

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	OC22073174	S	54066 Avenida Velasco	LQ	313	STD	2	\$20,150		\$490,000 ↓	\$257.89	1900	1974/ASR	4,792/0.11	N	0	05/13/22	27/27
2	219077706PS	S	28175 Avenida La Paz	CC	335	STD	2			\$665,000 ↓			2003/ASR			4	05/09/22	10/10
3	WS22023256	S	41915 Briarwood AVE	HMT	699	STD	2	\$25,600		\$450,000 ↓	\$198.59	2266	1972/ASR	8,712/0.2	N	1	05/09/22	38/38
4	219076447PS	S	145 E Mesquite AVE	PSPR	334	STD	4			\$1,100,000 ↓			1977			0	05/11/22	21/21
5	219071772DA	S	66563 5th ST	DHS	340	STD	16			\$1,475,000 ↓			1957/ASR	38,333/0.88		2	05/13/22	128/317

Closed •

List / Sold: **\$549,900/\$490,000** ↓

54066 Avenida Velasco • La Quinta 92253

27 days on the market

2 units • \$274,950/unit • 1,900 sqft • 4,792 sqft lot • \$257.89/sqft •

Listing ID: OC22073174

Built in 1974

Eisenhower to



Prime La Quinta Cove location, 2 Homes on 1 lot! Very rare find here. Walk to the charming old town La Quinta. Or, walk to the amazing Arnold Palmer or Lavender Restaurant's. Both units have been updated. Include all newer appliances and refrigerator's. New A/C units in the 1 bedroom house. 2 bedroom house, has Quartz Countertops in kitchen, central A/C, and Sauna. Both units have new toilets, and interior paint. Nice lot, with circular driveway.

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$569,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- \$887 (Estimated)
- Laundry: Individual Room
- \$20150 Gross Scheduled Income
- \$18135 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom, Main Floor Master Bedroom
- Appliances: Dishwasher, Electric Range, Electric Water Heater
- Floor: See Remarks, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01950446
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	2	0	Unfurnished	\$2,150	\$2,150	\$2,500
2:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,800

Of Units With:

- Separate Electric: 2
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher: 1
- Disposal: 1
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC: 1

Additional Information

- Standard sale

- 313 - La Quinta South of HWY 111 area
- Riverside County
- Parcel # 774215005

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: OC22073174

Printed: 05/15/2022 10:54:09 AM

Closed •

List / Sold: **\$675,000/\$665,000** ↓

28175 Avenida La Paz • Cathedral City 92234

10 days on the market

2 units • **\$337,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 2003

Listing ID: 219077706PS

FROM DATE PALM DRIVE: Take Vista Chino Westbound. Left on Avenida La Paz.



For Recording Purposes Only Please direct any questions to Listing Agent.

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$675,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room

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

Additional Information

- Standard sale
- 335 - Cathedral City North area
- Riverside County
- Parcel # 675051010

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** 219077706PS

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Closed • Duplex

List / Sold: **\$488,000/\$450,000** ↓

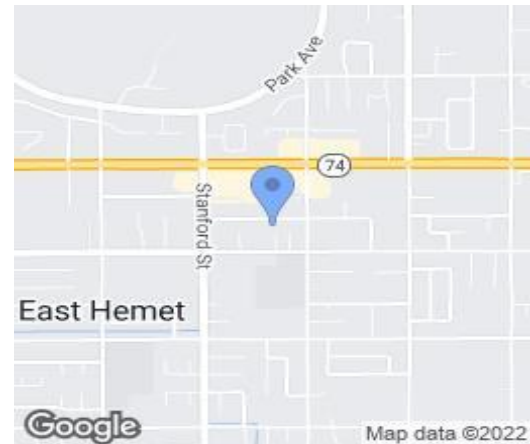
41915 Briarwood Ave • Hemet 92544

38 days on the market

2 units • \$244,000/unit • 2,266 sqft • 8,712 sqft lot • \$198.59/sqft • Built in 1972

Listing ID: WS22023256

Continue on Gilman Springs Rd. Take Ramona Expy to Briarwood Ave in East Hemet



Excellent duplex multifamily investment opportunity in the heart of Hemet, four bedrooms, four baths with 2,266 square feet at an affordable price. This well-maintained property has an Ideal investment for a first-time buyer; rent one while living in the other. This property will go fast!

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$488,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$62 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$25600 Gross Scheduled Income
- \$22720 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,880
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$712
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$60
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,075	\$1,075	\$1,400
2:	1	2	2	2	Unfurnished	\$1,150	\$1,150	\$1,400

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
- 699 - Not Defined area
- Riverside County

• Parcel # 438122014

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: WS22023256

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Closed •

List / Sold:

\$1,345,000/\$1,100,000 ↓

21 days on the market

145 E Mesquite Ave • Palm Springs 92264

4 units • \$336,250/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1977

Listing ID: 219076447PS

From downtown Palm Springs, continue on S Palm Canyon Drive. Turn east on E Mesquite. Complex will be on the right.



Casa Montabello is a multi-family dwelling featuring 4-units located in one of the best locations in Palm Springs where everything is happening. Steps from the newly developed Cody Place and many other ongoing real estate projects. Just the right location for an investor. Most relevant and recent exterior upgrades include a 2021 Owned solar system with an approx. value of \$114,000, and dual-pane windows throughout. Tall gated stucco walls and mature landscape enhance the privacy and serene atmosphere. Unit 1 comprises of 2BDR-1BA with a cozy fireplace and wrap-around patio with water feature. Unit 2 and 3 each feature 1BDR-1BA and expansive outdoor private patio which could be re-configured to allow tenants to still have private patios plus room for a community splash pool or spa (currently no pool or spa). Unit 4 features 1BDR + office space, two baths and a large wrap-around private patio. Except for Unit 1, the property is ready for your vision and upgrades, with endless possibility and room for rental income growth. All tenants are on Month-to-Month lease agreements, ideal for an investor that is planning to redesign the complex. All units come with kitchen and appliances and are unfurnished. Washer and dryer are located in the community laundry room with access to a large Owner storage room. Off-street parking for each unit. Fully leased on Month to Month, please do not disturb tenants. Amazing rental potential or a great family compound opportunity.

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$1,345,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Appliances: Vented Exhaust Fan, Gas Range, Refrigerator, Gas Water Heater, Water Heater
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Landscaped, Level, Rectangular Lot, Paved, Yard
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02043759
- 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: 4
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- 334 - South End Palm Springs area
- Riverside County
- Parcel # 508291004

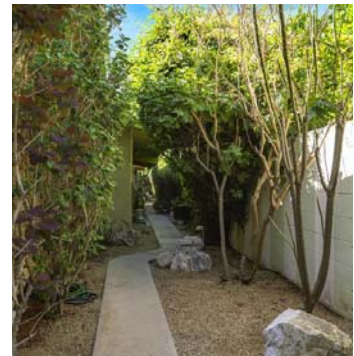
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 219076447PS

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Closed •

List / Sold:

\$1,599,000/\$1,475,000 ↓

128 days on the market

Listing ID: 219071772DA

66563 5th St • Desert Hot Springs 92240

**16 units • \$99,938/unit • sqft • 38,333 sqft lot • No \$/Sqft data •
Built in 1957**

Palm Dr - right on 5th Street



Opportunity Zone property. Hot Mineral Water property. Up to 16 rooms and room to grow. Ready for your boutique spa, spiritual retreat, or assisted living business. 700ft steel cased 110 degree hot mineral water well ready to serve you. 2 vacant contiguous attached lots included APN's 639-273-007 and 639-273-008. Do not access the property prior to an accepted offer.

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$1,599,000
- 3 Buildings
- Levels: One
- 18 Total parking spaces
- 0 Total carport spaces
- Heating: Heat Pump
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Art Studio
- Floor: Tile, Laminate
- Appliances: Electric Water Heater, Gas Water Heater, Water Heater

Exterior

- Lot Features: 2-5 Units/Acre

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
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 639273014

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CUSTOMER FULL: Residential Income LISTING ID: 219071772DA

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