

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	IG23029302	S	2293 11th ST	RVSD	252	STD	2	\$3,550		\$618,000 	\$468.18	1320	1954/ASR	8,276/0.19	N	0	05/24/23	45/45
2	CV23060676	S	66119 Cahuilla AVE	DHS	340	STD	2	\$2,700		\$450,000 	\$216.35	2080	1992/ASR	6,534/0.15	N	4	05/22/23	36/36
3	230005969SD	S	1521 E Barbour	BANN	263		4	\$0	0	\$575,000			1965				05/26/23	1/1
4	219088804PS	S	354 E Stevens RD	PSPR	332	STD	12			\$2,200,000 			1954/ASR	18,295/0.42	Y	0	05/23/23	57/201

Closed • Duplex

List / Sold: **\$598,000/\$618,000** ↑

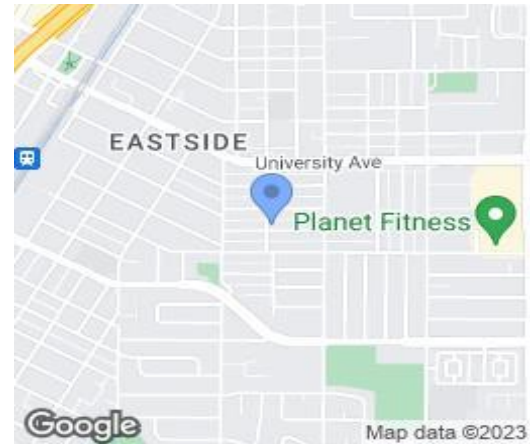
2293 11th St • Riverside 92507

45 days on the market

2 units • \$299,000/unit • 1,320 sqft • 8,276 sqft lot • \$468.18/sqft • Built in 1954

Listing ID: IG23029302

University to Eucalyptus to 11th



Here's a rare and unique opportunity to own this beautiful Multiunit investment property in the heart of down town Riverside. This property has a huge upside to generate rental income, you can live in one of the units and rent out the other. Each of the units have 2 beds and 2 bathrooms. The property has been masterfully upgraded and redone throughout. Everything on the inside has been freshly remodeled including the heavy duty tile floors, frameless shower doors, bathrooms with granite counter tops, kitchen cabinets with self closing drawers and quartz countertops, all new plumbing, low energy air conditioning units, dual pane windows, and so much more. The units offer nice amenities and a comfortable living space, they are perfect for families looking for nice affordable living conditions. The property has tons of parking as well as two covered car ports, They can be used to park cars or for extra storage ** The property is nicely located, it's pushed to the side of the street, which gives the home plenty of privacy with a nice size yard still remaining. The yard has a very open and playful type of feeling to it, making it a great place to relax and enjoy time with family! This home is a great place to generate rental income as-is and possibly being able to generate more by adding/building a spacious ADU! This property has a lot of potential ** The home is centrally located to all amenities, close to shopping centers, Parks, the Mission Inn, UCR, Riverside City College, the 60 freeway, the 91 freeway, the 10 and 215 freeway and more. This is the perfect commuter property. The home has been beautifully remodeled and upgraded, from the outside and all the way up to everything on the inside.

Facts & Features

- Sold On 05/24/2023
- Original List Price of \$598,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$65 (Estimated)
- Laundry: Inside, Outside
- \$3550 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room
- Floor: Tile

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Park Nearby, Yard
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$50
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- 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:	1	2	2	0	Unfurnished	\$1,700	\$1,700	\$2,000
2:	1	2	2	0	Unfurnished	\$1,850	\$1,850	\$2,000

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
- Rent Controlled
- 252 - Riverside area
- Riverside County
- Parcel # 221032014

Michael Lembeck

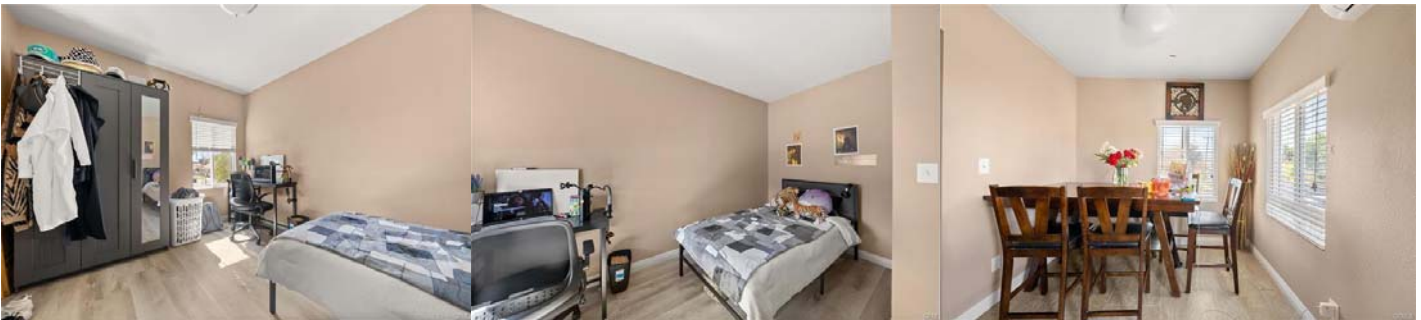
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos







Closed • Duplex

List / Sold: **\$449,900/\$450,000** ↑

66119 Cahuilla Ave • Desert Hot Springs 92240

36 days on the market

2 units • **\$224,950/unit** • **2,080 sqft** • **6,534 sqft lot** • **\$216.35/sqft** •
Built in 1992

Listing ID: CV23060676

Pierson Blvd and Palm Dr



Great duplex in heart of Desert Hot Springs. Each unit features 3 bedrooms, 2 full baths, large family room and kitchen area, central air conditioning and heat, 2 car garage, laundry hook ups. Both units have tenants currently. Option for Buyer is to elect to live in one and rent out the other unit in case buyer wants to be an owner occupied and have rental income from the other unit. Exterior was recently painted, 1 unit has new paint, new kitchen, new appliances and new bathroom vanities.

Facts & Features

- Sold On 05/22/2023
- Original List Price of \$449,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,532 (Estimated)
- Laundry: Outside
- \$2700 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01242076
- 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	3	2	2	Unfurnished	\$1,600	\$1,600	\$1,600
2:	1	3	2	2	Unfurnished	\$1,100	\$1,100	\$1,600

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
- 340 - Desert Hot Springs area

- Riverside County
- Parcel # 641032012

Michael Lembeck

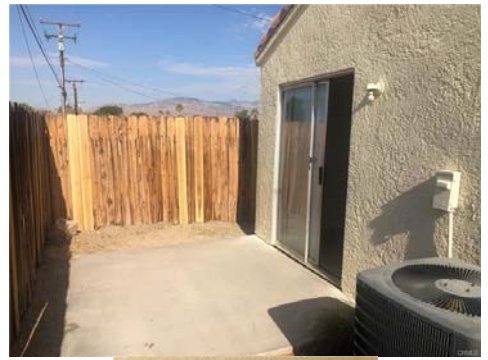
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$575,000/\$575,000**

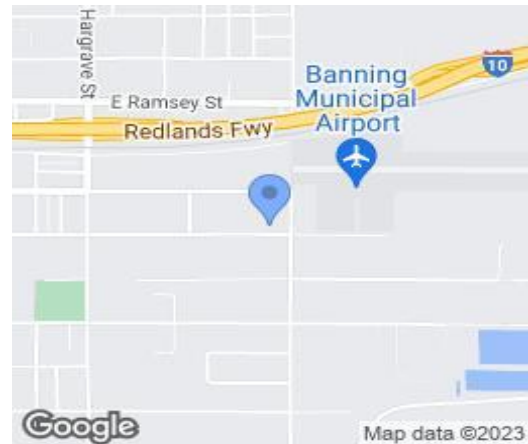
1521 E Barbour • Banning 92223

1 days on the market

4 units • \$143,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1965

Listing ID: 230005969SD

CrossStreet: Hargrave



LOADED WITH POTENTIAL ~ your chance to own a 4-plex situated on a large lot in up and coming Banning! Units are all identical, 2/1's with ample parking outside your front door and private yards for each. Three units are occupied and the 4th is ready for another renter! Bring your tool belt, and make improvements and watch it translate into healthy rents and nice bread and butter rental units for years to come! Take advantage of the new state rule regarding ADU's - potential to add one ADU and one junior ADU in addition to the existing 4 units!

Facts & Features

- Sold On 05/26/2023
- Original List Price of \$575,000
- 4 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance:
- 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:		2	1			\$0		\$1,500
2:		2	1			\$1,500		
3:		2	1			\$1,250		\$1,500
4:		2	1			\$875		\$1,500

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County

- Parcel # 541290010

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: 230005969SD

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Closed •

List / Sold:

\$2,250,000/\$2,200,000 ↓

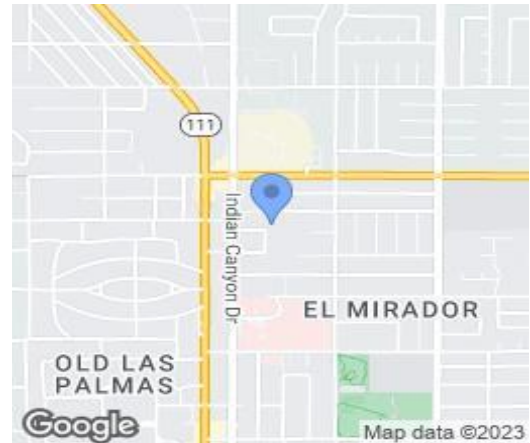
57 days on the market

Listing ID: 219088804PS

354 E Stevens Rd • Palm Springs 92262

**12 units • \$187,500/unit • sqft • 18,295 sqft lot • No \$/Sqft data •
Built in 1954**

-



Now offering an amazing opportunity to own an established boutique hotel business in the vibrant Palm Springs market! Completely remodeled in 2021, the Cheetah Hotel offers a unique design style of mid century modern meets retro cheetah chic! With its cheetah print wallpaper, bedding, and furniture, this amazingly unique experience will be sure to wow any guest! With 12 large rooms, kitchens/kitchenettes, and an amazing outdoor pool area, this boutique hotel makes for a resort-style setting giving way to amazing mountain views! Just a few short minutes from Downtown Palm Springs, don't miss your chance to own this one-of-a-kind boutique hotel with strong financials!

Facts & Features

- Sold On 05/23/2023
- Original List Price of \$2,750,000
- 1 Buildings
- Levels: One
- 12 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks

Exterior

- Security Features: 24 Hour Security

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01417409
- 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 # 507030014

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: 219088804PS

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