

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	PW22078473	S	9471 Garfield ST	RVSD	252	STD	2	\$47,400		\$600,000 	\$410.96	1460	1954/ASR	8,276/0.19	N	2	05/27/22	7/7
2	IV22082873	S	66124 Acoma AVE #AB	DHS	340	STD	3	\$33,600		\$435,000 	\$207.54	2096	1947/ASR	6,534/0.15	N	0	05/27/22	4/223

Closed •

List / Sold: **\$599,999/\$600,000** ↑

9471 Garfield St • Riverside 92503

7 days on the market

2 units • \$300,000/unit • 1,460 sqft • 8,276 sqft lot • \$410.96/sqft •

Listing ID: PW22078473

Built in 1954

Magnolia | Van Buren | North of 91 | South of Arlington



Great duplex Arlington, one of Riverside's oldest neighborhoods, retaining a village character that dates back to the community's founding in 1875. We are proud to present this very well maintained duplex built in 1954 which features updated plumbing and electrical (2007), main line replacement (2021), sitting on a large 8,276 square foot lot with ample parking on long driveway. Unit mix is comprised of a spacious 1 bedroom, 1 bathroom unit in front. Comprised of a single car garage, patio, indoor laundry, wall ac, and wall furnace. Back unit is a spacious 3 bedroom, 1 bathroom unit with central air & heat, nice grass backyard, and single car garage with laundry hook ups. Both units will be delivered vacant. Great investment opportunity for investor or buyer looking to reduce monthly mortgage costs - live in one, rent the other. Current owner has kept the units up very well. Will not last!

Facts & Features

- Sold On 05/27/2022
- Original List Price of \$599,999
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$83 (Estimated)
- Laundry: In Garage, Inside
- \$47400 Gross Scheduled Income
- \$36780 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,620
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01952507
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	1	Unfurnished	\$2,400	\$2,400	\$2,400
2:	1	1	0	1	Unfurnished	\$1,550	\$1,550	\$1,550

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 # 191281005

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





CUSTOMER FULL: Residential Income LISTING ID: PW22078473

Printed: 05/29/2022 1:16:11 PM

Closed • **Triplex**

List / Sold: **\$450,000/\$435,000** ↓

66124 Acoma Ave # AB • Desert Hot Springs 92240

4 days on the market

**3 units • \$150,000/unit • 2,096 sqft • 6,534 sqft lot • \$207.54/sqft •
Built in 1947**

Listing ID: IV22082873

from Pierson make a right on Cactus followed by Right on Acoma



Desert Hot Springs Triplex for sale, 2 of the units are 2 bedrooms 2 baths each both attached in front building and identical the 3rd unit is detached 2 bedroom and 1 bath all units are in great condition have been previously remodeled and updated, kitchens with granite counter tops tile through out, remodeled baths, electrical, plumbing, windows and roof. Each unit has it's own electrical and gas meter this could be a great investment with the high demand of rentals in DHS all units are fully rented

Facts & Features

- Sold On 05/27/2022
- Original List Price of \$450,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$1,555 (Estimated)
- Laundry: Inside
- \$33600 Gross Scheduled Income
- \$7500 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Tile
- Appliances: Gas Range
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Front Yard, Lot 6500-9999
- Fencing: Block
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$7,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01348583
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$900	\$900	\$900
2:	1	2	2	0	Unfurnished	\$700	\$700	\$700
3:	1	2	2	0	Unfurnished	\$1,200	\$1,200	\$1,200

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 6

Additional Information

- Standard sale

- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641021035

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

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