

### 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	Grg Spcs	Date	DOM/CDOM	
1		<a href="#">IV21013833</a>	S	3959 <a href="#">Wallace ST</a>	RVSD	252	STD	2	\$17,736	\$282,000 ↓	\$216.92	1300	1926/ASR	9,148/0.21	0	05/26/21	<a href="#">57/57</a>
2		<a href="#">PW21069063</a>	S	6352 <a href="#">Neva PL</a>	RVSD	252	STD	2	\$0	\$538,000 ↑	\$321.39	1674	1954/ASR	6,970/0.16	1	05/25/21	<a href="#">11/11</a>
3		<a href="#">IG21080828</a>	S	5905 <a href="#">Tyler ST</a>	RVSD	252	STD	2	\$38,400	\$570,000 ↑	\$325.90	1749	1940/ASR	13,068/0.3	3	05/26/21	<a href="#">7/7</a>
4		<a href="#">IG20150689</a>	S	21850 <a href="#">Bay AVE</a>	MORV	259	STD	2	\$20,400	\$395,000 ↓	\$246.88	1600	1942/ASR	23,958/0.55	0	05/28/21	<a href="#">232/232</a>
5		<a href="#">219059901DA</a>	S	66032 <a href="#">Acoma AVE</a>	DHS	340	STD	2	\$22,800	\$238,500 ↑			1948/ASR	0.15	0	05/26/21	<a href="#">33/203</a>
6		<a href="#">219062554DA</a>	S	68774 <a href="#">E ST</a>	CC	336	STD	3		\$260,000			1947/ASR	4,792/0.11	0	05/25/21	<a href="#">0/0</a>
7		<a href="#">PW21064723</a>	S	66760 <a href="#">8th ST #A,B,C</a>	DHS	340	STD	3	\$27,960	\$405,000 ↑	\$144.03	2812	1987/ASR	10,454/0.24	3	05/24/21	<a href="#">7/7</a>
8		<a href="#">SW21078334</a>	S	4146 <a href="#">Trevor LN</a>	HMT SRCAR	STD	3	\$36,400	\$495,000 ↑	\$172.29	2873	1978/ASR	8,276/0.19	4	05/28/21	<a href="#">2/2</a>	
9		<a href="#">219062686PS</a>	S	133 E <a href="#">Ocotillo AVE</a>	PSPR	334	STD	4		\$1,500,000			1945/ASR		0	05/27/21	<a href="#">0/0</a>
10		<a href="#">SW21052513</a>	S	28122 <a href="#">Via Princesa</a>	MUR SRCAR	STD	4	\$65,400	\$935,000 ↓	\$246.57	3792	1988/ASR	8,276/0.19	4	05/25/21	<a href="#">31/31</a>	
11		<a href="#">WS21070655</a>	S	435 N <a href="#">Hamilton AVE</a>	HMT	699	STD	4	\$63,264	\$638,500 ↓	\$168.03	3800	1977/ASR	9,148/0.21	0	05/26/21	<a href="#">10/10</a>
12		<a href="#">219057995PS</a>	S	13751 <a href="#">El Cajon DR</a>	DHS	340	STD	5		\$400,000 ↓			1960/ASR		0	05/28/21	<a href="#">20/20</a>

**Closed** •

List / Sold: **\$282,000/\$282,000** ↓

**3959 Wallace St** • Riverside 92509

57 days on the market

**2 units** • **\$141,000/unit** • **1,300 sqft** • **9,148 sqft lot** • **\$216.92/sqft** •

Listing ID: IV21013833

**Built in 1926**

**From 91 freeway coming from Corona towards Riverside, exit Mission Inn Blvd, turn left, left on Wallace**



Duplex located minutes away from Mount Rubidoux. The front unit is a 3 bedroom, 1 bath home that features dual pane windows, a newer roof, and a newer central air system installed just a couple of years ago. The front unit also has a fireplace. The rear unit is a 2 bedroom, 1 bath home that features tile flooring throughout. Both homes have been rented to long term tenants. Each unit has a separate gas meter, there is a gated driveway that can be utilized by both tenants at the front. This duplex is located on large lot with over 9000 square feet. At the rear of both units there is a fenced off backyard area that can also be utilized by both tenants. There is a block fence on the front and side of the home. This duplex is located minutes from downtown Riverside, Mount Rubidoux, Riverside Community College, and the 60 freeway. Take advantage of an opportunity to purchase this income property today! Looking for an investor to take over the current property. CASH offers only.

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$450,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Inside
- \$17736 Gross Scheduled Income
- \$16898 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$838
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02093628
- Gardener:
- Licenses:
- Insurance: \$838
- 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	0	Unfurnished	\$1,000	\$1,000	\$1,600
2:	1	2	1	0	Unfurnished	\$640	\$640	\$1,000

### # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

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### **Additional Information**

- Standard sale
- 252 - Riverside area
- Riverside County
- Parcel # 181101008

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### **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: IV21013833

Printed: 05/30/2021 7:32:04 PM

**Closed** •

List / Sold: **\$515,000/\$538,000** ↑

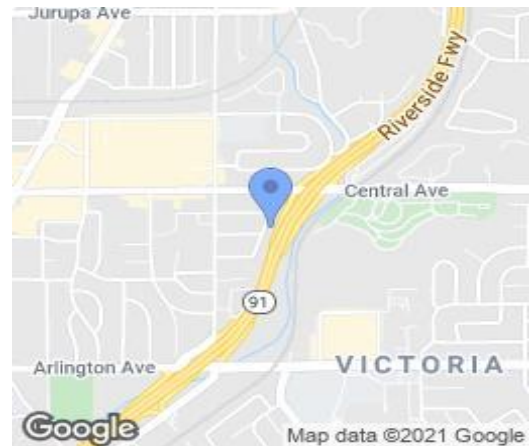
**6352 Neva Pl • Riverside 92506**

**11 days on the market**

**2 units • \$257,500/unit • 1,674 sqft • 6,970 sqft lot • \$321.39/sqft • Built in 1954**

**Listing ID: PW21069063**

**Cross streets are Riverside & Laura**



Great opportunity to own a duplex on a tree-lined street that has rarely come on the market. Centrally located and close to downtown and the popular Riverside Plaza which is a great lifestyle center featuring great restaurants and shopping in the heart of Riverside's Magnolia Center. Each unit features 2 Bedrooms and 1 Bath along with a private garage.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$515,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area, In Kitchen, Inside, Outside, See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom, Main Floor Master Bedroom
- Floor: Carpet, Laminate

### Exterior

- Lot Features: Back Yard
- Sewer: Unknown

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- 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	1	Unfurnished	\$1,600	\$1,620	\$0
2:	1	2	1	1	Unfurnished	\$1,320	\$1,320	\$0

### # Of Units With:

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

### Additional Information

- Standard sale
- Rent Controlled

- 252 - Riverside area
- Riverside County
- Parcel # 225263008

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**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: PW21069063

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**Closed**

List / Sold: **\$549,900/\$570,000** ↑

**5905 Tyler St** • Riverside 92503

7 days on the market

**2 units** • \$274,950/unit • 1,749 sqft • 13,068 sqft lot • \$325.90/sqft •  
Built in 1940

Listing ID: IG21080828

From the 91 Exit Tyler St heading north



Completely remodeled duplex with new roofs, new kitchens, and bathrooms in all units. Each unit is 2 bedroom, and 1 bath. The front unit has new electrical and plumbing. The second unit has also been completely remodeled with new windows. A list of improvements will be provided in the supplements in the MLS. This is a must see!

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$549,900
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- \$38400 Gross Scheduled Income
- \$34800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer, Sewer On Bond

### Annual Expenses

- Total Operating Expense: \$7,875
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	1	Unfurnished	\$1,600	\$1,600	\$1,600
2:	1	2	1	2	Unfurnished	\$1,600	\$1,600	\$1,600

### # 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 # 150250043

**Michael Lembeck**  
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Cell Phone: 714-742-3700

**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: IG21080828

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**Closed** • **Single Family Residence**

List / Sold: **\$400,000/\$395,000** ↓

**21850 Bay Ave** • Moreno Valley 92553

**232 days on the market**

**2 units** • **\$200,000/unit** • **1,600 sqft** • **23,958 sqft lot** • **\$246.88/sqft** •  
**Built in 1942**

**Listing ID: IG20150689**

**Allessandro to day to bay**



INVESTORS\*\*\*\*Opportunity Is knocking for this income producing property with CURRENT month to month tenants.Come take a look at this great parcel with 2 Single family homes that have great rental tenants and income. At just over a half acre this property also boasts an 8000 sqft. fenced area that has more income potential. This home is in a prime area located minutes from the 15 frwy and the 60. In addition, there are plenty of shopping and amenities with Canyon Springs and costco just down the road. Another up side to this stellar property is it has been rezoned to business park usage, therefore you can keep as current or perhaps develop a strategy to redevelop.

## Facts & Features

- Sold On 05/28/2021
- Original List Price of \$400,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Outside
- \$20400 Gross Scheduled Income
- \$15900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

## Interior

## Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Rectangular Lot, Level
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$1,980
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$480
- Cable TV: 02092177
- Gardener:
- Licenses:
- Insurance: \$800
- 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	\$900	\$900	\$1,400
2:	1	3	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
- 259 - Moreno Valley area
- Riverside County
- Parcel # 263210029

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### 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: IG20150689

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**Closed** •

List / Sold: **\$235,000/\$238,500** ↑

**66032 Acoma Ave** • Desert Hot Springs 92240

**33 days on the market**

**2 units** • **\$117,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1948**

**Listing ID: 219059901DA**

**NEXT TO INTERSECTION OF WEST AND ACOMA**



THE INTERIOR OF THESE UNITS HAVE BEEN REDONE. THE PROPERTY'S SUPERIOR UPDATED INTERIOR DOES NOT MATCH THE EXTERIOR. VERY HAPPY TENANTS. THE MAIN HOUSE HAS SOME OF THE FLOORING IN WHITE TILE, ROCK FIREPLACE IN SMALL DEN, A MUCH NEWER KITCHEN MAIN HOUSE RENTED TILL 9/1/2021 WITH HOUSING AT \$850 REAL UPSIDE ON RENTS POSSIBLE SHOULD BE AT LEAST \$1200 GUEST HOUSE SEPERATE BY A PRIVATE PATIO WITH EXTRA LAUNDRY ROOM. NOW RENTED AT \$533 SHOULD BE AT LEAST \$700. BOTH TENANTS HAVE CLEAN UNITS, LOTS OF STORAGE OUTSIDE. OF UNITS. ACTUAL SQ FT APPEARS + 1643 and 736 back unit per city records

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$235,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Fireplace(s)
- \$22800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: Guest/Maid's Quarters
- Floor: Tile
- Appliances: Disposal, Gas Cooking, Gas Oven, Gas Range, Gas Water Heater, Water Heater
- Other Interior Features: Block Walls

### Exterior

- Lot Features: Ranch, Near Public Transit

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01885348
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

#### # Of Units With:

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

### Additional Information

- Standard sale

- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641021045

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**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: 219059901DA

Printed: 05/30/2021 7:32:04 PM

**Closed** •

List / Sold: **\$260,000/\$260,000**

**68774 E St • Cathedral City 92234**

**0 days on the market**

**3 units • \$86,667/unit • sqft • .11 acre(s) lot • No \$/Sqft data •  
Built in 1947**

**Listing ID: 219062554DA**

**Use Google Maps/Siri**



Great property in the desirable Cathedral City Cove. This property won't last longer. If you are looking for a potential cash cow, this is the one. Did we mentioned that there is a new Casino been build a couple blocks away from this units. Don't miss it. Act today.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$260,000
- 3 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Floor: Tile
- Appliances: Water Heater

### Exterior

### 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
- 336 - Cathedral City South area
- Riverside County
- Parcel # 687241026

**Michael Lembeck**  
State License #: 01019397

**Re/Max Property Connection**  
State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 219062554DA

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**Closed** • Triplex

List / Sold: **\$380,000/\$405,000** ↑

**66760 8th St # A,B,C** • Desert Hot Springs 92240

7 days on the market

**3 units** • **\$126,667/unit** • **2,812 sqft** • **10,454 sqft lot** • **\$144.03/sqft** •  
**Built in 1987**

**Listing ID: PW21064723**

**Corner of Mesquite Ave / 8th Street**



Wonderful Triplex in Desert Hot Springs. Two bedroom, 2 baths each unit, including a back patio each unit. Excellent investment opportunity. Located in a nice neighborhood. Fresh and New Exterior paint. Please Do Not disturb tenants. Property to be sold "AS IS"

### Facts & Features

- Sold On 05/24/2021
- Original List Price of \$380,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Laundry: In Kitchen
- \$27960 Gross Scheduled Income
- \$25860 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Tile

### Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Lot 10000-19999 Sqft
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$3,960
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	6	6	3	Unfurnished	\$1,530	\$2,430	\$2,700

#### # Of Units With:

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

### Additional Information

- Standard sale
- 340 - Desert Hot Springs area

- Riverside County
- Parcel # 639172034

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**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: PW21064723

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**Closed** •

List / Sold: **\$470,000/\$495,000** ↑

**4146 Trevor Ln • Hemet 92544**

**2 days on the market**

**3 units • \$156,667/unit • 2,873 sqft • 8,276 sqft lot • \$172.29/sqft • Built in 1978**

**Listing ID: SW21078334**

**Nearest main cross street Florida Ave and Meridian St**



Great Investment Opportunity!! Triplex with 3 bedroom, 2 bath unit with attached 2 car garage and Two 2 bedroom, 1 bath units with 1 car garage. Small enclosed yards in two bottom units. Units were renovated approximately 5 years ago and in good condition.

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$470,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area, Dryer Included, Washer Included
- \$36400 Gross Scheduled Income
- \$34000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$8,120
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	7	5	4	Unfurnished	\$3,036	\$3,036	\$0

#### # 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 # 551281003

**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: SW21078334

Printed: 05/30/2021 7:32:04 PM

**Closed** •

List / Sold: **\$1,500,000/\$1,500,000**

**133 E Ocotillo Ave** • Palm Springs 92264

**0 days on the market**

**4 units** • **\$375,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1945**

**Listing ID: 219062686PS**

**From S Palm Canyon Drive, turn east on Ocotillo Ave. Property will be on the right.**



The property has already sold. Listed in the MLS for data entry purpose only. DO NO DISTRURB.

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One, Two
- 5 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s), Zoned
- Heating: Natural Gas, Forced Air, Zoned
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: Living Room
- Floor: Carpet, Concrete, Tile
- Appliances: Dishwasher, Electric Range, Gas Range, Microwave, Refrigerator, Water Line to Refrigerator, Gas Water Heater, Water Heater
- Other Interior Features: Beamed Ceilings, Block Walls, High Ceilings, Living Room Deck Attached, Track Lighting, Two Story Ceilings

### Exterior

- Lot Features: Landscaped, Level

### 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: 5
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 5
- Disposal:
- Drapes:
- Patio: 5
- Ranges: 5
- Refrigerator: 5
- Wall AC:

### Additional Information

- Standard sale
- 334 - South End Palm Springs area

- Riverside County
- Parcel # 508301002

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**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: 219062686PS

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**Closed** • **Quadruplex**

List / Sold: **\$999,999/\$935,000** ↓

**28122 Via Princesa** • Murrieta 92563

**31 days on the market**

**4 units** • **\$250,000/unit** • **3,792 sqft** • **8,276 sqft lot** • **\$246.57/sqft** •  
**Built in 1988**

**Listing ID: SW21052513**

**From Murrieta Hot Springs, turn on Via Princesa turns into Calle Del Lago.**



Back on Market! Highly desirable income property that rarely comes available!! Cash flow 4-plex in the heart of Murrieta offering four units, each two bedroom two bath, each with a single car garage as well as additional parking and a patio and private yard. Two of the four units are updated with newer flooring, paint, counters and appliances. Low property taxes! All units are rented and vacancy rate is nearly 0%. These units rarely come on the market as very few of this product exists in the Temecula Valley. ALSO AVAILABLE IN SAME COMPLEX IS APN 913-203-007, 28887 CALLE DEL LAGO, by same owner. This opportunity will not disappoint!!

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$999,999
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$65400 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

### Interior

- Rooms: All Bedrooms Up
- Appliances: Disposal

### Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$7,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,680
- Cable TV: 01216859
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 2400
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,075	\$1,075	\$1,075
2:	1	2	2	1	Unfurnished	\$1,650	\$1,650	\$1,650
3:	1	2	2	1	Unfurnished	\$1,650	\$1,650	\$1,650
4:	1	2	2	1	Unfurnished	\$1,075	\$1,075	\$1,075

### # Of Units With:

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

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**Additional Information**

- Standard sale
- \$70 HOA dues Monthly
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 913171009

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**Michael Lembeck**

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**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: SW21052513

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**Closed** •

List / Sold: **\$648,168/\$638,500** ↓

**435 N Hamilton Ave** • Hemet 92543

**10 days on the market**

**4 units** • **\$162,042/unit** • **3,800 sqft** • **9,148 sqft lot** • **\$168.03/sqft** •  
**Built in 1977**

**Listing ID: WS21070655**

**Corner Hamilton and Valencia**



4 Units. CORNER PROPERTY. 8 bedrooms, 4 and 1/2 bath (One unit have 1 and 1/2 bath - shower and toilet). DRIVE BY ONLY. PLEASE DO NOT DISTURB TENANTS. Each unit have their own separate electric and gas meter. Each unit pays for their own electric and gas. Seller is not paying for electric and gas of tenants. One water meter. 5 meters for electric and gas. Seller pays for water and hot water (on separate gas and electric meter) for all units.

**Facts & Features**

- Sold On 05/26/2021
- Original List Price of \$648,168
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: See Remarks
- \$63264 Gross Scheduled Income
- \$50055 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Corner Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$13,209
- Electric: \$720.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,132
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,340
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$8,017
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	0	Unfurnished	\$5,272	\$5,272	\$5,799

**# Of Units With:**

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- 699 - Not Defined area
- Riverside County
- Parcel # 442305015



**Michael Lembeck**  
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**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: WS21070655

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**Closed** •

List / Sold: **\$419,000/\$400,000** ↓

**13751 El Cajon Dr** • Desert Hot Springs 92240

20 days on the market

**5 units** • **\$83,800/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1960**

Listing ID: 219057995PS

**Form I-10 take Palm Exit(north) to left Twobunch Palms(west) to El Cajon Dr. make a right to property on the left.**



Investment opportunity on this 5 unit apartment unit complex, near shops, schools and only 15 minutes away form Down Town Palm Springs.pool has functional equipment but empty for cleaning reasons. Showings with an accepted offer.

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$419,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: Utility Room
- Floor: Tile
- Appliances: Water Heater

### Exterior

### 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: 5
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641242011

**Michael Lembeck**

**Re/Max Property Connection**

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 219057995PS

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