

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	PTP2300761	S	128 N Victoria AVE	SJCN	SRCAR	STD	2	\$35,625	4	\$575,000 	\$180.99	3177	2006/ASR	7,480/0.17	N	4	06/15/23	52/52
2	PW23071087	S	635 Idyllwild DR	SJCN	SRCAR	STD	2	\$0		\$636,000 	\$209.62	3034	1946/PUB	40,511/0.93	N	2	06/16/23	8/8
3	PW22245483	S	3382 Eucalyptus AVE	RVSD	252	STD	4	\$65,148	5	\$985,000 	\$333.33	2955	1946/BLD	14,375/0.33	N	3	06/12/23	154/154

Closed • Duplex

List / Sold: **\$599,000/\$575,000** ↓

128 N Victoria Ave • San Jacinto 92583

52 days on the market

2 units • **\$299,500/unit** • **3,177 sqft** • **7,480 sqft lot** • **\$180.99/sqft** •

Listing ID: PTP2300761

Built in 2006

Located off Victoria Ave.



Looking for an investment property? This San Jacinto duplex is back on the market, as buyer was unable to perform. Built in 2006, this duplex has consistently generated monthly income with both units currently occupied by tenants. Each unit boasts 3 bedrooms, 2 bathrooms, and an attached 2-car garage. The common wall is shared between the two garages, ensuring maximum privacy for both units. At a cap rate of 4.32%, this is a solid investment property. The front house features a fenced yard space between the home and the curb, while the back house enjoys a private rear fenced yard. A concrete driveway runs along the east side of the property, providing ample space for parking. Inside, you'll find a forced air HVAC system and hot water heater in each garage, as well as a laundry area inside each home. The structure has a newer roof, and tile flooring throughout each unit. Cozy up next to the fireplace with tile surround in each unit's living room. Bathrooms feature tubs with tile surrounds. This duplex is a wonderful opportunity for anyone looking to invest in a low-maintenance property that will generate consistent monthly income. Don't miss out on this fantastic opportunity.

Facts & Features

- Sold On 06/15/2023
- Original List Price of \$599,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- \$0 (Assessor)
- Laundry: Inside
- Cap Rate: 4.32
- \$35625 Gross Scheduled Income
- \$25915 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard, Rectangular Lot, Level, Paved, Rocks, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,486
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01861149
- Gardener:
- Licenses:
- Insurance: \$983
- 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	2	2		\$1,275	\$1,275	\$1,375
2:		3	2	2		\$1,700	\$1,700	\$1,375

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 435091013

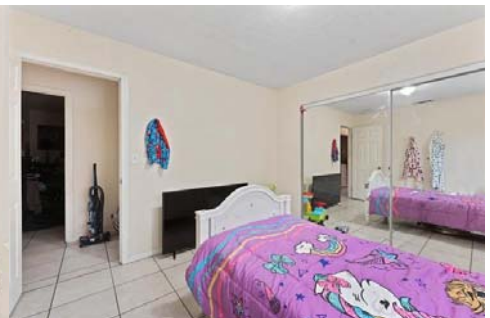
Michael Lembeck

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 • Duplex

List / Sold: **\$688,000/\$636,000** ↓

635 Idyllwild Dr • San Jacinto 92583

8 days on the market

**2 units • \$344,000/unit • 3,034 sqft • 40,511 sqft lot • \$209.62/sqft •
Built in 1946**

Listing ID: PW23071087

N Idyllwild Dr, near Ramona Expressway



Two separate houses and garages or workshops on almost an acre of land. Plenty of space for an RV and Off-road toys. There is an RV hookup near the back house. Both houses are move-in ready. A concrete slab between the two houses would be great for entertainment and a PLENTY of parking for guests. Each house has its own gas and electrical meters. The property is about evenly split with the houses and parking towards the front half of the property, with undeveloped land in the back portion for a garden and greenhouse. This property is well suited for those who want to be self-sufficient, but be close to services. Easy walking distance to San Jacinto High School and very close to shopping and Ramona Blvd. Too many amenities to list, please see the pictures. This would be great for two families, or an investor that wants a property with future potential.

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$688,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$128 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Cesspool, Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02090787
- 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	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: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 434353024

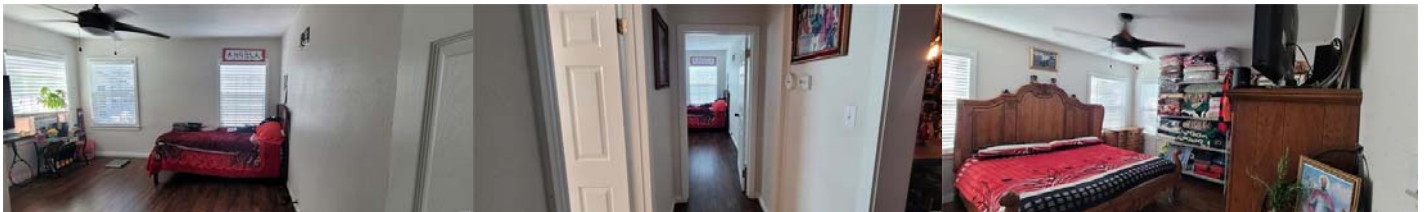
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Closed • **Quadruplex**

List / Sold: **\$1,049,000/\$985,000** ↓

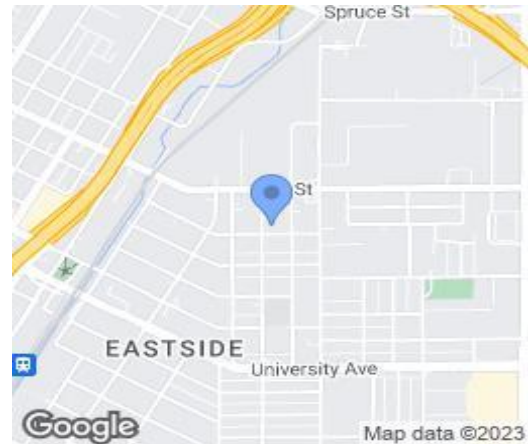
3382 Eucalyptus Ave • **Riverside 92507**

154 days on the market

4 units • **\$262,250/unit** • **2,955 sqft** • **14,375 sqft lot** • **\$333.33/sqft** •
Built in 1946

Listing ID: PW22245483

Between 3rd and 4th ; Off of Kansas



Property is located in a very quiet neighborhood. Near the 60/91/215 FWY and 5 minutes from the center of Riverside. Quadruplex property that you live in and rent out the other units, or great investment property. Four units – two 3bd/1bath, one 2bd/1bath and 1 bd/1 bath. There are three separate garages, as well as, an enclosed yard. Great for entertaining, secure enclosed yard, and any other personal use. Current rents are under market, so great potential for increased income and value. Property can be purchased individually or as a portfolio of properties in Riverside (8320 Mission Blvd, 2121 Down, 2909 4th St). Sold as-is in present condition. Current rent: 3382 A 1250.00, Unit B 1600.00, Unit C 1180.00 Unit D 1399.00 Total rent per month:5429.00

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$1,189,000
- 1 Buildings
- Levels: One
- 11 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$200 (Estimated)
- Laundry: Washer Hookup
- Cap Rate: 4.88
- \$65148 Gross Scheduled Income
- \$58032 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01916221
- 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	3	1	1	Unfurnished	\$1,250	\$1,250	\$1,750
2:	1	3	1	1	Unfurnished	\$1,600	\$1,600	\$1,750
3:	1	2	1	1	Unfurnished	\$1,180	\$1,180	\$1,550
4:	1	1	1	0	Unfurnished	\$1,399	\$1,399	\$1,550
5:	4		0			\$5,429		

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 252 - Riverside area
- Riverside County
- Parcel # 211033009

Michael Lembeck

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

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