

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	SW22071658	S	2659 10th ST	RVSD	252	STD	2	\$24,000		\$425,000	\$236.11	1800	1960/PUB	7,841/0.18	N	0	05/05/22	1/1
2	DW22035797	S	817 E Hoffer ST	BANN	263	STD	2	\$2,300		\$360,000↓	\$274.18	1313	1926/PUB	7,405/0.17	N	1	05/06/22	12/12
3	CV22036603	S	365 N Phillips ST	BANN	263	STD	2	\$0		\$409,000↑	\$358.77	1140	1929/ASR	7,405/0.17	N	0	05/02/22	23/23
4	TR22006877	S	13828 Luis DR	DHS	340	STD	2	\$2,233		\$500,000↑	\$61.85	8084	2008/ASR	8,276/0.19	N	4	05/05/22	79/79
5	SW21240586	S	18173 Brightman AVE	LKEL	SRCAR	STD	2	\$16,920		\$310,000↓	\$418.92	740	1948/ASR	4,792/0.11	N	0	05/03/22	63/63
6	SW22044432	S	66610 Acoma AVE	DHS	340	STD	3	\$43,176		\$420,000↑	\$197.74	2124	1957/ASR	6,534/0.15	N	0	05/04/22	1/1
7	OC21260906	S	448 W 5th ST	SJCN	SRCAR	STD	3	\$33,540		\$475,000↑	\$206.52	2300	1979/ASR	6,970/0.16	N	3	05/02/22	77/186

Closed •

List / Sold: **\$425,000/\$425,000**

2659 10th St • Riverside 92507

1 days on the market

2 units • \$212,500/unit • 1,800 sqft • 7,841 sqft lot • \$236.11/sqft •

Built in 1960

Listing ID: SW22071658

From University Ave, travel south on Victoria Ave, turn left onto Tenth St, the property will be on your left.



Great value opportunity in a good Neighborhood! Take advantage of an income producing property with lots of upside potential. Two separate houses on a lot, the rear house has 3 bedrooms 1 bath, the front house has 2 bedrooms 1 bath. Each have their separate entrances. Property has some deferred maintenance but for the right buyer or investor, this can be a great opportunity. Bring your calculator & imagination and see what this property has to offer.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$425,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$83 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Outside
- \$24000 Gross Scheduled Income
- \$18921 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile

Exterior

- Lot Features: Level with Street, Rectangular Lot
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,679
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 1527254
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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:	1	3	1	0	Unfurnished	\$1,200	\$1,200	\$1,800
2:	1	2	1	0	Unfurnished	\$800	\$800	\$1,200

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

- 252 - Riverside area
- Riverside County
- Parcel # 211212026

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: SW22071658

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Closed •

List / Sold: **\$369,999/\$360,000** ↓

817 E Hoffer St • Banning 92220

12 days on the market

**2 units • \$185,000/unit • 1,313 sqft • 7,405 sqft lot • \$274.18/sqft •
Built in 1926**

Listing ID: DW22035797

10 Fwy, Exit Hargrave go North



This is a great takeover for any investor wanting a Duplex Property. One unit is a 1 bed room 1 bath, the other unit is a 2 bed room 1 bath. Remotely close by the freeway and local casino. These two units are sitting on a 7405 Sq. ft lot with 1,313 of Sq Ft Living Space. Which gives plenty of room for any future ADU's. Each unit has its own electric and gas meter and shared water meter that is all paid by tenants.

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$369,999
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$61 (Estimated)
- Laundry: Washer Hookup
- \$2300 Gross Scheduled Income
- \$500 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: \$695
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$695
- 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	3	2	1	Furnished	\$2,300	\$2,300	\$2,300

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
- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 534251008

Michael Lembeck
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: DW22035797

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Closed •

List / Sold: **\$349,900/\$409,000** ↑

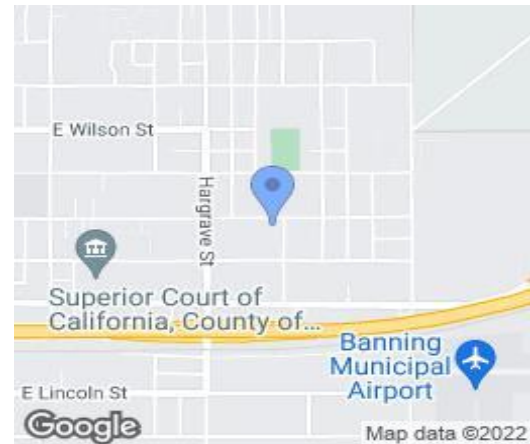
365 N Phillips St • Banning 92220

23 days on the market

**2 units • \$174,950/unit • 1,140 sqft • 7,405 sqft lot • \$358.77/sqft •
Built in 1929**

Listing ID: CV22036603

Hargrave St & E Ramsey St



DUPLEX property- each unit is 2 beds 1 bath.

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$399,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Lot 6500-9999, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01916221
- 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	2	Unfurnished	\$950	\$1,900	\$0

Of Units With:

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

Additional Information

- Standard sale
- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 541121013

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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: CV22036603

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Closed • Duplex

List / Sold: **\$499,850/\$500,000** ↑

13828 Luis Dr • Desert Hot Springs 92240

79 days on the market

2 units • \$249,925/unit • 8,084 sqft • 8,276 sqft lot • \$61.85/sqft • Built in 2008

Listing ID: TR22006877

Hacienda



BACK ON MARKET . . . Sharp duplex located in an terrific Northern area of DHS. Total sq ft of living space is 3,084 w/an 8,276 sq ft lot. BUILT 2008. Each unit is @ mirror image of the other at 1,542 sq ft of living space, and the backyard is divided into two separate yards. . EACH TWO STORY UNIT OFFERS THE FOLLOWING: Separate side entrance, spacious living/dining room combo, gourmet kitchen w/ granite counters, upgraded appliances and ample cabinet space. French doors leading out to private backyard per unit and blocked walls. Upstairs offers three spacious bedrooms. Master bed/bath and large walk-in closet space. All bedrooms offer ample living/closet space. Central air, Two car garage attached w/ direct access. PERFECT FOR TWO FAMILIES TO COMBINE THEIR RESOURCES AND LIVE TOGETHER FOR LESS THAN \$250,000 Per unit in great area!. Please do not disturb occupants.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$498,888
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,343 (Estimated)
- Laundry: In Garage
- \$2233 Gross Scheduled Income
- \$26796 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$950
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$75
- Cable TV: 01816722
- Gardener:
- Licenses:
- Insurance: \$800
- 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	3	3	2	Unfurnished	\$1,133	\$1,133	\$1,900
2:	1	3	3	2	Unfurnished	\$1,100	\$1,133	\$1,900

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
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641321029

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: TR22006877

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Closed • Duplex

List / Sold: **\$340,000/\$310,000** ↓

18173 Brightman Ave • Lake Elsinore 92530

63 days on the market

2 units • **\$170,000/unit** • **740 sqft** • **4,792 sqft lot** • **\$418.92/sqft** •
Built in 1948

Listing ID: SW21240586

Grand to Turner to Brightman



Duplex with two Studio Units. Each unit has kitchens, bath and private fenced rear yards with outdoor laundry hook ups. This duplex is on a corner lot just a couple of blocks from the lake. Each unit's backyard is easily large enough to accommodate building a bedroom or two! Units both have long term tenants that would like to stay but are on a month to month currently. These are nice income earners with tons of potential!

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$340,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$527 (Estimated)
- Laundry: Outside
- \$16920 Gross Scheduled Income
- \$15076 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Tile
- Appliances: Free-Standing Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,844
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$824
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance: \$1,020
- 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	0	1	0	Unfurnished	\$750	\$750	\$750
2:	1	0	1	0	Unfurnished	\$660	\$660	\$660

Of Units With:

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

Additional Information

- Standard sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 382034001

Michael Lembeck

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Cell Phone: 714-742-3700

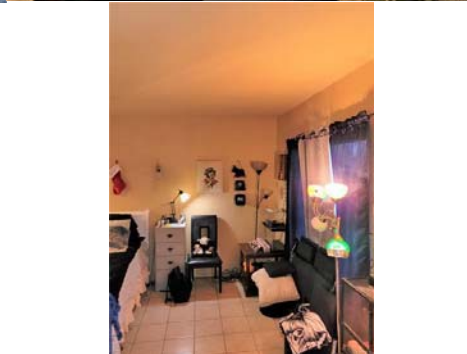
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State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$420,000/\$420,000** ↑

66610 Acoma Ave • Desert Hot Springs 92240

1 days on the market

**3 units • \$140,000/unit • 2,124 sqft • 6,534 sqft lot • \$197.74/sqft •
Built in 1957**

Listing ID: SW22044432

Acoma Ave and Ocotillo Ave



Great 3 Unit investment opportunity located in Desert Hot Springs! This income-producing property consists of 3 -1 bedroom/1 bath units with separate living room and kitchens. Gated, and fenced interior courtyard. Newer exterior Paint. Laundry room and hook ups are available. The property is 100 percent occupied. There is 4 off street parking spaces. Rents on all units for the savvy investor know that this is a great opportunity for their ROI. Great property to hold long term. DO NOT DISTURB TENANT'S.

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$417,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$43176 Gross Scheduled Income
- \$40770 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Tile, Vinyl
- Appliances: Free-Standing Range, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard
- Security Features: Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Window Bars
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$2,406
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01163153
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,350
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Unfurnished	\$1,098	\$1,098	\$1,123
2:	1	1	0	0	Unfurnished	\$1,250	\$1,250	\$1,123
3:	1	1	0	0	Unfurnished	\$1,250	\$1,250	\$1,123

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Drapes:
- Patio: 1
- Ranges: 3

- Carpet:
- Dishwasher:
- Disposal: 3

- Refrigerator: 3
- Wall AC: 3

Additional Information

- Standard sale

- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641101012

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: **\$415,000/\$475,000** ↑

448 W 5th St • San Jacinto 92583

77 days on the market

**3 units • \$138,333/unit • 2,300 sqft • 6,970 sqft lot • \$206.52/sqft •
Built in 1979**

Listing ID: OC21260906

5th Street and San Jacinto Blvd



Well Maintained Triplex. All units are 1Bed and 1Bath with spacious open concept kitchen and living room. All units have a 1 car garage and laundry hookups inside the unit.

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$415,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- \$1,160 (Estimated)
- Laundry: In Closet, Inside
- \$33540 Gross Scheduled Income
- \$22890 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,650
- Electric: \$200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01183189
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$995	\$995	\$1,250
2:	1	1	1	1	Unfurnished	\$950	\$950	\$1,250
3:	1	1	1	1	Unfurnished	\$850	\$850	\$1,250

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
- Riverside County

• Parcel # 435171010

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: OC21260906

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