

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	219075465DA	S	44655 Las Flores LN	PDST	322	STD	2			\$555,000 			1958/ASR			0	04/21/22	36/36
2	IV22022290	S	475 S Rosario AVE	SJCN	SRCAR	STD	2	\$42,000		\$540,000 	\$200.00	2700	2007/ASR	14,375/0.33	N	2	04/19/22	5/5
3	IV22032720	S	16380 Gamble AVE	RVSD	252	STD,TRUS	3	\$40,560	0	\$799,000	\$341.45	2340	1965/ASR	23,087/0.53	N	0	04/20/22	10/10
4	22134495	S	610 S CALLE PALO FIERRO	PSPR	334	STD	3			\$1,030,000 	\$572.54	1799	1964	6,098/0.14	N	0	04/18/22	7/7
5	JT22052572	S	13642 La Mesa DR	DHS	340	STD	3	\$1		\$605,000 	\$258.55	2340	1985/ASR	6,970/0.16	N	3	04/21/22	0/29
6	22136317	S	74638 DRIFTWOOD DR	PDST	323	STD	4			\$995,000 	\$273.80	3634	1985	6,098/0.14			04/22/22	0/0
7	219075088DA	S	74534 Driftwood DR	PDST	323	STD	8			\$2,060,000 			1965			0	04/20/22	13/13

Closed •

List / Sold: **\$549,900/\$555,000** ↑

44655 Las Flores Ln • Palm Desert 92260

36 days on the market

2 units • \$274,950/unit • sqft • No lot size data • No \$/Sqft data •

Listing ID: 219075465DA

Built in 1958

Google Maps



Lets start off talking about the premier location this duplex is located at. This rare duplex is located one block off the newly renovated San Pablo corridor which is pedestrian friendly with walking and bicycling paths alongside newer restaurants and bars. This location is also a five minute walk to College Of The Desert to the north, shopping mall to the west and El Paseo shopping and dinning to the south. This duplex offers two bedrooms and one bath per unit and has been upkept throughout the years with newer dual pane windows, newer A/C units and a covered carport for two vehicles. Each unit has their own patio area for family garherings. This duplex is a perfect investment for the investor who cares about the premier location or for a primary owner who wants to occupy one unit and rent out the other. These units are rarely for sale in this area, don't miss out on this opportunity.

Facts & Features

- Sold On 04/21/2022
- Original List Price of \$549,900
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- 2 Total carport spaces
- Heating: Central
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Great Room
- Floor: Carpet, Tile

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02031506
- 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

- 322 - North Palm Desert area
- Riverside County
- Parcel # 627085014

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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: 219075465DA

Printed: 04/24/2022 12:20:53 PM

Closed • Duplex

List / Sold: **\$499,900/\$540,000** ↑

475 S Rosario Ave • San Jacinto 92583

5 days on the market

2 units • **\$249,950/unit** • **2,700 sqft** • **14,375 sqft lot** • **\$200.00/sqft** •
Built in 2007

Listing ID: IV22022290

Main St and S Camino Los Banos



Probably the only 7 bedroom duplex you will find in the area. Front unit is a 4 bedroom 1 1/2 bath and rear unit is a 3 bedroom 1 1/2 bath. Both units have attached 2 car garages and a total living area of approximately 2700 sq ft. Almost a half an acre lot, driveway that can fit up to 12 vehicles, great curb appeal and maintained by current long standing tenants. A four bedroom SFR of this age of construction is difficult to find for under 400k, makes this property a fantastic opportunity for an investor or two families.

Facts & Features

- Sold On 04/19/2022
- Original List Price of \$499,900
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$133 (Estimated)
- Laundry: Common Area, Inside
- \$42000 Gross Scheduled Income
- \$36400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Oven
- Other Interior Features: Ceiling Fan(s), Granite Counters, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Lawn
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014153
- 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	4	2	2	Unfurnished	\$1,050	\$1,050	\$1,850
2:	1	3	2	2	Unfurnished	\$1,000	\$1,000	\$1,650

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 437142034

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Mission Viejo, 92691

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Closed •

List / Sold: **\$799,000/\$799,000**

16380 Gamble Ave • Riverside 92508

10 days on the market

**3 units • \$266,333/unit • 2,340 sqft • 23,087 sqft lot • \$341.45/sqft •
Built in 1965**

Listing ID: IV22032720

Van Buren East/ Gamble



Spectacular opportunity to acquire 3 units in the Woodcrest area (2 bedroom 1 bath units) situated on a huge lot 1/2 acre approximately 23086 sq. ft. with the possible opportunity to build additional units on fenced off area (check city, county zoning). Updated triplex remodeled. Long term tenants will remain as tenants at close of escrow.. Newer copper plumbing and roof approximately 10 years old. End unit currently is being remodeled with Pergo non/ dent, non /scratch flooring. Newer fascia board exterior roof. Possible truck parking or storage via main street. Rent increase for second unit April 1st. Great location close to all services and schools.

Facts & Features

- Sold On 04/20/2022
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$13 (Estimated)
- Cap Rate: 0
- \$40560 Gross Scheduled Income
- \$40200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate
- Appliances: Gas Oven, Gas Cooktop
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Chain Link
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$2,125
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$925
- Maintenance: \$360
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,070	\$1,070	\$1,500
2:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,500
3:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard, Trust sale

- 252 - Riverside area
- Riverside County
- Parcel # 274150001

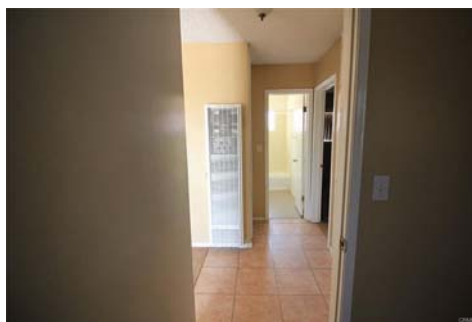
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Re/Max Property Connection

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

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Closed •

List / Sold: **\$988,000/\$1,030,000** ↑

610 S CALLE PALO FIERRO • Palm Springs 92264

7 days on the market

3 units • **\$329,333/unit** • **1,799 sqft** • **6,098 sqft lot** • **\$572.54/sqft** •
Built in 1964

Listing ID: 22134495

From Highway 111 south to Sunny Dunes East, North on Calle Palo Fierro, unit is on right



Great opportunity! Experience this exceptional three unit complex conveniently located within walking distance to downtown Palm Springs on FEE land. Enjoy fabulous views of the San Jacinto Mountains and a private sparkling pool, spa and outdoor shower in the privacy of your own courtyard complete with a fire and conversation pit. Completely renovated in the last few years with new flooring and paint, new appliances and counters, and on-demand hot water heaters. Unit 1 was updated in 2020 with new air conditioning splits, insulation, plumbing, bathroom and kitchen. The pool and spa along with a fire pit and new decking were added in 2018, and a new pool heater in November 2021. Two 1-bedroom units (Unit 1 and 2) are turnkey furnished, One 1-bedroom unit (Unit 3) being sold unfurnished with appliances except the stove. Each unit has its own private patio. Laundry facilities on site. Off street parking for 5 cars. Minutes from restaurants, shopping, and Palm Springs nightlife, this 3 unit retreat is perfect for your forever home, vacation home, or investment property. Bring your toothbrush and move into your fully furnished piece of paradise!

Facts & Features

- Sold On 04/18/2022
- Original List Price of \$988,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, In Closet, Stackable, Outside
- \$7200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Walk-In Closet, Living Room
- Floor: Carpet, Tile
- Appliances: Barbecue, Dishwasher, Disposal, Microwave, Refrigerator, Built-In, Oven, Range, Range Hood
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Gated Community, Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$7,200
- 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:	2	1	1		Furnished	\$0	\$0	\$0
2:	1	1	1		Unfurnished	\$600	\$600	\$600
3:								
4:								
5:								

6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric: 3
 - Gas Meters: 3
 - Water Meters: 1
 - Carpet: 3
 - Dishwasher: 3
 - Disposal: 3
- Drapes: 3
 - Patio: 3
 - Ranges: 2
 - Refrigerator: 3
 - Wall AC: 3

Additional Information

- Standard sale
- 334 - South End Palm Springs area
 - Riverside County
 - Parcel # 508151002

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Re/Max Property Connection

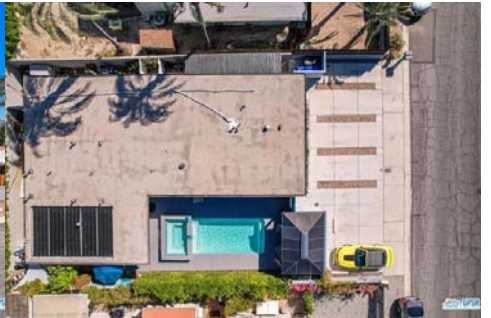
State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold: **\$599,900/\$605,000** ↑

13642 La Mesa Dr • Desert Hot Springs 92240

0 days on the market

**3 units • \$199,967/unit • 2,340 sqft • 6,970 sqft lot • \$258.55/sqft •
Built in 1985**

Listing ID: JT22052572

From Palm Ave go West.



Facts & Features

- Sold On 04/21/2022
- Original List Price of \$599,900
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Central
- \$832 (Estimated)
- Laundry: Inside
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: None, Conventional Septic

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01923766
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Negotiable	\$0	\$0	\$1,600
2:	1	1	1	1	Negotiable	\$0	\$0	\$1,266

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641253037

Michael Lembeck

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: JT22052572

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Closed •

List / Sold: **\$1,100,000/\$995,000** ↓

74638 DRIFTWOOD Dr • Palm Desert 92260

0 days on the market

4 units • **\$275,000/unit** • **3,634 sqft** • **6,098 sqft lot** • **\$273.80/sqft** •
Built in 1985

Listing ID: 22136317

HWY 111 TO DEEP CANYON, GO SOUTH TO DRIFTWOOD TURN LEFT.



WONDERFUL 4 PLEX ON ONE OF THE BEST RENTAL STREETS IN PALM DESERT. THERE ARE 3-2 BEDROOM, 2 BATH UNITS AND 1- 1BEDROOM, 1 BATH UNIT. ALL HAVE ATTACHED GARAGES WITH LAUNDRY INSIDE.

Facts & Features

- Sold On 04/22/2022
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: In Garage
- \$29143 Net Operating Income

Interior

- Floor: Carpet, Laminate
- Appliances: Dishwasher, Disposal

Exterior

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

Annual Expenses

- Total Operating Expense: \$35,859
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02043759
- 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	2	2		Unfurnished	\$1,750	\$1,750	\$1,650
2:	2	1	1		Unfurnished	\$1,350	\$1,350	\$1,450
3:	3	2	2		Unfurnished	\$1,100	\$1,100	\$1,650
4:	4	2	2		Unfurnished	\$1,250	\$1,250	\$1,650
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 323 - South Palm Desert area
- Riverside County
- Parcel # 625162041

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: 22136317

Printed: 04/24/2022 12:20:58 PM

Closed •

List / Sold:

\$2,200,000/\$2,060,000 ↓

13 days on the market

Listing ID: 219075088DA

74534 Driftwood Dr • Palm Desert 92260

8 units • \$275,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1965

Google



Property is 2 4-Plexes: 74534 Driftwood (APN 625162032) and 74536 Driftwood (APN 625162031) to be sold together. Excellent South Palm Desert location. Rents are below market (see attached rent roll) so plenty of upside. All units are similar 2bed 1 bath floorplans and approx. 700 sqft each. Market rents are \$1650

Facts & Features

- Sold On 04/20/2022
- Original List Price of \$2,200,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- 0 Total carport spaces
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks

Exterior

- Sewer: Unknown

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: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 323 - South Palm Desert area
- Riverside County
- Parcel # 625162032

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