

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		802 Pine ST	COR	248	TRUS	2	\$0		\$600,000	\$320.86	1870	1906/SEE	7,841/0.18	0	04/14/21	86/86
2		3865 Dwight AVE	RVSD	252	STD	2	\$31,200	6	\$405,000	\$376.39	1076	1943/ASR	5,663/0.13	0	04/13/21	38/38
3		10640 Arlington AVE	RVSD	252	STD	2	\$0		\$670,000	\$199.70	3355	1932/ASR	64,033/1.47	0	04/12/21	91/91
4		1372 E Camino Primrose	PSPR	334	STD	2			\$396,000			1957/ASR		0	04/18/21	52/52
5		545 S Calle Abronia	PSPR	334	STD	2			\$618,000	\$466.06	1326	1934	6,098/0.14		04/16/21	8/8
6		31601 Avenida Maravilla	CC	335	STD	2			\$475,000			1986/ASR		3	04/13/21	3/3
7		68466 Tahquitz RD	PSPR	336	STD	2			\$230,000			1948/ASR		0	04/12/21	0/0
8		10671 Burton ST	RVSD	252	STD	4	\$52,800		\$832,000	\$252.12	3300	1965/EST	7,405/0.17	4	04/12/21	8/8

Closed • Duplex

List / Sold: **\$565,000/\$600,000** ↑

802 Pine St • Corona 92879

86 days on the market

2 units • **\$282,500/unit** • **1,870 sqft** • **7,841 sqft lot** • **\$320.86/sqft** •
Built in 1906

Listing ID: IG20258592

corner of Pine and Park Ln



BACK ON THE MARKET TWO ... Homes On One Large Corner Lot!! Great opportunity to own 2 Separate Homes Near Downtown Corona! The first House address is :802 Pine has 3 Bedrooms and 1 bath. The 2nd House address is: 950 Park Ln and it has 2 Bedrooms and 1 bath. Both units have their own meters, driveway ,front and back yard. Minutes away from public transportation, Schools, Freeway and Shopping. Property is SOLD AS IS...Where IS... No Warranties Expressed or Implied.

Facts & Features

- Sold On 04/14/2021
- Original List Price of \$565,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- 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	1	0	Unfurnished	\$0	\$0	\$2,200
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Trust sale
- 248 - Corona area

• Rent Controlled

• Riverside County
• Parcel # 111164014

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 • Duplex

List / Sold: **\$380,000/\$405,000** ↑

3865 Dwight Ave • Riverside 92507

38 days on the market

2 units • **\$190,000/unit** • **1,076 sqft** • **5,663 sqft lot** • **\$376.39/sqft** •
Built in 1943

Listing ID: IV21011978

Between University and Dwight



**** Duplex ** Live in One and Rent the Other ** Each unit is one bedroom and one bathroom with room to add another bedroom in the rear of the back unit. ** Centrally Located in the City of Riverside ** Excellent for Commuters ** Close to Schools and Shopping Centers ****

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$380,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas
- Laundry: See Remarks
- Cap Rate: 6.09
- \$31200 Gross Scheduled Income
- \$14700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,040
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$840
- Cable TV: 02071123
- Gardener:
- Licenses:
- Insurance: \$960
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$850	\$850	\$1,300
2:	1	1	1	0	Unfurnished	\$850	\$850	\$1,300

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
- 252 - Riverside area
- Riverside County

• Parcel # 221051041

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CUSTOMER FULL: Residential Income LISTING ID: IV21011978

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Closed • **Single Family Residence**

List / Sold: **\$720,000/\$670,000** ↓

10640 Arlington Ave • **Riverside 92505**

91 days on the market

2 units • **\$360,000/unit** • **3,355 sqft** • **64,033 sqft lot** • **\$199.70/sqft** •
Built in 1932

Listing ID: IV20237163

Arlington between Stover and Norwood



Excellent investment opportunity. This property boasts a 1.47-acre lot with a spacious 6-bedroom 2 bath castle style home with loads of potential. This unique find allows plenty of space for your vision to flourish. Once used as an assisted living facility this property is possibly suited for multifamily use. Property being sold "as is" In need of repairs and upgrading. Buyer's to do their own due diligence.

Facts & Features

- Sold On 04/12/2021
- Original List Price of \$980,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Basement

Exterior

- Lot Features: Agricultural, Horse Property
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00909354
- 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:	2	13	3	0	Unfurnished	\$0	\$0	\$0

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
- 252 - Riverside area
- Riverside County

Michael Lembeck
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Mission Viejo, 92691

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Closed •

List / Sold: **\$339,900/\$396,000** ↑

1372 E Camino Primrose • Palm Springs 92264

52 days on the market

2 units • \$169,950/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1957

Listing ID: 219057735DA

From Hwy 111, Turn right on Sunrise; Left on Sunny Dunes; Right on Calle Amigos; Left on E Camino Primrose.
1372 & 1376 are on the right 1376 is in back of 1372 E Camino Primrose



Rare Investment Opportunity in Palm Springs, Warm Sands Area!!!! Featuring a Duplex, each unit with two bedrooms and one bathroom. Offered 'AS-IS' waiting for your personal touches. Close to Grocery Stores, Dining, Entertainment and More! Currently Tenant occupied. Don't wait this is your moment to secure a hard to find investment!

Facts & Features

- Sold On 04/18/2021
- Original List Price of \$339,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas, Central
- 1 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Great Room
- Floor: Laminate, Tile
- Appliances: Gas Range, Water Heater
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Front Yard
- Security Features: Resident Manager

Annual Expenses

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

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 334 - South End Palm Springs area
- Riverside County

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold: **\$639,000/\$618,000** ↓

545 S Calle Abronia • Palm Springs 92264

8 days on the market

2 units • **\$319,500/unit** • **1,326 sqft** • **6,098 sqft lot** • **\$466.06/sqft** •
Built in 1934

Listing ID: 21691192

East on Ramon from Palm Canyon, turn right on Calle Abronia. Duplex is on the right.



Reminiscences of Old Hollywood this duplex located in the heart is Warm Sands is within walking distance to everything Palm Springs has to offer restaurants, shopping, casino and hiking trails. This charming duplex consists of Unit 1 with 1 bedroom, 1 bath, living room and Unit 2 with 2 bedrooms, 2 baths, living room. Both units have hardwood flooring, vintage details, off street parking, laundry, separate large back yards and views of the San Jacinto Mountains. Unit 2 is currently vacant and is great for owner use. Please don't disturb the tenants.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$639,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Outside
- \$31620 Net Operating Income

Interior

- Floor: Wood, Tile
- Appliances: Dishwasher, Microwave, Oven

Exterior

- Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)

Annual Expenses

- Total Operating Expense: \$7,138
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance: \$609
- 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	1	1		Unfurnished	\$985	\$985	\$985
2:	2	2	1		Unfurnished	\$0	\$0	\$1,595
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

- 334 - South End Palm Springs area
- Riverside County
- Parcel # 508124016

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Re/Max Property Connection

State License #: 01891031
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Closed •

List / Sold: **\$475,000/\$475,000**

31601 Avenida Maravilla • Cathedral City 92234

3 days on the market

**2 units • \$237,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1986**

Listing ID: 219058878PS

Take Ramon Road to Ave. Maravilla



Income-producing duplex in Panorama neighborhood. 5 bedrooms / 4 bath. The 2 bed / 2 bath has single-car garage with laundry hook ups and the 3 bed / 2 bath has two-car garage with laundry hook ups. Both units are occupied. Both have private backyards.

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$475,000
- 1 Buildings
- 5 Total parking spaces
- Heating: Central
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room
- Appliances: Dishwasher, Refrigerator, Water Heater
- Floor: Tile

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management: 1608
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

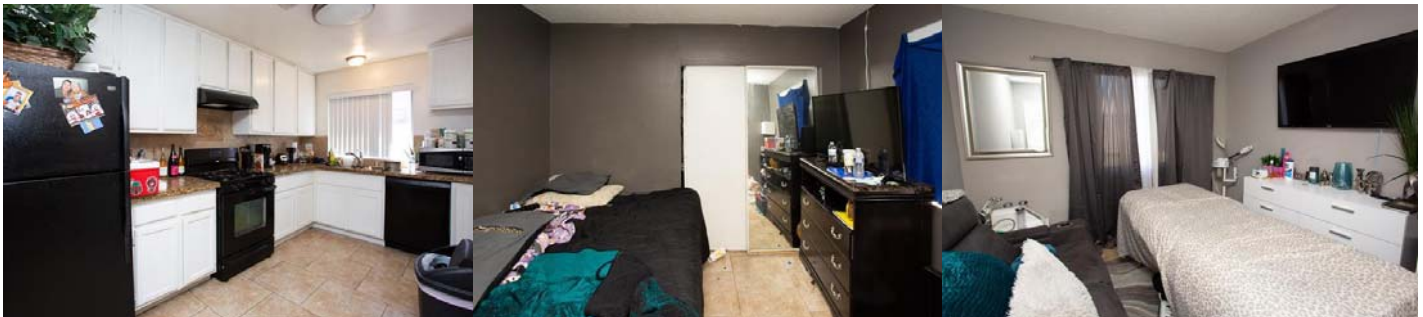
Additional Information

- Standard sale
- 335 - Cathedral City North area
- Riverside County
- Parcel # 678241005

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

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Closed •

List / Sold: **\$230,000/\$230,000**

68466 Tahquitz Rd • Palm Springs 92262

0 days on the market

2 units • **\$115,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1948

Listing ID: 219060345PS

Property has been sold.



Facts & Features

- Sold On 04/12/2021
- Original List Price of \$230,000
- 1 Buildings
- 2 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Living Room
- Floor: Tile, Wood

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
- 336 - Cathedral City South area
- Riverside County
- Parcel # 687095004

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State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: 219060345PS

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Closed •

List / Sold: **\$799,999/\$832,000** ↑

10671 Burton St • Riverside 92505

8 days on the market

4 units • \$200,000/unit • **3,300 sqft** • **7,405 sqft lot** • **\$252.12/sqft** •
Built in 1965

Listing ID: OC21040446

Magnolia and Polk



INVESTORS DREAM PROPERTY! LOCATION, LOCATION, LOCATION!! 100% Occupied Riverside Fourplex. All tenants are currently paying full rent and are on month to month rental agreements. This will allow a buyer the flexibility to increase rents in the near future if they wish. This property is located within 1 mile of both the Tyler Galleria and Kaiser hospital. This property is a four unit property with two 2 bd. 1 ba. units on the ground floor, and at the rear of the property are two 1 bd. 1 ba. units upstairs. Each unit comes with a single car attached garage which is located in the rear of the property. A vehicle can also be parked directly in the back of tenants' assigned garage for additional parking. The garages are in an alley that is gated by the River Glen Apartments. The new owners can join the River Glen Apartments Association for a dollar amount that is up to the association. This would allow your tenants to be able to use the River Glen Apartments swimming pool, bringing even more value to your units. Tenants are responsible for their own gas, electric. The owner pays for common area electric and water. A washer and Dryer are in the garage and are coin operated and owned by an outside vendor. This would be an additional income stream for the new owner if they wanted to operate this on their own in the future. Recent upgrades include a brand new roof, newly painted fascia board. Bring your investors!! Listing agent is related to sellers.

Facts & Features

- Sold On 04/12/2021
- Original List Price of \$799,999
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: In Garage
- \$52800 Gross Scheduled Income
- \$39306 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,494
- Electric: \$360.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927637
- Gardener:
- Licenses: 150
- Insurance: \$2,000
- Maintenance: \$700
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$1,200	\$2,400	\$2,900
2:	2	1	1	2	Unfurnished	\$1,000	\$2,000	\$2,400

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal: 4

- Refrigerator:
- Wall AC: 4

Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 143242002

Michael Lembeck

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

Re/Max Property Connection

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Mission Viejo, 92691

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