

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	CV23011977	S	778 5th ST	NORC	250	TRUS	2	\$60,000		\$700,000 	\$316.03	2215	1955/ASR	30,056/0.69	N	2	05/17/23	38/38
2	CV23037522	S	266 3rd ST	BLY	374	STD	2	\$22,200		\$205,000 	\$102.24	2005	1940/PUB	9,583/0.22	N	0	05/15/23	32/32
3	CV23036604	S	161 N Santa Fe	HMT	SRCAR	STD	7	\$0		\$925,000 	\$210.23	4400	1976/ASR	13,939/0.32	N	5	05/19/23	23/132
4	219091670PS	S	312 E Camino Monte	PSPR	332	STD	12			\$2,130,000 			1948/ASR	17,424/0.4	N	0	05/15/23	44/44

Closed • Duplex

List / Sold: **\$725,000/\$700,000** ↑

778 5th St • Norco 92860

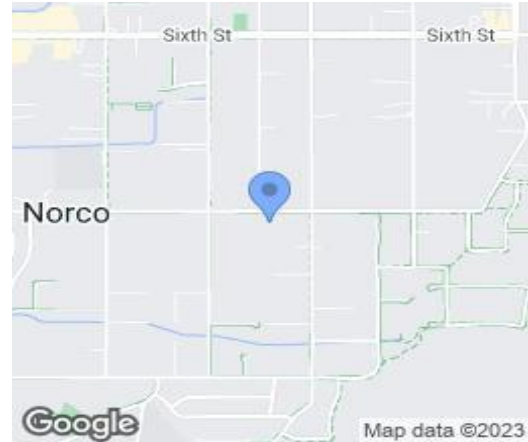
38 days on the market

2 units • **\$362,500/unit** • **2,215 sqft** • **30,056 sqft lot** • **\$316.03/sqft** •

Listing ID: CV23011977

Built in 1955

Near 5th and Temescal ave



CASH OFFERS OR HARD MONEY OFFERS ONLY!!!! Horsetown USA Excellent opportunity as an investment OR as an owner with income from the other unit. First time on the market since 1989, this Duplex is located on a street of mostly single-family homes. Each unit offers 3 bedrooms, and 1 bathroom with its own garage. Horse Property with plenty of room to build on. Conveniently located in the heart of Norco, close to fantastic restaurants, great shopping, grocery stores, parks, hiking trails, top-rated schools, and convenient freeway access.

Facts & Features

- Sold On 05/17/2023
- Original List Price of \$675,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$25 (Estimated)
- Laundry: Inside
- \$60000 Gross Scheduled Income
- \$54000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Horse Property, Ranch
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$3
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1
- Cable TV: 02075076
- Gardener:
- Licenses:
- Insurance: \$1
- 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	2		\$2,000	\$2,000	\$2,600
2:	1	3	1	2		\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Trust sale

- 250 - Norco area
- Riverside County
- Parcel # 123030002

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:** CV23011977

Printed: 05/21/2023 7:19:25 AM

Closed • Duplex

List / Sold: **\$225,000/\$205,000** ↓

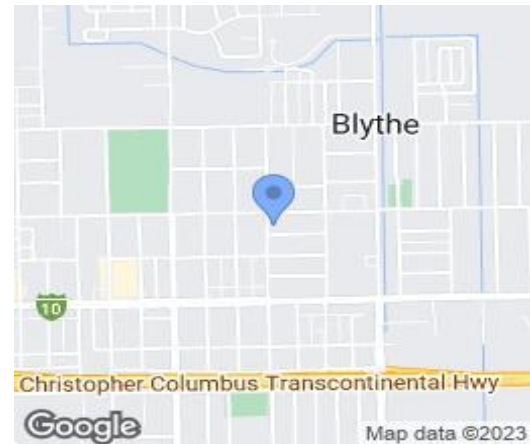
266 3rd St • Blythe 92225

32 days on the market

**2 units • \$112,500/unit • 2,005 sqft • 9,583 sqft lot • \$102.24/sqft •
Built in 1940**

Listing ID: CV23037522

between E Barnard Street & E Murphy Street



2 Houses on a lot. Front house is a 3 bedroom 1 bath and the house in back in 1 bedroom 1 bath. Possible AIRBNB Rental Property. Vacancy rate is low in the area due to several major construction projects. This property can be purchased as an investment or homeowner looking for rental income. Possible Seller Financing.

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$225,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- 1 Total carport spaces
- \$0 (Unknown)
- Laundry: See Remarks
- \$22200 Gross Scheduled Income
- \$14430 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: \$7,770
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01740245
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description: Proforma

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$1,350
2:	1	1	1	0	Unfurnished	\$500	\$500	\$625

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
- Rent Controlled
- 374 - Blythe area
- Riverside County
- Parcel # 845161019

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Closed • **Apartment**

List / Sold: **\$949,900/\$925,000** ↓

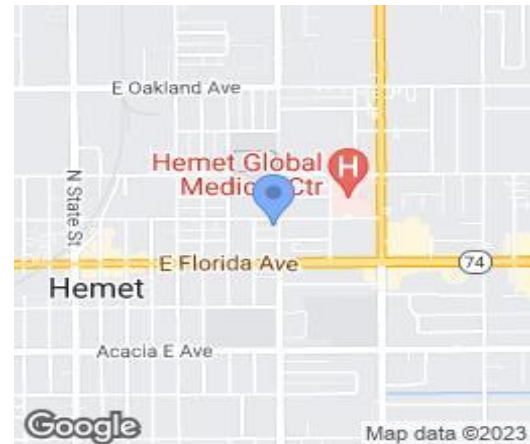
161 N Santa Fe • Hemet 92543

23 days on the market

7 units • **\$135,700/unit** • **4,400 sqft** • **13,939 sqft lot** • **\$210.23/sqft** •
Built in 1976

Listing ID: CV23036604

From CA-60 E, exit on 68 to North State 7 Santa Fe, right before Latham St.



Excellent opportunity to generate income on these multifamily apartments. These 7 apartments sit on a lot of 13,939. Six units are 1 bedroom and 1 bathroom. The seventh unit is a 2 bedroom 1 bathroom. 5 units in this complex have a one car garage parking, as well as extra parking space. Each unit has their individual meters for gas and electricity. Landlord pays for trash and water. These units are located near restaurants, hospitals, schools and freeways. Don't miss out on this opportunity!

Facts & Features

- Sold On 05/19/2023
- Original List Price of \$999,900
- 4 Buildings
- 5 Total parking spaces
- Heating: See Remarks
- \$0 (Assessor)
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,680
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$980
- Cable TV: 02041806
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$8,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$0
2:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$0
3:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$0
4:	1	1	1	1	Unfurnished	\$0	\$0	\$0
5:	1	2	1	1	Unfurnished	\$0	\$0	\$0
6:	1	1	1	0	Unfurnished	\$0	\$0	\$0
7:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- SRCAR - Southwest Riverside County area
 - Riverside County
 - Parcel # 443244001
-

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:

\$2,395,000/\$2,130,000 ↓

44 days on the market

Listing ID: 219091670PS

312 E Camino Monte • Palm Springs 92262
12 units • \$199,583/unit • sqft • 17,424 sqft lot • No \$/Sqft data •
Built in 1948

From Downtown Palm Springs head north on N Indian Canyon Drive. Turn right on E Camino Monte Vista. Property will be on the left.



Apartment Complex or Fully licensed boutique hotel close to the Uptown District. This Property (previous Hotel) has been closed since 2019, but fully operational. Currently licensed as a 10 room boutique hotel , with 12 rooms. Two are adjoining connecting suites. This Fee simple property sits next to the successful Descanso Hotel and is priced well with unlimited potential depending on the new owners vision. Center court swimming pool, in ground Spa and Sauna / Steam room. Most units have kitchens or kitchenettes. Could potentially be used as a compound or multi unit apartment building subject to city zoning approval. The room count for the hotel license is 10 due to the 10 parking stalls on site. Same would apply to apartment use yet all 12 units have a private bath and kitchen / kitchenette. See the attached pro forma, which includes projections based on other similar properties, in its current condition and following new owner renovations. Additional attachment for projections if operated as an Apartment building. Site plan / Room layout in Documents, as well. Alarms on property, do not go direct. Shown by appointment only please contact listing agent. Full solar, paid for no solar lease. The city of Palm Springs has a TOT Hotel rebate program over the next 10 years that could be a substantial savings estimated at \$50,000 per year or more if qualified.

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$2,395,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Solar, Wall Furnace
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Water Heater
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Paved, Level, Landscaped, Corner Lot
- Security Features: Security Lights

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

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 332 - Central Palm Springs area
- Riverside County
- Parcel # 507030008

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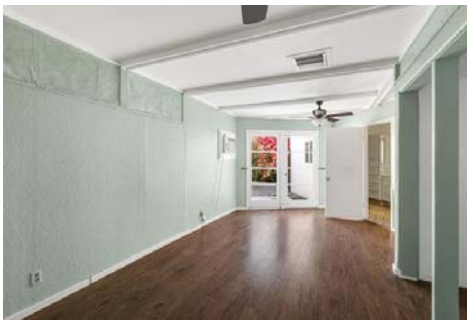
Re/Max Property Connection

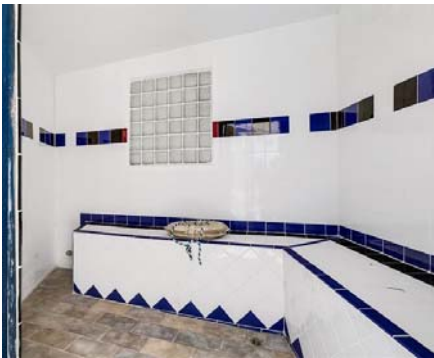
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CUSTOMER FULL: Residential Income LISTING ID: 219091670PS

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