenses:
- Insurance: \$899
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$197
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,450	\$1,450	\$2,000
2:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$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

- 248 - Corona area
- Riverside County
- Parcel # 111202012

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$349,999/\$348,000** ↓

231 W 6th St • San Jacinto 92583

71 days on the market

**2 units • \$175,000/unit • 1,152 sqft • 9,583 sqft lot • \$302.08/sqft •
Built in 1961**

Listing ID: IV21252272

North on Santa Fe. West on 6th St.



Almost \$20k price reduction! Fantastic income generating duplex in the city of San Jacinto. Each unit has a 1 bed/ 1bath plus a laundry area and designated off street parking area. Great sized lot of almost 10,000 square feet with room for expansion or even and ADU. The lot also has a 2 car garage in the back which is currently used by one of the tenants. No HOA's, Mello-Roos and low tax rate! Please be respectful to tenants and do not access property without an appointment.

Facts & Features

- Sold On 04/15/2022
- Original List Price of \$369,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$165 (Estimated)
- Laundry: Individual Room, Inside
- \$23100 Gross Scheduled Income
- \$19400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$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	1	1	0	Unfurnished	\$945	\$945	\$1,100
2:	1	1	1	2	Unfurnished	\$980	\$980	\$1,100

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
- 699 - Not Defined area

- Riverside County
- Parcel # 437065009

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CUSTOMER FULL: Residential Income LISTING ID: IV21252272

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Closed • Duplex

List / Sold: **\$365,000/\$365,000** ↑

424 N Taylor St • Hemet 92543

174 days on the market

2 units • **\$182,500/unit** • **1,640 sqft** • **6,534 sqft lot** • **\$222.56/sqft** •
Built in 1905

Listing ID: CV21063930

State, make a left onto E oakland, turn right on N Taylor



Property is actually a Duplex. Duplex with a 2 bedroom 1 bathroom and a 1 bedroom 1 bathroom , property has been updated and its great and ready to be lived in, come and see it , will not last

Facts & Features

- Sold On 04/14/2022
- Original List Price of \$319,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$3050 Gross Scheduled Income
- \$3050 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: None

Exterior

- Lot Features: Level
- Security Features: Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,550
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01183189
- Gardener:
- Licenses:
- Insurance: \$1,250
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- 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	\$1,700
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,350

Of Units With:

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

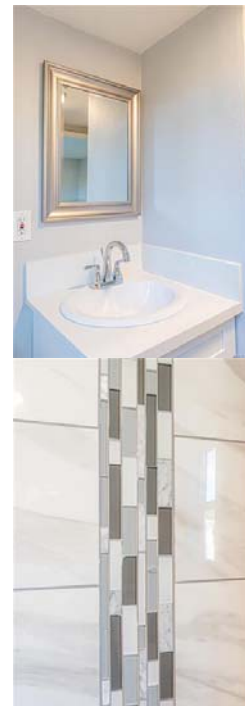
Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 443154009

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Mission Viejo, 92691

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Closed •

List / Sold: **\$389,900/\$420,000** ↑

230 S Carmalita St # A-B • Hemet 92543

5 days on the market

**2 units • \$194,950/unit • 1,624 sqft • 6,098 sqft lot • \$258.62/sqft •
Built in 1978**

Listing ID: IG22046878

From E. Florida Ave. go South on Carmalita St. and property is on the left a few homes down after Kimball Ave



Two nice stand alone homes on one lot! Front house is a cozy 3 bedroom, 1 bathroom. Immediately you'll notice the clean, low maintenance front yard landscaping. Brand new energy efficient central A/C and heating unit just installed in August of last year. Water heater was replaced in 2020. Inside you'll find newer carpet and laminate flooring throughout, new interior doors and whole house interior was painted, all completed less than 5 years ago. The second home is a comfortable 1 bedroom, 1 bathroom with a remodeled kitchen and new dual zone mini split heat pump heating and air conditioning system. Each home has been well maintained and is occupied by terrific long term tenants. There are a total of 3 carport parking spots and the possibility for additional uncovered parking spots. This is a fantastic opportunity for those seeking a great income producing property or a multi generational property for the whole family.

Facts & Features

- Sold On 04/12/2022
- Original List Price of \$389,900
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Central Air, Heat Pump, SEER Rated 13-15
- Heating: Central, Heat Pump
- \$93 (Estimated)
- Laundry: Inside
- \$32400 Gross Scheduled Income
- \$21816 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Vinyl
- Appliances: Gas Range, Microwave

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,808
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$620
- Cable TV: 01406566
- Gardener:
- Licenses:
- Insurance: \$1,388
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,100	\$1,100	\$1,500
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,200

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 443313008

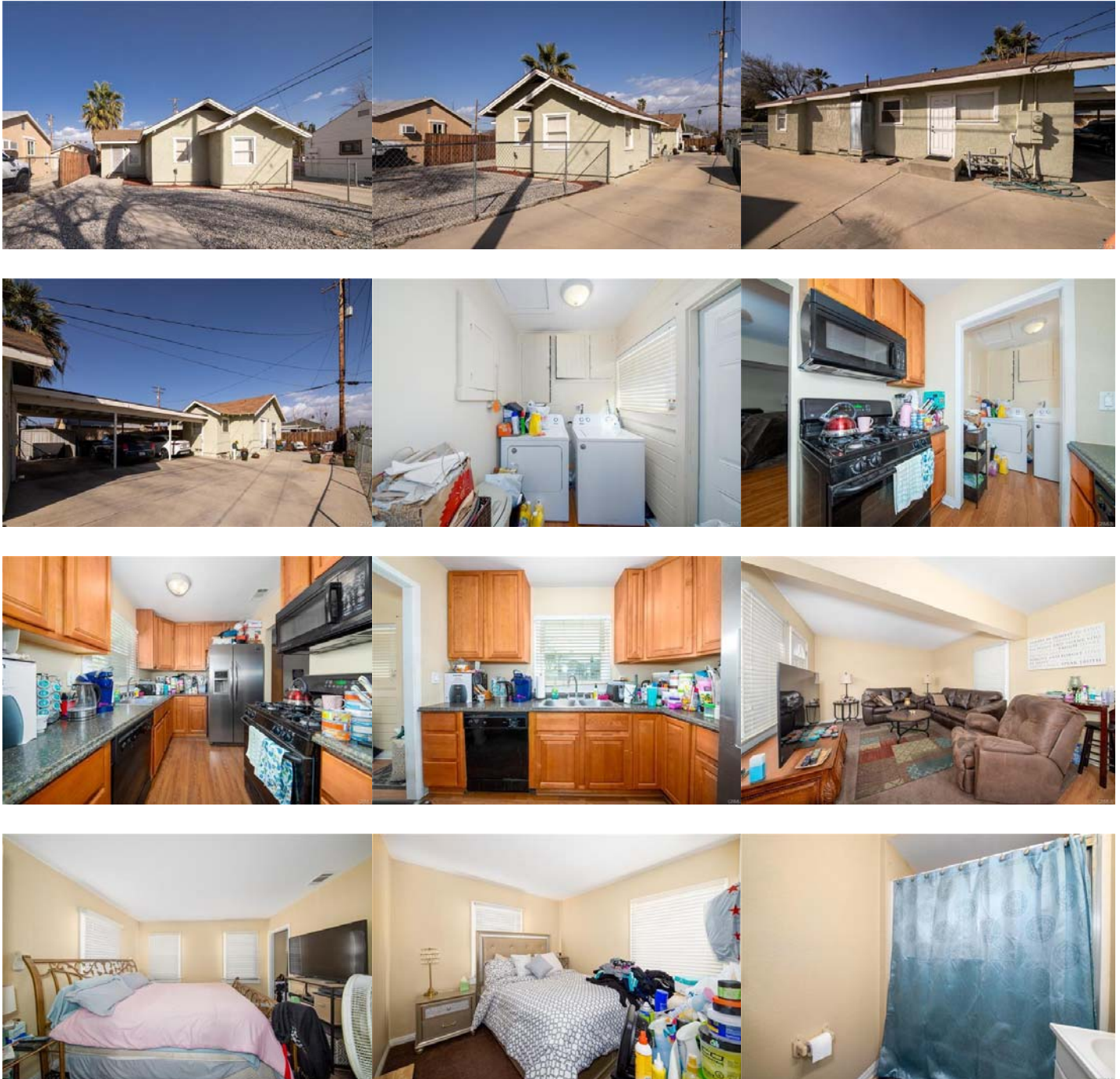
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Mission Viejo, 92691

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Closed • **Triplex**

List / Sold: **\$530,000/\$580,000** ↑

72759 Sierra Vista Rd • Palm Desert 92260

5 days on the market

3 units • **\$176,667/unit** • **1,673 sqft** • **8,712 sqft lot** • **\$346.68/sqft** •
Built in 1957

Listing ID: EV22045516

Heading East on Fred Waring from HWY 111, make a right on Fairhaven Dr, property is on the corner of Fairhaven and Sierra Vista



A fantastic investment opportunity in the heart of Palm Desert. A triplex with two 1 bedroom units and 1 studio, walking distance to College of the Desert, grocery stores, shops and so much more. Low maintenance landscaping, private driveway for two units, single car garage with potential to be converted into a 2nd bedroom for the end unit. Recently updated and immediately rentable, this property would provide immediate cash flow. Units all have their own water meter. Do not miss out on this incredible investment property!

Facts & Features

- Sold On 04/11/2022
- Original List Price of \$530,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$1,360 (Estimated)
- Laundry: Common Area, Outside
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- 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:	3	2	3	1	Unfurnished	\$2,500	\$2,500	\$0

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Riverside County
- Parcel # 640132001

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CUSTOMER FULL: Residential Income LISTING ID: EV22045516

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Closed •

List / Sold:

\$1,200,000/\$1,000,000 ↓

42662 Clifford St • Palm Desert 92260

42 days on the market

**4 units • \$300,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1980**

Listing ID: 219073241DA

From Cook St, turn west on Merle Ave. Turn left on Clifford St. Properties will be on your left.



Great investment property located in Palm Desert, centrally located, close to shopping, dining, good schools and freeway. Please Note: This 4-Plex Listing includes 42662 and 42690 Clifford St and includes APN 624242008 and APN 624242009 for a total of two adjacent duplex buildings and 4 units with a shared courtyard. All units are 2bd/2ba units with 1003 sq ft each with private backyard spaces. Each unit has an attached 2-car carport with exterior entry to each carport (easily enclosed to be garages) with alley access. All units are 2bd/2ba units with inside laundry hookups with central heating and air conditioning. These are low maintenance properties with long term tenants, all are currently month-to-month tenancy, fully occupied. Rents are well below market with a big upside and rental growth potential. Tenants pay utilities and all units are separately metered for electricity and gas. This four-unit property and an adjacent four-unit property can be purchased together or separately. Please see MLS #219073240 for 42612-42634 Clifford St.

Facts & Features

- Sold On 04/14/2022
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- 8 Total carport spaces
- Cooling: Central Air
- Heating: Electric, Central
- \$49800 Gross Scheduled Income
- \$29784 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

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

Exterior

- Lot Features: 2-5 Units/Acre

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$2,316
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 2
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- 324 - East Palm Desert area
- Riverside County
- Parcel # 624242008

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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:

\$1,200,000/\$1,000,000 ↓

42612 Clifford St • Palm Desert 92260

42 days on the market

**4 units • \$300,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1980**

Listing ID: 219073240DA

From Cook St, turn west on Merle Ave. Turn left on Clifford St. Properties will be on your left.



Great investment property located in Palm Desert, centrally located, close to shopping, dining, good schools and freeway. Please Note: This 4-Plex Listing includes 42612 and 42634 Clifford St and includes APN 624150007 and APN 624242007 for a total of two adjacent duplex buildings and 4 units with a shared courtyard. All units are 2bd/2ba units with 1003 sq ft each with private backyard spaces. Each unit has an attached 2-car carport and exterior entry to each carport (easily enclosed to be garages) with alley access. All units are 2bd/2ba units with inside laundry hookups with central heating and air conditioning. These are low maintenance properties with long term tenants, all are currently month-to-month tenancy, fully occupied. Rents are well below market with a big upside and rental growth potential. Tenants pay utilities and all units are separately metered for electricity and gas. This four-unit property and an adjacent four-unit property can be purchased together or separately. Please see MLS #219073241 for 42662-42690 Clifford St.

Facts & Features

- Sold On 04/14/2022
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- 8 Total carport spaces
- Cooling: Central Air
- Heating: Electric, Central
- \$54360 Gross Scheduled Income
- \$34439 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

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

Exterior

- Lot Features: 2-5 Units/Acre

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$2,221
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 2
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- 324 - East Palm Desert area
- Riverside County
- Parcel # 624150007

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