

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	SW22074431	S	481 S Grand AVE	SJCN	SRCAR	STD	2	\$33,000		\$395,000	\$226.62	1743	1972/ASR	7,405/0.17	N	2	06/01/22	14/14
2	SW22006912	S	217 N Chestnut ST	LKEL	SRCAR	STD	3	\$2,775		\$559,500↓	\$296.03	1890	1957/ASR	5,663/0.13	N	2	06/02/22	103/103
3	EV22059785	S	9395 Mission BLVD	JUR	251	STD	4	\$4,215		\$710,000↑	\$442.37	1605	1941/ASR	11,326/0.26	N	1	05/31/22	18/18
4	OC22089657	S	258 N Valley View DR #264	HMT	SRCAR	STD	4	\$57,600		\$545,000↑	\$218.00	2500	1970/OTH	6,534/0.15	N	4	05/31/22	9/9
5	IG22058327	S	405 E 8th ST	COR	248	STD	5	\$4,537		\$910,000↓	\$292.51	3111	1955/OTH	14,375/0.33	N	2	05/31/22	13/13
6	SW22018161	S	3171 W George ST	BANN	263	STD	7	\$60,300		\$1,125,000↓	\$319.97	3516	1973/ASR	10,019/0.23	N	0	05/31/22	70/70

Closed • **Duplex**

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

481 S Grand Ave • San Jacinto 92582

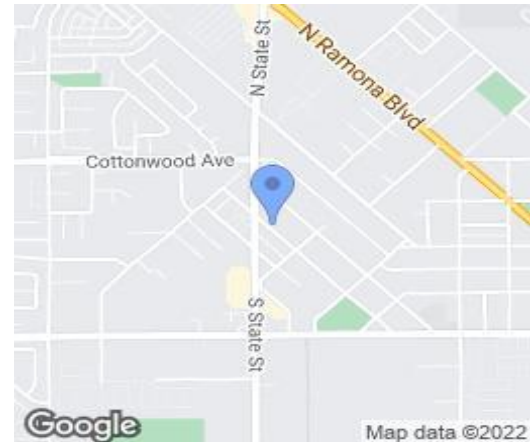
14 days on the market

2 units • **\$197,500/unit** • **1,743 sqft** • **7,405 sqft lot** • **\$226.62/sqft** •

Listing ID: SW22074431

Built in 1972

east of State St south of Cottonwood



Great opportunity to buy an investment property that cash flows! Two homes on one lot, a four bedroom two bath home (unit A) rented at \$1800, and a one bedroom one bath with an office/den (unit B) rented at \$950. Both properties are rented to quality tenants who would like to stay on. The property does cash flow and offers upside potential. Located on a fully fenced corner lot with manicured front landscaping. The garage is located next to the unit B, both homes have exterior closets for the laundry and side patios. Unit A has both A/C and an evaporative cooler and has benefitted from recent improvements including; new laminate flooring, panel doors throughout, ceiling fans, light fixtures, laminate kitchen counters and a custom tile shower in the master bath. Unit B has tile counters in the kitchen, an abundance of cabinetry for storage, and breakfast bar open to the living room. Ceiling fans, panel doors and a second smaller bedroom/office.

Facts & Features

- Sold On 06/01/2022
- Original List Price of \$395,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$113 (Estimated)
- Laundry: In Closet, Outside
- \$33000 Gross Scheduled Income
- \$25108 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom, Master Bedroom
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Free-Standing Range, Disposal, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s), Ceramic Counters, Laminate Counters, Open Floorplan

Exterior

- Lot Features: Corner Lot, Front Yard, Landscaped, Lawn, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Cross Fenced
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,892
- Electric: \$3,696.00
- Gas: \$848
- Furniture Replacement:
- Trash: \$280
- Cable TV: 01814504
- Gardener:
- Licenses:
- Insurance: \$704
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,524
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$1,800	\$1,800	\$1,800

2:1112Unfurnished\$950\$950\$950

- # Of Units With:
- Separate Electric: 1

• Gas Meters: 1

• Water Meters: 1

• Carpet: 2

• Dishwasher: 1

• Disposal: 2

• Drapes:

• Patio: 1

• Ranges: 2

• Refrigerator:

• Wall AC: 1

Additional Information

- Standard sale

• SRCAR - Southwest Riverside County area

• Riverside County

• Parcel # 435062005

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

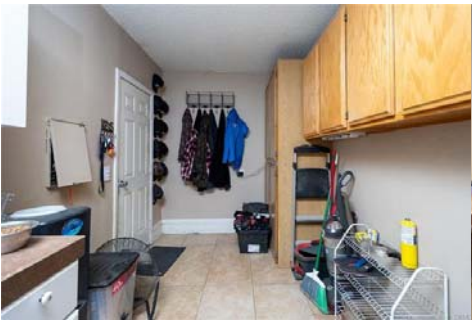
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos







Closed •

List / Sold: **\$559,500/\$559,500** ↓

217 N Chestnut St • Lake Elsinore 92530

103 days on the market

**3 units • \$186,500/unit • 1,890 sqft • 5,663 sqft lot • \$296.03/sqft •
Built in 1957**

Listing ID: SW22006912

MAIN ST TO HEALD, TURN E. TO CHESTNUT, TURN LEFT, UNITS ON YOUR LEFT



TRIPLEX IN HISTORIC DOWNTOWN, CLOSE TO LAKE, SHOPPING AND FREEWAY. SHOW REAL NICE. ALL TENANTS ARE LONGTIME. ENCLOSED BY BEAUTIFUL WROUGHT IRON FENCING, EASY MAINTENANCE. INDIVIDUAL LAUNDRY ROOM. MUST SEE THIS ONE.

Facts & Features

- Sold On 06/02/2022
- Original List Price of \$589,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$156 (Estimated)
- Laundry: Individual Room
- \$2775 Gross Scheduled Income
- \$2315 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry

Exterior

- Lot Features: Level with Street, Rectangular Lot
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,712
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$712
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$900	\$900	\$1,200
2:	1	2	1	1	Unfurnished	\$875	\$875	\$1,200
3:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,250

Of Units With:

- Separate Electric: 3
- Gas Meters: 2
- Water Meters: 1
- Carpet: 3
- Dishwasher:
- Disposal: 1
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 373022002

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: SW22006912

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Closed • **Quadruplex**

List / Sold: **\$700,000/\$710,000** ↑

9395 Mission Blvd • Jurupa Valley 92509

18 days on the market

4 units • **\$175,000/unit** • **1,605 sqft** • **11,326 sqft lot** • **\$442.37/sqft** •
Built in 1941

Listing ID: EV22059785

Turn right onto Armstrong Rd, Continue onto Valley Way, Use the right 2 lanes to turn right onto Mission Blvd



Come take a look at this wonderful 4 unit property! This is a perfect starter home so you can get your foot in the door. There are two studios and two one bedroom one baths, each unit is roughly 500 sqft. Units A & D are studios with 1 bathroom each and Units B & C are 1 bedroom 1 bathroom each. Parking is directly in front of each unit. Unit D also has access to the single car garage near the unit. All units are occupied by tenants. It was recently renovated in 2019. There is a newly updated kitchen with new counters, appliances, cabinets, and fixtures, recent paint. The floors have also been updated so you won't have to worry about that for a while. As well as new fencing around the property. Each unit has a fenced back yard, as well as parking. There is also a laundry area on site. Don't miss out on this great opportunity-This would be great for someone who wants to live in one of the units and rent out the other three or starting as an investor.

Facts & Features

- Sold On 05/31/2022
- Original List Price of \$700,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$54 (Estimated)
- Laundry: Common Area
- \$4215 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01473392
- 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	0	1	0	Unfurnished	\$945	\$945	\$1,100
2:	1	1	1	0	Unfurnished	\$1,195	\$1,195	\$1,300
3:	1	1	1	0	Unfurnished	\$1,095	\$1,095	\$1,300
4:	1	0	1	1	Unfurnished	\$980	\$980	\$1,100

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 251 - Jurupa Valley area
- Riverside County
- Parcel # 170211020

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 • **Quadruplex**

List / Sold: **\$500,000/\$545,000** ↑

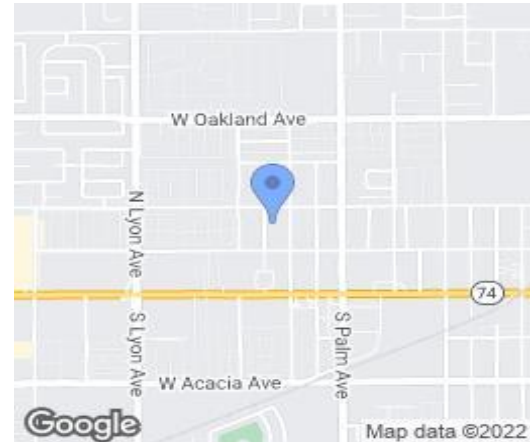
258 N Valley View Dr # 264 • Hemet 92543

9 days on the market

4 units • \$125,000/unit • 2,500 sqft • 6,534 sqft lot • \$218.00/sqft • Built in 1970

Listing ID: OC22089657

W. Devonshire Ave. to Valley View Dr.



Amazing Investment Opportunity! This 4 plex is perfect for first time home buyers and/or investors looking to buy and hold. 4 identical units all include a one car garage. The photo'd unit (264) has been updated and ready for immediate move in or tenant occupancy. The unit showcases bright and open floor plan, new vinyl flooring, new paint throughout, newly updated bathroom, restored cabinets, and so much more. Live in this one and rent out the others, great for cash flow!! The current tenants are on a month to month lease. These units are perfectly situated within walking distance to shopping, dining, and entertainment. It is rare that these opportunities present themselves in this market, don't miss it.

Facts & Features

- Sold On 05/31/2022
- Original List Price of \$500,000
- 1 Buildings
- Levels: One
- 12 Total parking spaces
- Heating: Central
- \$127 (Estimated)
- \$57600 Gross Scheduled Income
- \$50250 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Range Hood, Water Heater Central
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$7,350
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,240
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$1,310
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$875	\$875	\$1,200
2:	1	1	1	1	Unfurnished	\$935	\$935	\$1,200
3:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,200
4:	1	1	1	1	Unfurnished	\$0	\$0	\$1,200

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC: 4

Additional Information

- Standard sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 442072005

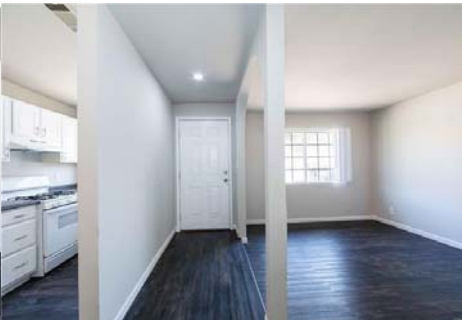
Michael Lembeck

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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: OC22089657

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Closed •

List / Sold: **\$999,990/\$910,000** ↓

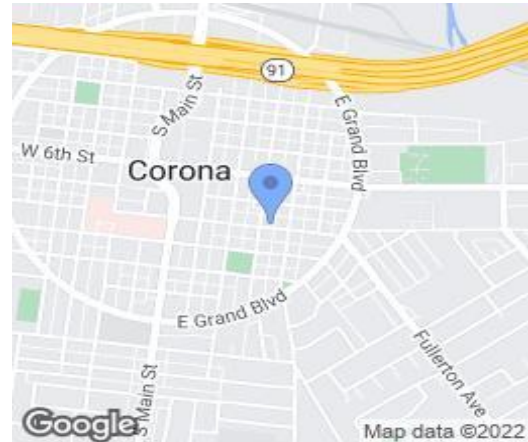
405 E 8th St • Corona 92879

13 days on the market

**5 units • \$199,998/unit • 3,111 sqft • 14,375 sqft lot • \$292.51/sqft •
Built in 1955**

Listing ID: IG22058327

Howard / 8th



This Corona Investment property is one of a kind. There are 5 separate units currently being rented out. Four 1 bedroom studios with their own laundry at 637 square feet each. One 1 bedroom studio with its own laundry at 563 square feet. The property has a lot of parking with carports and a two-car garage. Come see this Great Opportunity.

Facts & Features

- Sold On 05/31/2022
- Original List Price of \$999,990
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- 3 Total carport spaces
- \$146 (Estimated)
- Laundry: Individual Room
- \$4537 Gross Scheduled Income
- \$3625 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01214632
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$800
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	5	5	2	Unfurnished	\$4,537	\$4,537	\$7,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

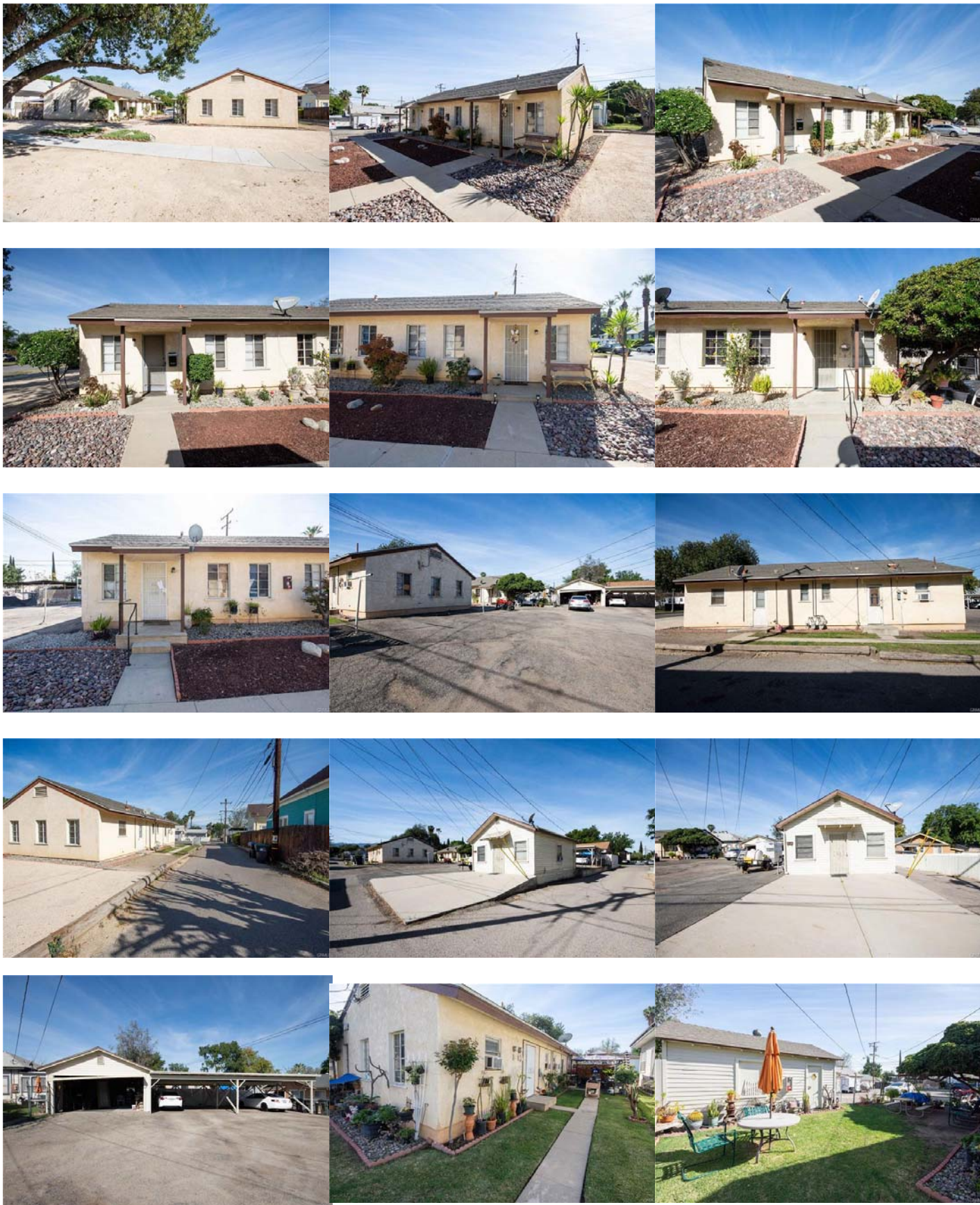
Additional Information

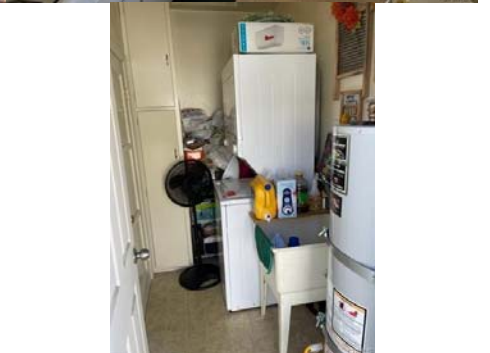
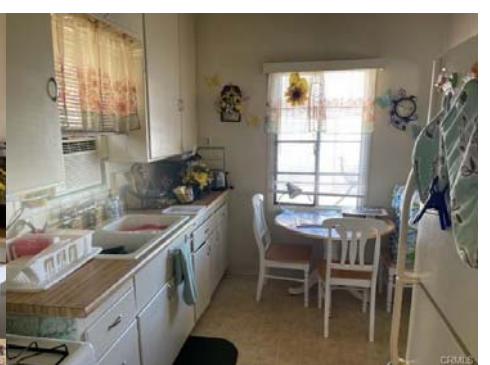
- Standard sale
- 248 - Corona area
- Riverside County
- Parcel # 117206012

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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Closed •

List / Sold:

\$1,250,000/\$1,125,000 ↓

70 days on the market

3171 W George St • Banning 92220

**7 units • \$178,571/unit • 3,516 sqft • 10,019 sqft lot • \$319.97/sqft •
Built in 1973**

Listing ID: SW22018161

Sunset St to George St on the corner



(7 Units) HUGE PRICE REDUCTION!!! One of a kind. Two story building holds 4 one bedroom units. Single story building holds 2 two bedroom and 1 one bedroom unit. Units have been well kept, in a desirable area. Parking has a carport area for 4 cars and there is room for other parking in the rear. Rents are low as they have not raised them since 2019. Apartments are bright and cheery. Desirable area, easy access to freeway 10.. Sylvan Park just down the street. There is shopping, eating and markets. Close by is Palm Springs (many workers seeking rentals) and Morongo Casino (hundreds of employees) Big shopping center in Beaumont.

Facts & Features

- Sold On 05/31/2022
- Original List Price of \$1,520,000
- 2 Buildings
- Levels: Multi/Split
- 3 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area
- \$60300 Gross Scheduled Income
- \$644 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Vinyl
- Other Interior Features: Balcony

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,034
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,034
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,983
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	9	0	0	Unfurnished	\$5,025	\$5,025	\$6,625

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 0
- Carpet: 7
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 538020021

Michael Lembeck

State License #: 01019397
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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: SW22018161

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