







### 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	<a href="#">CV20200188</a>	S	1046 <a href="#">Ford ST</a>	COR	248	CONS	2	\$0		\$474,300 	\$374.05	1268	1951/ASR	7,405/0.17	1	04/06/21	<a href="#">25/25</a>
2	<a href="#">CV21029701</a>	S	5506 <a href="#">Tyler ST</a>	RVSD	252	STD	2	\$0		\$515,000 	\$340.61	1512	1957/ASR	8,276/0.19	2	04/07/21	<a href="#">18/18</a>
3	<a href="#">219057513DA</a>	S	548 S <a href="#">Calle Encilia</a>	PSPR	334	STD	2			\$700,000 			1950/ASR		0	04/06/21	<a href="#">40/40</a>
4	<a href="#">SW21040753</a>	S	130 N <a href="#">Gilbert ST</a>	HMT	SRCAR	STD	3	\$30,540		\$400,000 	\$190.48	2100	1961/ASR	6,534/0.15	3	04/06/21	<a href="#">3/3</a>
5	<a href="#">EV21020002</a>	S	1210 <a href="#">Wesley ST #2</a>	BANN	263	STD	4	\$25,200		\$369,000 	\$147.60	2500	1959/PUB	47,480/1.09	0	04/05/21	<a href="#">0/0</a>
6	<a href="#">SW21040767</a>	S	136 N <a href="#">Gilbert ST</a>	HMT	SRCAR	STD	6	\$60,480		\$800,000 	\$190.48	4200	1961/ASR	13,068/0.3	6	04/06/21	<a href="#">3/3</a>

## Closed • Single Family Residence

List / Sold: **\$449,900/\$474,300** ↑

**1046 Ford St • Corona 92879**

**25 days on the market**

**2 units • \$224,950/unit • 1,268 sqft • 7,405 sqft lot • \$374.05/sqft • Built in 1951**

**Listing ID: CV20200188**

**S/ Circle City Dr W/ Rimpau Ave**



Charming home with detached living quarters, not included in bedroom count or sq. ft.!! This beautiful two bedroom one bath home boasts fresh neutral paint and gleaming hard wood floors throughout. The large updated kitchen with granite counters and plenty of storage space, is perfect for the avid cook! The oversized back yard has block walls, mature foliage, and a patio seating area with brick fireplace and giant shade trees. The detached back unit has a kitchenette and 3/4 bath as well as roomy studio living space and an attached storage room! With so much to offer, this would be a wonderful investment property or the perfect place to call home!

### Facts & Features

- Sold On 04/06/2021
- Original List Price of \$449,900
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Outside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

### Interior

- Rooms: Master Bathroom, Master Bedroom

### Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	1	1	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

#### # Of Units With:

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

### Additional Information

- Conservatorship sale

- 248 - Corona area
- Riverside County
- Parcel # 111193007

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**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** •

List / Sold: **\$500,000/\$515,000** ↑

**5506 Tyler St • Riverside 92503**

**18 days on the market**

**2 units • \$250,000/unit • 1,512 sqft • 8,276 sqft lot • \$340.61/sqft •  
Built in 1957**

**Listing ID: CV21029701**

**Between Cambell and Keller Ave**



2 ON LOT!! Check out this great opportunity for rental property or extended family living. Two separate homes, each with 2 bedrooms, 1 bathroom, a comfortably sized living room and kitchen. Both units include a 1 car attached garage and separate fenced yard. Each unit is approx 750 sq ft (buyer to verify) of quality conventional construction. Units are separately metered for gas, electric, and water with individual addresses. Current owners have enjoyed living in this property for the last 40 years and now it's your chance. Put this one on your must-see list. \*\*Information listed has not been verified. Buyer to investigate property to fully satisfy themselves on condition of the property before close of escrow. This MLS information is not considered part of the disclosures for the property listed\*\*

### Facts & Features

- Sold On 04/07/2021
- Original List Price of \$500,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: In Garage, In Kitchen
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

### Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	2	1	1	Unfurnished	\$0	\$0	\$0

#### # 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
- 252 - Riverside area

- Riverside County
- Parcel # 147032017

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**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: CV21029701

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**Closed** •

List / Sold: **\$750,000/\$700,000** ↓

**548 S Calle Encilia** • Palm Springs 92264

**40 days on the market**

**2 units** • **\$375,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1950**

**Listing ID: 219057513DA**

**From Ramon and South Palm Canyon, head east on Ramon and make a right turn onto Calle Encilia. Home on your left.**



Great Opportunity, Mid-Century two unit property. Zoned R-2 with two 2Bed/1Bath units offers plenty of flexibility. Privacy between units, lots of views, separate space and a Warm Sands location. Very nicely maintained and great location to downtown. Newer cool roof, newer windows, newer interiors, in unit washer and dryer. Please don't disturb Tenants.

### Facts & Features

- Sold On 04/06/2021
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, Evaporative Cooling, Zoned
- Heating: Central, Forced Air, Zoned
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: Living Room

### 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: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

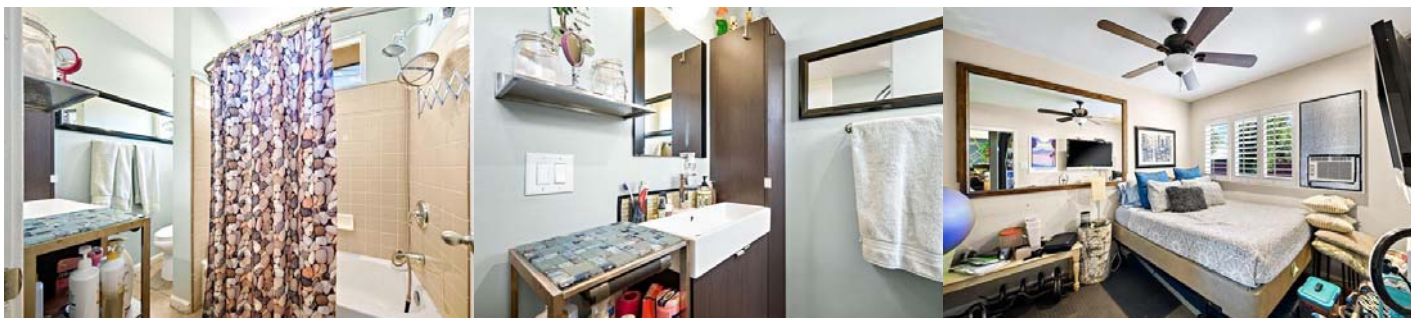
### Additional Information

- Standard sale
- 334 - South End Palm Springs area
- Riverside County
- Parcel # 508123005

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26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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**Closed** •

List / Sold: **\$374,990/\$400,000** ↑

**130 N Gilbert St • Hemet 92543**

**3 days on the market**

**3 units • \$124,997/unit • 2,100 sqft • 6,534 sqft lot • \$190.48/sqft •  
Built in 1961**

**Listing ID: SW21040753**

**Florida -> Gilbert**



Large triplex all individually metered for Electric and gas! Each unit also has their own attached garage and a nice courtyard. Current rents are generating over \$30,000 gross/income annually. Centrally located in Hemet and close to Florida these units are easily accessed and convenient. The units themselves have been under professional property management and the seller intends to sell with no outstanding repair requests from current tenants. The 2 bedroom 1 bath units also feature their own private backyards in the rear as well. At under 125K/unit these are priced to move quickly!

### Facts & Features

- Sold On 04/06/2021
- Original List Price of \$374,990
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- \$30540 Gross Scheduled Income
- \$21355 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$9,185
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$660
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$1,225
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,300
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$830	\$830	\$900
2:	1	2	1	1	Unfurnished	\$840	\$840	\$900
3:	1	2	1	1	Unfurnished	\$875	\$875	\$900

### # Of Units With:

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

### Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area

- Rent Controlled

- Riverside County
- Parcel # 443221009

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**Michael Lembeck**

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Cell Phone: 714-742-3700

**Re/Max Property Connection**

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26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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**Closed** •

List / Sold: **\$300,000/\$369,000** ↑

**1210 Wesley St # 2 • Banning 92220**

**0 days on the market**

**4 units • \$75,000/unit • 2,500 sqft • 47,480 sqft lot • \$147.60/sqft •  
Built in 1959**

**Listing ID: EV21020002**

**Take Hargrave exit off I-10 turn right onto Hargrave turn left onto Wesley**



THIS PROPERTY HAS 2 HOUSES ON OVER AND ACRE OF LAND UP AGAINST THE MOUNTAIN. INVESTORS DREAM...

### Facts & Features

- Sold On 04/05/2021
- Original List Price of \$300,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$25200 Gross Scheduled Income
- \$2000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Floor: Tile
- Other Interior Features: Beamed Ceilings

### Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$800
- Electric: \$100.00
- Gas: \$50
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01772391
- Gardener:
- Licenses:
- Insurance: \$100
- 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	3	2	0	Unfurnished	\$1,200	\$1,200	\$1,200
2:	2	2	2	0	Unfurnished	\$850	\$850	\$850

#### # 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
- Rent Controlled
- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 543100014

**Michael Lembeck**  
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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: EV21020002

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**Closed** •

List / Sold: **\$749,990/\$800,000** ↑

**136 N Gilbert St • Hemet 92543**

**3 days on the market**

**6 units • \$124,998/unit • 4,200 sqft • 13,068 sqft lot • \$190.48/sqft •  
Built in 1961**

**Listing ID: SW21040767**

**Florida -> Gilbert**



This listing is for both 130,132,134,136,138 & 140 Gilbert. These are two individual Triplex units on two individual APN #'s which in total functions as a 6-plex. All units are occupied and under professional property management. These properties have single garages, 2 bedrooms, and one bathroom as well as cute rear yards and a nice courtyard like setting in the front. They are conveniently located off Florida and have had stable tenancy. Priced at under 125k/Door these are ready to move. Please refer to the listing on 130 Gilbert if there is interest to only buy half or 1-triplex.

### Facts & Features

- Sold On 04/06/2021
- Original List Price of \$749,990
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$60480 Gross Scheduled Income
- \$42350 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$18,130
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,380
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$2,450
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,600
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$830	\$830	\$900
2:	1	2	1	1	Unfurnished	\$840	\$840	\$900
3:	1	2	1	1	Unfurnished	\$875	\$875	\$900
4:	1	2	1	1	Unfurnished	\$750	\$750	\$900
5:	1	2	1	1	Unfurnished	\$845	\$845	\$900
6:	1	2	1	1	Unfurnished	\$900	\$900	\$900

### # Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale
- Rent Controlled

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 443221008

## 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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