

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	EV22211332	S	10878	Crowther LN	CHVL	263	STD	2	\$0		\$355,000 ↓	\$249.12	1425	1958/PUB	8,712/0.2	N	0	05/03/23	181/181
2	219091997PS	S	33255	Cathedral Canyon DR	CC	336	STD	2			\$525,000 ↑			1985	6,969/0.16		2	05/02/23	6/190
3	SW23026778	S	234	S Carmalita ST	HMT	SRCAR	STD	2	\$2,900		\$345,000 ↓	\$383.33	900	1938/EST	6,098/0.14	N	0	05/02/23	12/12
4	CV22224574	S	10260	Cook AVE	RVSD	252	STD	4	\$98,400	8	\$880,000 ↓	\$199.55	4410	1955/EST	19,166/0.44	N	8	05/04/23	73/73

Closed • Duplex

List / Sold: **\$399,999/\$355,000** ↓

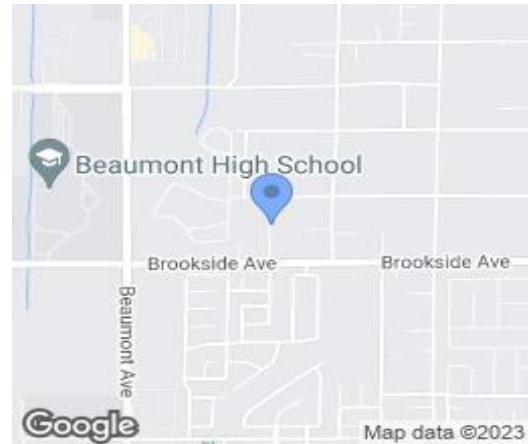
10878 Crowther Ln • Cherry Valley 92223

181 days on the market

2 units • \$200,000/unit • 1,425 sqft • 8,712 sqft lot • \$249.12/sqft •
Built in 1958

Listing ID: EV22211332

Beaumont Avenue to Brookside to Crowther.



Buyer could not perform! We are back to active status. Welcome home! Price reduction to \$399,999! This two on a lot residence is the only one of it's kind in Cherry Valley. Singularly unique. Your buyer's Casita adventure awaits! The Casita has been freshly painted inside. 10878 Crowther Lane in Cherry Valley is a great location amidst the beautiful rolling hills of Cherry Valley, CA. Cherry Valley offers such fine amenities such as the Lavender Festival, Bogart Park for R&R camping and is close to Oak Glen apple country and so much more! The main residence offers kitchen updating, central and forced air, spacious bedrooms, The main residence is a two bedroom, one bathroom with 825 square feet of living area. All flooring is newer and includes carpet, tile and laminate. The lot size is ample and is 8,712 square feet plenty of land to grow fruits and vegetables. The home also offers a detached area that could easily be converted to a rentable Casita/Guest Quarters with a workshop attached! Live in one and rent the other or rent both great potential income stream. Buyer to verify all relevant information and to exercise their own due diligence. The casita has been freshly painted. The rear casita could easily rent. Why pay rent? Rent the rear unit. Rear unit only needs a kitchen. Rent both units and a very positive cash flow will exist!

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$475,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$64 (Estimated)
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Guest/Maid's Quarters, Workshop
- Other Interior Features: Copper Plumbing Partial
- Floor: Carpet, Laminate, Tile

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$3,150
- Electric: \$150.00
- Gas: \$150
- Furniture Replacement:
- Trash: \$75
- Cable TV: 00991206
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$75
- 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	\$2,150
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,000

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
- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 403190002

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 •

List / Sold: **\$505,000/\$525,000** ↑

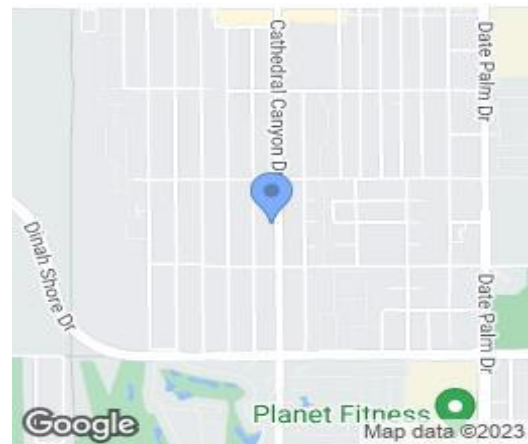
33255 Cathedral Canyon Dr • Cathedral City 92234

6 days on the market

**2 units • \$252,500/unit • sqft • 6,969 sqft lot • No \$/Sqft data •
Built in 1985**

Listing ID: 219091997PS

Please use GPS or Google Maps. Home is located on Cathedral Canyon between Ortega Road and 33rd Avenue



Looking for a lucrative real estate investment opportunity? Look no further than this duplex in Cathedral City, California! Located in the heart of the Coachella Valley, this duplex offers the perfect combination of location, affordability, and potential for rental income. With two units, you can maximize your investment and generate passive income while still maintaining ownership of the property. But the benefits of owning a duplex in Cathedral City don't stop there. You'll also enjoy the city's abundant sunshine, stunning mountain views, and close proximity to world-class golf courses, spas, and entertainment venues. And with its convenient location just minutes from Palm Springs and other nearby attractions, you'll never run out of things to see and do. Whether you're a first-time investor or a seasoned pro, duplexes in Cathedral City offer a smart and sustainable investment opportunity that's hard to beat. So why wait? Contact us today to learn more about available duplexes in this thriving community and start building your real estate portfolio today! With established long term tenants on well below market month-to-month leases. Both units are generously-sized 3 bedroom and 2 bath with laundry areas, attached garages and individual yards and just waiting for your style updates!

Facts & Features

- Sold On 05/02/2023
- Original List Price of \$505,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

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

Exterior

- Security Features: Security Lights

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01912687
- 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: 2
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 336 - Cathedral City South area
- Riverside County
- Parcel # 680371048

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Closed • Duplex

List / Sold: **\$350,000/\$345,000** ↓

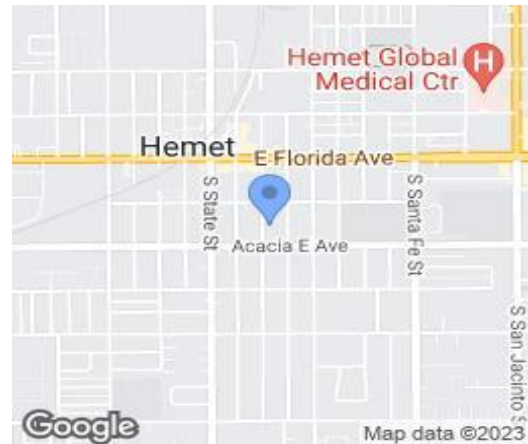
234 S Carmalita St • Hemet 92543

12 days on the market

2 units • \$175,000/unit • 900 sqft • 6,098 sqft lot • \$383.33/sqft • Built in 1938

Listing ID: SW23026778

state and acacia



This is a steel It will be completely rehabbed by 3/10/23. One side is already done and the other will be done then. Dont miss out!

Facts & Features

- Sold On 05/02/2023
- Original List Price of \$350,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$93 (Estimated)
- Laundry: Inside
- \$2900 Gross Scheduled Income
- \$2650 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$250
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$1,450	\$2,900	\$2,900

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 # 443313009

Michael Lembeck

Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SW23026778

Printed: 05/07/2023 11:09:21 AM

Closed • **Quadruplex**

List / Sold: **\$950,000/\$880,000** ↓

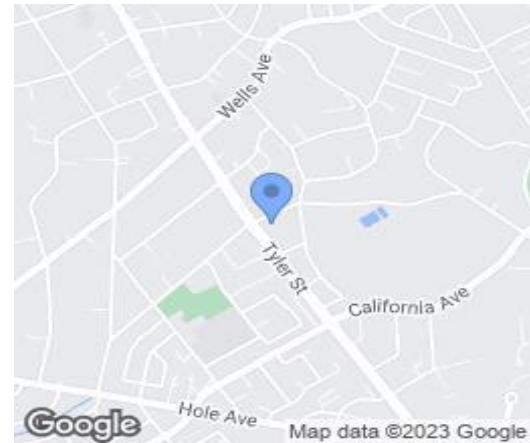
10260 Cook Ave • **Riverside 92503**

73 days on the market

4 units • **\$237,500/unit** • **4,410 sqft** • **19,166 sqft lot** • **\$199.55/sqft** •
Built in 1955

Listing ID: CV22224574

From CA-91 Riverside. West on CA-91 W. Take exit 32 - Kraemer Blvd/Glassell St. Turn left onto N Glassell St. Slight right to merge onto CA-91 E. Take exit 56 for Tyler St. Follow Tyler St to Cook Ave. Left onto Tyler. Left on Cook.



Calling all investors looking for a multi-family property with upside potential! Current rent is below market at \$1,070 per unit. Recent rental data for the area suggests a mid-range market rent of \$2,100+ per month for 4-bedroom units in the 1,100 to 1,200 square foot range. All four units have four bedrooms and one bathroom. All tenants are month-to-month, and a rental activity report for the area is available upon request. 60-Day notices for termination of tenancy were issued to all tenants on 2/23/2023. A large portion of the lot is still undeveloped, which could possibly be used to create more revenue. The two units nearest to Cook Avenue have fenced yards, and all the units have detached, 2-car garages. Currently, the water is all on one meter, and all other utilities are metered separately. The units are in average condition inside, and the exterior could use a coat of paint, some dry rot repair on the wood, and some nicer landscaping. A video of one of the units is available upon request. This location boasts tons of convenient amenities, including multiple grocery stores, Walmart, Lowe's, the AMC theater, Challen Park, El Dorado Park, public schools, and North-West College Riverside all within six minutes' drive or less, per Google. The property appraised in December 2022 for \$1,000,000.

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$1,000,000
- 2 Buildings
- Levels: One
- 22 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$248 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, In Kitchen, Washer Hookup
- Cap Rate: 8.27
- \$98400 Gross Scheduled Income
- \$82750 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Floor: Carpet, Laminate, Tile
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Water Heater Central, Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lot 10000-19999 Sqft, Rectangular Lot, Level, Near Public Transit, Park Nearby
- Security Features: Window Bars
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,650
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02200120
- Gardener:
- Licenses:
- Insurance: \$3,600
- 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:	4	4	1	2	Unfurnished	\$1,070	\$4,280	\$8,200

Of Units With:

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

Additional Information

- Standard sale
- 252 - Riverside area
- Riverside County
- Parcel # 147332018

Michael Lembeck

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