

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	Spes	Date	DOM/CDOM
1	IV23168930	S	10945	109 Campbell AVE	RVSD	252	STD	2	\$0		\$779,000	\$317.96	2450	1952/PUB	16,117/0.37	N	0		05/24/24	153/153
2	PW23208664	S		1233 8th ST	COA	315	TRUS	2	\$22,800		\$375,000	\$229.22	1636	1962/ASR	6,970/0.16	N	0		05/24/24	69/69
3	TR24062141	S		15139 Elm CT	MORV	259	STD	4	\$81,600		\$860,000	\$238.89	3600	1964/PUB	7,405/0.17	N	4		05/23/24	21/21
4	TR23124320	S		508 W Williams ST	BANN	263	STD	4	\$48,960		\$609,000	\$304.50	2000	1964/PUB	26,572/0.61	N	0		05/22/24	286/286

Closed • Duplex

List / Sold: **\$795,000/\$779,000** ↓

10945 10953 Campbell Ave • Riverside 92505

153 days on the market

2 units • **\$397,500/unit** • **2,450 sqft** • **16,117 sqft lot** • **\$317.96/sqft** •
Built in 1952

Listing ID: IV23168930

From Frwy 91 Exit Tyler Ave. North To Campbell Ave.



FANTASTIC OPPORTUNITY FOR INVESTORS.....WILL NEED SOME TLC IN REGARDS TO PAINT/FLOORING /KITCHEN AND BATH IN THE DUPLEX. THIS PROPERTY COMES WITH A 2 BD. 1 BA. UNIT #A...ALSO 1BD. 1 BA. UNIT #B . ALSO ON THE VERY SAME LOT IS A NEWLY UPGRADED 3 BD. 2 BA. SINGLE FAMILY HOME. THIS PROPERTY ALSO CAN BE FINANCED FOR MULTIPLE FAMILIES. EACH FAMILY CAN QUALIFY FOR DUPLEX AND SINGLE FAMILY HOME ON ONE SINGLE MORTGAGE. THIS PROPERTY ALSO COMES WITH OVER 1/3 ACRE SHOULD YOU WANT TO BUILD ANOTHER HOME.....ALSO THE PROPERTY HAS GREAT POTENTIAL FOR RENTAL INCOME.....THE PROPERTY IS LOCATED OFF OF CAMPBELL AVE. AT THE END OF PRIVATE STREET SERVING YOUR PROPERTY AND OTHER FAMILY HOMES. YOUNG FAMILIES ALSO CAN ENROLL THE KIDS AT TWIN HILL ELEMENTARY SCHOOL AT CAMPBELL AVE. JUST ACROSS THE STREET FROM THIS HOME.... LESS THAN TEN MINUTES TO FRWY. 91 AT LA SIERRA AVE. SO MANY OPPORTUNITIES TO ENJOY OWNING THIS HOME.....

Facts & Features

- Sold On 05/24/2024
- Original List Price of \$960,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Gas
- Heating: Wall Furnace
- \$25 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Main Floor Bedroom
- Floor: Tile, Wood
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Water Heater
- Other Interior Features: Granite Counters, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Front Yard, Level with Street, Lot 10000-19999 Sqft, Yard
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Chain Link
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02221576
- 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	2	1	0	Unfurnished	\$0	\$0	\$0
2:	2	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 252 - Riverside area
- Riverside County
- Parcel # 149190008

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: IV23168930

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Closed • Duplex

List / Sold: **\$400,000/\$375,000** ↓

1233 8th St • Coachella 92236

69 days on the market

2 units • **\$200,000/unit** • **1,636 sqft** • **6,970 sqft lot** • **\$229.22/sqft** •
Built in 1962

Listing ID: PW23208664

North of Bagdad- East of Tripoli-South of Pendleton



Fixer Upper 2 Bed 1 Bath Income producing property. 1 unit is not occupied and ready to rent out and receive income immediately or have the option to renovate to your liking. 1 Unit has a carport/Backyard with a shed that is staying-2nd Unit has a backyard. Each unit is roughly 800 sqft, Washer Dryer Hookup inside both units. The occupied unit is being rented out at \$950 and the tenants would like to stay in place. Great Opportunity for an Value Add investment Property.

Facts & Features

- Sold On 05/24/2024
- Original List Price of \$380,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$1,382 (Estimated)
- Laundry: Inside
- \$22800 Gross Scheduled Income
- \$19800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01325548
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$950	\$950	\$1,150
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,150

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%

- 315 - Coachella area
- Riverside County
- Parcel # 778111013

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Closed • **Quadruplex**

List / Sold: **\$880,000/\$860,000** ↓

15139 Elm Ct • Moreno Valley 92551

21 days on the market

4 units • \$220,000/unit • 3,600 sqft • 7,405 sqft lot • \$238.89/sqft • Built in 1964

Listing ID: TR24062141

John F Kennedy Dr turn South



4-2B1B Quadruplex units.Tenants full with month to month lease except Unit D which termination on July. Tenants pay the electricity and gas bill. no HOA, Very low expense. Rent lower than the market now. Great opportunity to get more cash flow. ***Unit B with Laundry Room. Two units downstairs with private yards. 4 Carport Parking Space. ***Offer subject inspection.

Facts & Features

- Sold On 05/23/2024
- Original List Price of \$880,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- \$418 (Estimated)
- \$81600 Gross Scheduled Income
- \$75196 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Appliances: Gas Oven
- Floor: See Remarks

Exterior

- Lot Features: Rectangular Lot, Park Nearby
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$6,404
- Insurance: \$3,060
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$1,544
- Water/Sewer: \$1,200
- Cable TV: 02165177
- Other Expense: \$600
- Gardener:
- Other Expense Description: Sewer
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,420	\$1,420	\$1,700
2:	1	2	1	1	Unfurnished	\$1,430	\$1,430	\$1,700
3:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,700
4:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$1,700

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 259 - Moreno Valley area
- Riverside County
- Parcel # 485031009

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Closed • **Quadruplex**

List / Sold: **\$609,000/\$609,000** ↓

508 W Williams St • Banning 92220

286 days on the market

**4 units • \$152,250/unit • 2,000 sqft • 26,572 sqft lot • \$304.50/sqft •
Built in 1964**

Listing ID: TR23124320

From Fwy10 exit 11 for 8th St/Ca243 onto 8th St turn right onto Williams for .2 miles, property is on your right



Opportunities knocked! Beautiful 4 unit apartments(two buildings, each unit is one bedroom one bath)) located in a quiet tree lined street in the city of Banning, which is only 2 minutes away from Fwy 10 and minutes away from Desert Hills Premium Outlets and Cabazon Resort and Casino. This nice apartment complex sits on a large lot over 26,000 sqf which gives investors another golden opportunity to add on more units, all interest parties please check with the city planning department for the expansion. Laundry rooms in Building 506 both units were converted into bedrooms without permit. All units has tile flooring for easy maintenance. All units have separate electricity and gas meters, Only one water meter but water bill split paid by the tenants, landlord Only pays \$120/month trash bill. Very low maintenance with high returns , long term tenants, don't miss out! Property to be Sold in AS IS, Where Is condition, all information is dim reliable but not guaranty, living square feet is estimated, no public record, please do own investigation. Please drive by Only and do Not disturb the tenants, they are Not aware of the sale. Offer subject to interior inspection on accepted offer, interior pictures were taken prior tenants moved in.

Facts & Features

- Sold On 05/22/2024
- Original List Price of \$639,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Natural Gas, See Remarks
- \$64 (Estimated)
- Laundry: See Remarks
- \$48960 Gross Scheduled Income
- \$46620 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom
- Floor: Tile
- Other Interior Features: Open Floorplan, Tile Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,340
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 01428773
- Gardener:
- Licenses:
- Insurance: \$900
- 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	0	Unfurnished	\$1,020	\$12,240	\$12,240
2:	1	1	1	0	Unfurnished	\$1,020	\$12,240	\$12,240
3:	1	1	1	0	Unfurnished	\$1,020	\$12,240	\$12,240
4:	1	1	1	0	Unfurnished	\$1,020	\$12,240	\$12,240

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
- Buyer Agency Compensation: 2%

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 540170028

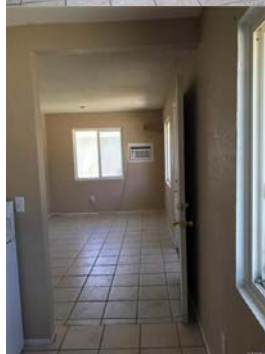
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