

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	IV20260102	S	4256 9th ST	RVSD	252	STD	2	\$0		\$605,000 	\$286.87	2109	1901/PUB	6,970/0.16	4	04/20/21	42/42
2	PW20262383	S	1673 W Hays ST W	BANN	263	STD	2	\$24,600		\$335,000 	\$208.07	1610	1948/ASR	9,583/0.22	1	04/20/21	34/34
3	CV21055095	S	172 Idyllwild Dr	SJCN	699	STD	2	\$9,600		\$320,000 	\$126.68	2526	1994/ASR	9,583/0.22	2	04/24/21	5/5
4	OC21043679	S	5964 Crest AVE	RVSD	252	STD	4	\$57,600		\$820,000 	\$284.72	2880	1959/ASR	10,019/0.23	0	04/19/21	0/0
5	219059611DA	S	45521 Sunset LN	PDST	323	STD	4			\$640,000 			1963/ASR		0	04/20/21	8/8
6	219059610DA	S	45421 Sunset LN	PDST	323	STD	4			\$640,000 			1963/ASR	0.17	0	04/20/21	9/9
7	219058251DA	S	3815 E Cll De Carlos	PSPR	334	STD	5			\$650,000 			1970		0	04/22/21	46/97

Closed •

List / Sold: **\$599,999/\$605,000** ↑

4256 9th St • Riverside 92501

42 days on the market

2 units • **\$300,000/unit** • **2,109 sqft** • **6,970 sqft lot** • **\$286.87/sqft** •

Listing ID: IV20260102

Built in 1901

Take University to Locust St and turn south 1 block to 9th street and make a right



This Beautiful Mission style home Showcases two houses & has all the conveniences that Historic Downtown Riverside living offers. The remodeled downstairs unit features 2Br, 1Ba (there is an area where there was a second bathroom at one time & could possibly be put back). The home has beautiful mission style arches throughout, newer laminate wood flooring, cozy fireplace, remodeled kitchen, its own private laundry area. There is a large private back yard that is beautifully landscaped & well maintained, along with a fountain, a small pond, & extends to the back of the property which leads you to your own private garage. The second unit upstairs is also a remodeled 2Br, 1Ba with its own private entrance, balcony, & indoor laundry area. In total there are 4Br, 2Ba (with the possibility of 3 bathrooms), 3 car garage, additional parking for both houses, & plenty of extra room to create a 3rd unit or accessory dwelling unit (buyer to verify with city). Each unit has its own central A/C & Heat. This is the perfect home for multi-generational living or as an income on one or both units. The opportunities are truly endless. This homes shows beautifully, has a lot of character & will not disappoint. This amazing home is nestled at the foot of Mt. Rubidoux & a short distance to the prestigious Mission Inn, famous Fox Theater & Food Lab. The home is situated in the heart of the entertainment/business district which includes many other downtown amenities & makes this home a must have.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$599,999
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Park Nearby, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Yard
- Waterfront Features: Pond
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- 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	\$1,800	\$0	\$0

2: 1 2 1 2 Unfurnished \$1,400 \$0 \$0

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
- 252 - Riverside area
- Riverside County
- Parcel # 214301005

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

Click arrow to display photos







Closed • Duplex

List / Sold: **\$350,000/\$335,000** ↓

1673 W Hays St W • Banning 92220

34 days on the market

**2 units • \$175,000/unit • 1,610 sqft • 9,583 sqft lot • \$208.07/sqft •
Built in 1948**

Listing ID: PW20262383

Going W on Ramsey Ave right on 16th st. Left on Hays



Two individual homes on one lot. 1667 W Hays front home. Rear home 1673 Hays. Each unit is 2 bedroom, 1 bath. Individual driveway. Live in one rent the other. Each unit is metered separately for electric, water, gas, sewer and trash. Great location close to DMV, Court House Gilman Ranch Museum and easy access to freeway 10.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$350,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- \$24600 Gross Scheduled Income
- \$4600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$370
- Electric: \$50.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$270
- Cable TV: 01848424
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$50
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$1,050	\$2,200	\$2,600

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
- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 538150028

Michael Lembeck
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Re/Max Property Connection
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW20262383

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Closed •

List / Sold: **\$400,000/\$320,000** ↓

172 Idyllwild Dr • San Jacinto 92583

5 days on the market

**2 units • \$200,000/unit • 2,526 sqft • 9,583 sqft lot • \$126.68/sqft •
Built in 1994**

Listing ID: CV21055095

Heading south on N San Jacinto Ave make a right on Idyllwild Dr property is white and blue house on your left



2 TWO STORIES HOMES ON ONE LOT! 172 & 174 Idyllwild Dr San Jacinto, Perfect for investors!! Absolutely stunning 2526 sq. foot Duplex with both homes mirrored and feature 3 bedrooms & 2 bathrooms. Both units come with their own private 2 car attached garage with direct access & additional parking. Both units come with their own private backyard. Needs TLC

Facts & Features

- Sold On 04/24/2021
- Original List Price of \$400,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- Laundry: Inside
- \$9600 Gross Scheduled Income
- 150 electric meters available
- 100 gas meters available
- 100 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,760
- Electric: \$1,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01949229
- Gardener:
- Licenses:
- Insurance: \$2,400
- 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	3	2	2	Unfurnished	\$800	\$9,600	\$0
2:	1	3	2	2	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 150
- Gas Meters: 100
- Water Meters: 100
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area
- Riverside County
- Parcel # 434151009

Michael Lembeck
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Re/Max Property Connection
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** CV21055095

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Closed •

List / Sold: **\$765,000/\$820,000** ↑

5964 Crest Ave • Riverside 92503

0 days on the market

**4 units • \$191,250/unit • 2,880 sqft • 10,019 sqft lot • \$284.72/sqft •
Built in 1959**

Listing ID: OC21043679

Tyler to Cypress to Crest



INVESTORS! INVESTORS! INVESTORS! This Multi Family property is (4) 2 bedroom / 1 bath units. It consists of two individual single level buildings housing 2 units each with a huge driveway in the center for tenant parking. Property has been upgraded and improved over the years of ownership. Each unit is individually metered for gas and electric. The owner pays for water and gardening which runs about \$200 per month. Each unit has a wall A/C and a gas wall heater inside. Each unit also has their own individual backyard. Property located in a coveted school district which offers after school programs for children which is highly attractive for tenants. Hurry this property won't last long!

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$765,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$57600 Gross Scheduled Income
- \$44305 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,295
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 150
- Insurance: \$1,700
- 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:	4	2	1	0	Unfurnished	\$1,200	\$4,800	\$5,400

Of Units With:

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

Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 150232005

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** OC21043679

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Closed •

List / Sold: **\$650,000/\$640,000** ↓

45521 Sunset Ln • Palm Desert 92260

8 days on the market

**4 units • \$162,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1963**

Listing ID: 219059611DA

Deep Cyn to Driftwood make a right to Sunset



Must be sold together with 45421 Sunset. A great buy for 8 units. A good buy at \$1,300,000 for both. All rented and in good shape.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- Heating: Natural Gas
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Carpet, Tile
- Appliances: Gas Range, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01891244
- 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: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 323 - South Palm Desert area
- Riverside County
- Parcel # 625143008

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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Closed •

List / Sold: **\$650,000/\$640,000** ↓

45421 Sunset Ln • Palm Desert 92260

9 days on the market

4 units • \$162,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1963

Listing ID: 219059610DA

off of Deep Cyn to Driftwood then Sunset



Two properties must be sold concurrently with the 4 units at 45521 Sunset that are listed at the same price. A good buy at \$1,300,000

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- Heating: Central
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, See Remarks
- Floor: Carpet, Tile
- Appliances: Gas Range, Refrigerator, Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01891244
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 323 - South Palm Desert area
- Riverside County
- Parcel # 625143007

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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CUSTOMER FULL: Residential Income **LISTING ID:** 219059610DA

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Closed •

List / Sold: **\$695,000/\$650,000** ↓

3815 E Cll De Carlos • Palm Springs 92264

46 days on the market

5 units • **\$139,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1970

Listing ID: 219058251DA

Use GPS to ensure accuracy



Rare opportunity in South Palm Springs. 5 unit Apartments. The 1st 4 units are at paying \$650.00, the last is 2 BR / 1BA is paying \$750.00. \$300 monthly utilities paid by landlord. Onsite dumpster, lots of parking, all units occupied / no vacancies. Tenants are month to month. 5 electric and gas meters. Tenants pays gas. Drive by only no interior showings at this time - tenant occupied.

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$695,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Central
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks

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

Additional Information

- Standard sale
- 334 - South End Palm Springs area
- Riverside County
- Parcel # 680045004

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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: 219058251DA

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