

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	GD22201198	S	32652 Cathedral Canyon DR #A&B	CC	699	STD	2	\$32,940		\$500,000	\$255.62	1956	1985/ASR	8,276/0.19	N	0	04/24/23	183/183
2	CV22232874	S	1009 Washburn AVE	COR	248	STD	3	\$49,800	4	\$785,000	\$356.82	2200	1950/ASR	7,405/0.17	N	3	04/26/23	154/154
3	219088715DA	S	2715 N Junipero AVE #1-3	PSPR	331	STD	3			\$800,000			1940/ASR	12,632/0.29	N	0	04/25/23	110/110

Closed • Duplex

List / Sold: **\$525,000/\$500,000** ↓

32652 Cathedral Canyon Dr # A&B • Cathedral City 92234

183 days on the market

2 units • \$262,500/unit • 1,956 sqft • 8,276 sqft lot • \$255.62/sqft •

Listing ID: GD22201198

Built in 1985

Cathedral Canyon & 33RD St



Great opportunity to own this perfect investment Duplex (Two separate structures) in Cathedral City - generate income immediately! Each unit has 2 bedrooms and 2 baths. The property is located near schools, shopping centers, casino, Ocotillo park and just minutes to downtown Cathedral city. Upgrades done three years ago, include tile flooring, bathrooms and kitchen cabinets to two units. In 2020, the exterior was painted and both roofs were done. Each unit has its own entry, 2 parking and laundry room. In addition, each house has separate heating and air conditioning, water heater, one car port, laundry room, storage and their own front and backyards. Tenants are on a month-to-month and have a great history of on time rent payments with the current owners. Units are both being sold with the current tenants in place. Drive by to see your future investment property or call me for more information! Adjacent duplex 32630 Cathedral canyon is also for sale can be sold together.

Facts & Features

- Sold On 04/24/2023
- Original List Price of \$549,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment, Gas, Zoned
- Heating: Central, Forced Air, Natural Gas, Zoned
- \$1,156 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, Individual Room, Washer Hookup
- \$32940 Gross Scheduled Income
- \$27300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Floor: Tile
- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, Free-Standing Range, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Microwave
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Granite Counters, Open Floorplan, Recessed Lighting, Storage, Tile Counters

Exterior

- Lot Features: Landscaped, Level with Street, Lot Over 40000 Sqft, Near Public Transit, Park Nearby, Sprinklers Drip System, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private, Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$8,482
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01953719
- Gardener:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$420
- Other Expense: \$0
- Other Expense Description: 0

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,350	\$1,350	\$1,495
2:	1	2	2	2	Unfurnished	\$1,395	\$1,395	\$1,495

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet: 0
- Dishwasher: 2
- Disposal: 2
- Drapes: 2
- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC: 0

Additional Information

- Standard sale
- 699 - Not Defined area
- Riverside County
- Parcel # 680302036

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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CUSTOMER FULL: Residential Income LISTING ID: GD22201198

Printed: 04/30/2023 7:48:04 AM

Closed • Triplex

List / Sold: **\$825,000/\$785,000** ↓

1009 Washburn Ave • Corona 92882

154 days on the market

3 units • **\$275,000/unit** • **2,200 sqft** • **7,405 sqft lot** • **\$356.82/sqft** •
Built in 1950

Listing ID: CV22232874

Take I-10 E, Take I-15 S to N Main St in Corona. Take exit 96A from I-15 S, Continue on N Main St. Drive to S Washburn Ave.



1009 S Washburn Avenue is a rare single story multifamily investment opportunity. Built in 1950, the property is situated on a $\pm 7,405$ square foot lot with a total building size of $\pm 2,200$ square feet. The property offers an excellent unit mix including a spacious two-bedroom/one-bathroom house located at the front of the property with two one-bedroom/one-bathroom apartment units located at the rear of the property. Units feature tile flooring, wall air conditioning and heating, and ceiling fans. Kitchens are equipped with gas oven/stoves combination units, deep kitchen sinks, and wood cabinetry. Each unit includes a private patio/yard, outside storage, and a covered off-street parking space. 1009 S Washburn Avenue is located south of the 91 Freeway and West of the 15 freeway in the highly sought-after downtown Corona neighborhood known as "The Circle". It is located approximately one block south from Corona Regional Medical Center and offers walkable access to many parks, shops, and restaurants. The highly convenient location offers easy access to the 91 freeway and is located near several elementary, middle, and high schools. The area also offers convenient access to Norco College, La Sierra University, Galleria at Tyler, UC Riverside and Cal Baptist University as well as beach cities using the 91 and 15 freeways.

Facts & Features

- Sold On 04/26/2023
- Original List Price of \$900,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$78 (Estimated)
- Laundry: Electric Dryer Hookup
- Cap Rate: 3.55
- \$49800 Gross Scheduled Income
- \$29280 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,030
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$845
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance: \$2,250
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,305
- Other Expense: \$600
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$950	\$950	\$1,700
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700
3:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,200

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC: 1

Additional Information

- Standard sale

- 248 - Corona area
- Riverside County
- Parcel # 117254009

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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Closed •

List / Sold: **\$849,000/\$800,000** ↓

2715 N Junipero Ave # 1-3 • Palm Springs 92262

110 days on the market

**3 units • \$283,000/unit • sqft • 12,632 sqft lot • No \$/Sqft data •
Built in 1940**

Listing ID: 219088715DA

Racquet Club and Palm Canyon - north of 111



A beautiful corner lot triplex on the west side of the street with a sparkling pool that is private and gated with views of the mountains. This is located in a neighborhood that is growing quickly with homes in the immediate area that have been renovated or brand new construction. The owners unit is 2 bedrooms, 2 baths with a small private yard. It is beautifully updated. There is a studio unit with a kitchen and bathroom that is approximately 400 square feet. The third unit is a one bedroom, one bathroom with a large outdoor yard. Each unit is separately metered. Updated split systems for each unit as well as evaporative cooling. Exterior retaining wall recently painted. The one bedroom is currently occupied and the other two are vacant. The tenant in the one bedroom will be moving soon but currently pays \$1400 a month. There is a separate laundry room shared at no cost to tenants.

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$979,000
- 1 Buildings
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Appliances: Water Heater

Exterior

- Security Features: Card/Code Access

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

Additional Information

- Standard sale
- 331 - North End Palm Springs area
- Riverside County
- Parcel # 504054001

Michael Lembeck

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