

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	SW24034098	S	6860 Chadbourne Ave AVE	RVSD	252	STD	2	\$0		\$800,000 	\$400.00	2000	1959/PUB	16,988/0.39	N	2	05/30/24	54/54
2	IV24068248	S	5286 Odell ST	JUR	251	STD	3	\$12,000		\$605,000 	\$252.08	2400	1946/PUB	7,405/0.17	N	0	05/31/24	7/7
3	EV24075924	S	3342 Eucalyptus Avenue	RVSD	252	TRUS	3	\$0		\$532,000 	\$401.51	1325	1903/ASR	15,681/0.36	N	2	05/30/24	10/10
4	OC23225722	S	18590 Ambrosio CIR	COR	248	STD	4	\$117,600		\$1,325,000 	\$272.41	4864	2022/PUB	45,738/1.05	N	0	05/31/24	36/36
5	OC24107418	S	2826 10th ST	RVSD	252	STD	4	\$99,540		\$1,200,000	\$153.04	7841	1964/ASR	7,841/0.18	N	0	05/31/24	0/0



Welcome to a unique opportunity to own not just one, but two residences, each with its own distinct character and appeal on a single expansive lot, this property showcases pride of ownership at every turn! The primary residence offers a spacious layout with three bedrooms and two bathrooms, providing ample space for comfortable living. With an inside laundry room and an attached 2 car garage. Adjacent to the main house, the second residence offers two bedrooms and one bathroom, ideal for guests, extended family, or potential rental income. This home has a new permitted gas line from the meter to the house. The standout features of this property are the completely separate fenced yards for each home and fully fenced perimeter, providing privacy and space for outdoor enjoyment, both homes have copper water pipes. Additionally, each home has its own separate water, electric and gas meters that add further value and convenience. This property is well maintained with little to no deferred maintenance which reflects the high level of pride of ownership and care for this property. Both homes are tenant occupied, with both tenants having established a great track record and long-term residency, this property presents a lucrative investment opportunity. Don't miss out on the chance to own this meticulously maintained property with dual residences on one lot. Whether you're looking for a savvy investment or a place to call home with added rental income potential, this is an opportunity not to be missed! Schedule your viewing today and experience the endless possibilities that await. More pictures coming soon!

Facts & Features

- Sold On 05/30/2024
 - Original List Price of \$799,900
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Central
 - \$57 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside, Outside
 - 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: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02062675
 - Gardener:
 - Licenses:
- Insurance: \$0
 - 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:	1	3	2	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

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
- Buyer Agency Compensation: 3%
- 252 - Riverside area
- Riverside County
- Parcel # 154220006

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

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CUSTOMER FULL: Residential Income LISTING ID: SW24034098

Printed: 06/02/2024 9:29:58 AM



This Triplex is an investor's dream. There are three total units on the property. The front two units are both two bedrooms with one bath and both have a separate room that could be used for a dining room, office, or an additional sleeping area. Both units also have a kitchen with a very functional layout. Both front units have been completely remodeled. From the entrance of both units, you will notice new vinyl plank flooring, trim, and fixtures. Both units also have brand new hood systems in the kitchens as well as brand new heaters in both units. The roof on both front units is less than a year old. The other noticeable feature is new vinyl windows on both units. The exterior has been completely redone from the paint to the landscaping. Both front units are 750 sq ft (estimated) for a total of 1500 sq ft. The back unit is the only unit that has not been completely remodeled. It consists of three bedrooms and one bath. The third unit has 900 sq ft (estimated) of living space. The one bath has been completely remodeled. To top that one off, it has a new roof as well. The back unit is currently occupied with tenants that have been there for over a year.

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$599,900
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - Heating: Wall Furnace
 - \$140 (Estimated)
 - SellerConsiderConcessionYN:
- \$12000 Gross Scheduled Income
 - \$12000 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Tile, Vinyl
- Appliances: Gas Oven, Gas Range, Vented Exhaust Fan

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Landscaped
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,760
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$960
 - Cable TV: 01097496
 - Gardener:
 - Licenses:
- Insurance: \$2,800
 - 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:	3	7	3	0	Unfurnished	\$1,000	\$1,000	\$2,000
# Of Units With:								
	• Separate Electric: 3				• Drapes:			

- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 251 - Jurupa Valley area
- Riverside County
- Parcel # 179292018

Michael Lembeck

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

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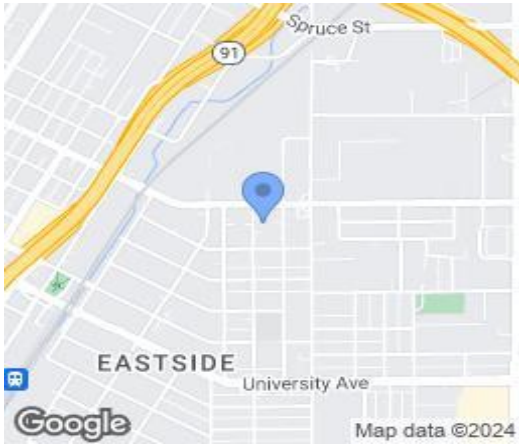
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4340 Von Karman Ave, #200
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Welcome to this rare investment opportunity in the heart of a charming neighborhood! Built in 1903, this triplex offers tremendous potential for the savvy investor. The property features three gas meters, three electric meters, and one water meter, providing convenience and flexibility for each unit. The triplex includes a one-bedroom, one-bathroom unit with its own indoor laundry, perfect for a cozy and private living space. Additionally, there are two spacious studio units with on-site laundry facilities, offering comfort and convenience to tenants. Situated on a 15,681 sq ft flat and usable lot, this property presents endless possibilities, including the potential to build two additional ADUs. Surrounded by smaller homes and lots, this triplex stands out as a hidden gem in the neighborhood. Don't miss out on this incredible opportunity to maximize the potential of this triplex and make it a valuable addition to your investment portfolio. Contact me today to schedule a showing and explore the possibilities! All property details including description, square feet, building permits, lot size, etc. are not guaranteed and are the responsibility of the buyer to do their own due diligence.

Facts & Features

- Sold On 05/30/2024
 - Original List Price of \$565,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$191 (Assessor)
 - SellerConsiderConcessionYN:
- Laundry: Common Area, Inside
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

- Lot Features: Lot 10000-19999 Sqft, Level
- Fencing: Block, Chain Link, Grapestake
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01206788
 - 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:	3	1	3					
# Of Units With:								
	• Separate Electric: 3				• Drapes:			

- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.25%

- 252 - Riverside area
- Riverside County
- Parcel # 211033005

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

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CUSTOMER FULL: Residential Income LISTING ID: EV24075924

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Closed • Duplex

List / Sold:

18590 Ambrosio Cir • Corona 92881
4 units • \$350,000/unit • 4,864 sqft • 45,738 sqft lot • \$272.41/sqft •
Built in 2022

Cross Streets: Smerber Rd and Ambrosio Cir

\$1,400,000/\$1,325,000 ↓

36 days on the market

Listing ID: OC23225722



SUBJECT TO CURRENT ESCROW CANCELLATION. \$100,000 PRICE REDUCTION! Now offered at \$100,000 BELOW the current appraised value! This exceptional investment property, nestled in the picturesque landscapes of Corona, features a newly built duplex set on a sprawling acre of land. Comprising two buildings with a total of 4 income-producing units, this property boasts a remarkable cash flow potential. The duplex seamlessly combines modern luxury with the beauty of nature, providing residents with a harmonious living experience. Each unit has its own private entrance, ensuring exclusivity and privacy. Thoughtfully designed interiors feature high ceilings, large windows, and an open floor plan that enhances the infusion of natural light. Luxurious touches abound, including hardwood floors, granite countertops, and stainless steel appliances in the gourmet kitchens. Residents can enjoy the vast acre of surrounding land for various activities, from recreation to gardening or simply basking in the peace and tranquility of the outdoors. Modern amenities include energy-efficient appliances, smart home features, and a dedicated parking area for each unit, enhancing the overall convenience and appeal of the property. Don't miss the opportunity to explore the potential of this investment! Hurry, this won't last!

Facts & Features

- Sold On 05/31/2024
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: One
- 14 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$31 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$117600 Gross Scheduled Income
- \$62600 Net Operating Income
- 1 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Concrete
- Appliances: Propane Oven, Propane Range

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$4,800
- Electric:
- Gas: \$800
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01517139
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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:	1	1	1	0	Partially	\$2,000	\$2,000	\$2,000
2:	1	3	2	0	Furnished	\$3,000	\$3,000	\$3,000
3:	1	3	2	0	Furnished	\$3,000	\$3,000	\$3,000
4:	1	3	2	0	Furnished	\$1,800	\$1,800	\$1,800

Of Units With:

- Separate Electric: 1
 - Gas Meters: 0
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 248 - Corona area
 - Riverside County
 - Parcel # 278230065

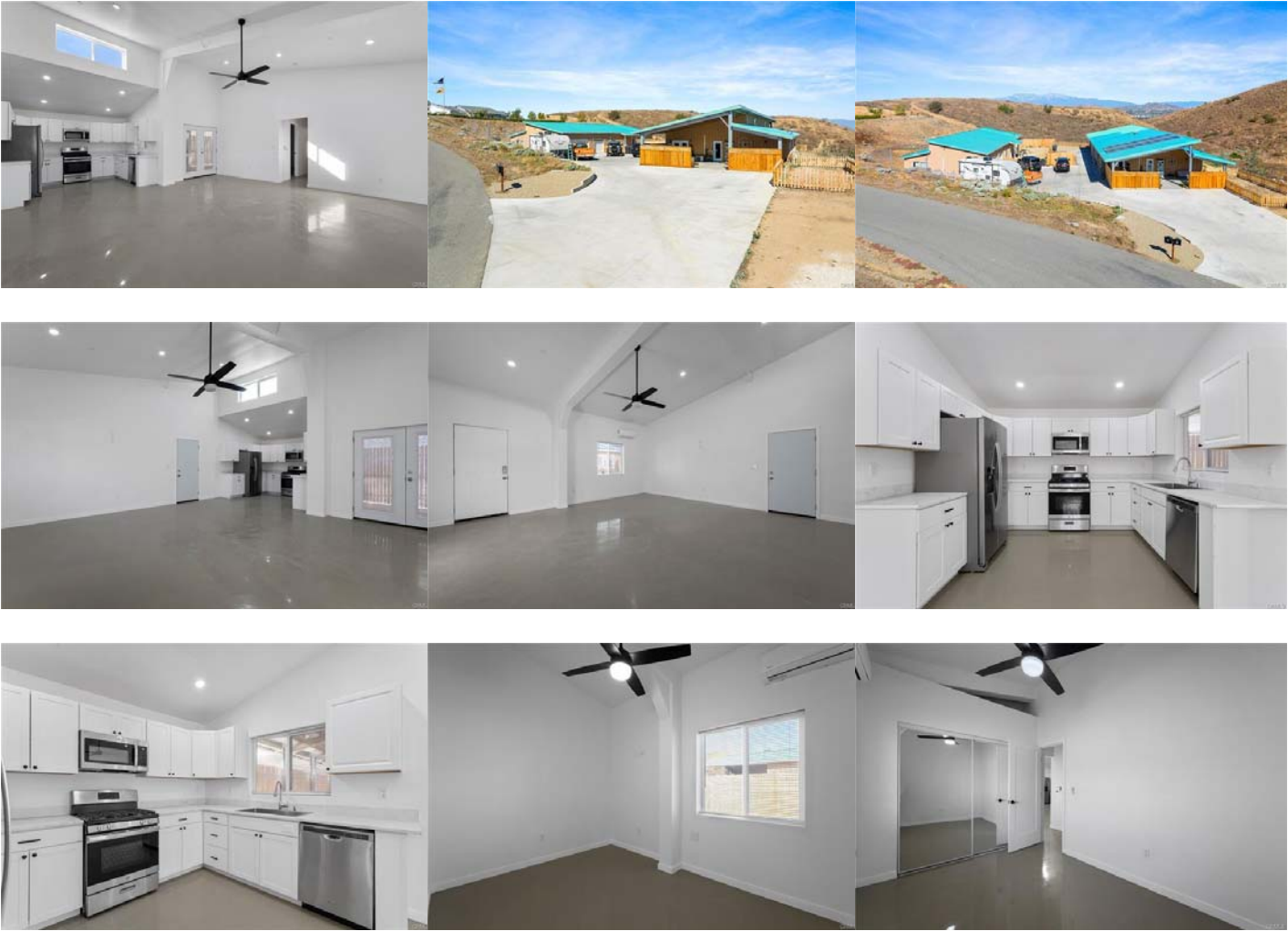
Michael Lembeck

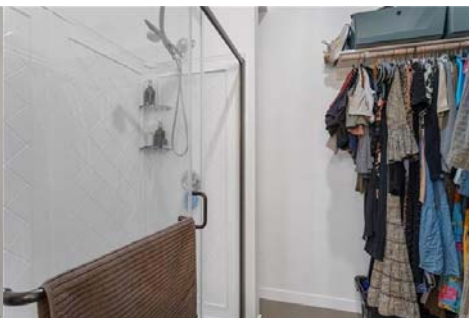
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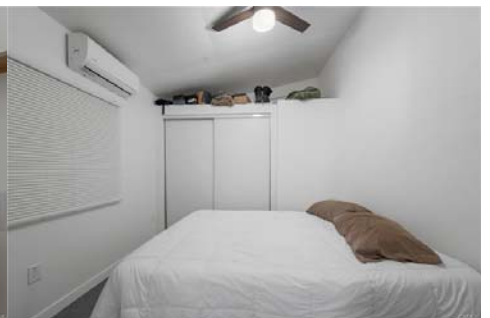
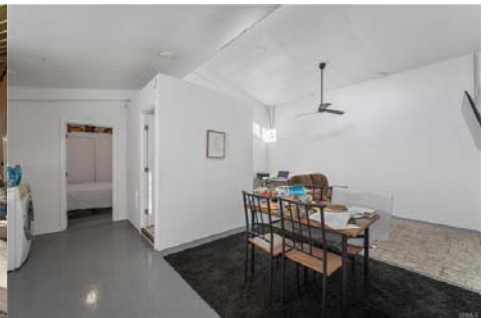
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Closed • **Apartment**

List / Sold:

\$1,200,000/\$1,200,000

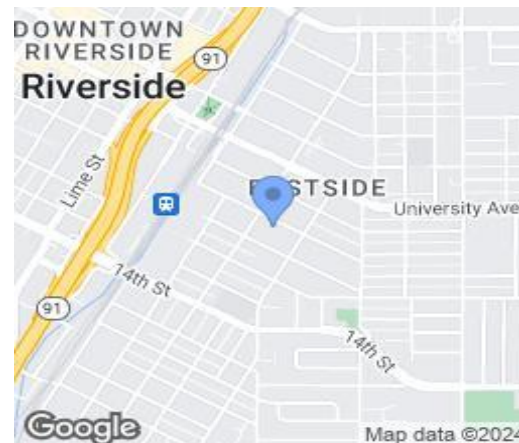
0 days on the market

Listing ID: OC24107418

2826 10th St • Riverside 92507

4 units • \$300,000/unit • 7,841 sqft • 7,841 sqft lot • \$153.04/sqft • Built in 1964

Park St to 10th St



MLS comp purposes Only- Make it a home or add it to your rental portfolio. Five minutes away from Downtown Riverside. The First unit is a 3 bedroom, 1 bath & the other 3 Units are 2 Bed/ 1 Bath. Three units are long term tenants- 1 unit is currently on the market. The property has been recently renovated on the exterior & interior.

Facts & Features

- Sold On 05/31/2024
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$65 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$99540 Gross Scheduled Income
- \$93540 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$250
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,100	\$2,100	\$2,300
2:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,100
3:	1	2	1	0	Unfurnished	\$0	\$0	\$1,995
4:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,100

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%

- 252 - Riverside area
- Riverside County
- Parcel # 211202005

Michael Lembeck

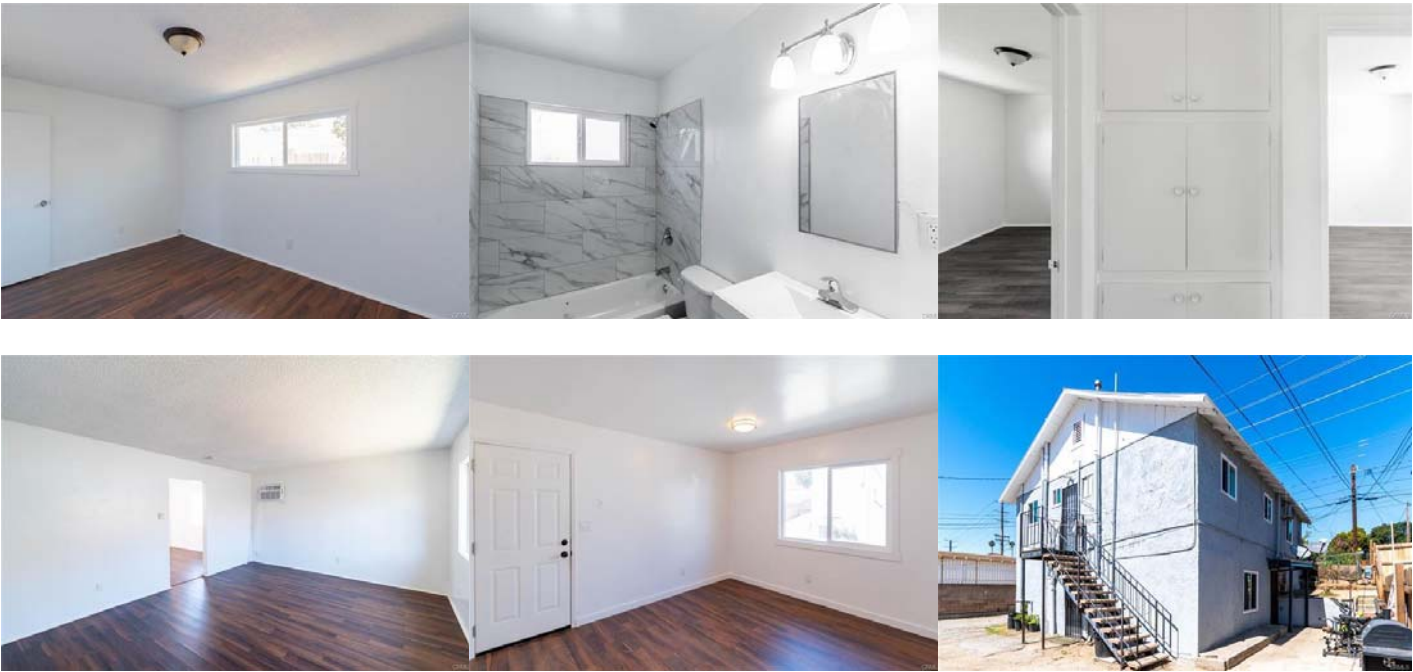
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