

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	219076791PS	S	13855 Verberna Dr DR	DHS	340	STD	2			\$405,000			1984/ASR			2	06/15/22	7/7
2	OC22101752	S	872 N Cota ST	COR	248	STD	4	\$51,600		\$930,000↓	\$211.36	4400	1960/OTH	7,841/0.18	N	4	06/15/22	13/13
3	OC22000659	S	4250 10th ST	RVSD	252	STD	4	\$63,732	4	\$1,020,112↓	\$337.23	3025	1940/EST	7,841/0.18	N	4	06/17/22	143/143
4	OC22000638	S	4228 10th ST	RVSD	252	STD	4	\$71,496	5	\$1,020,112↓	\$392.35	2600	1940/EST	7,841/0.18	N	2	06/17/22	143/143
5	CV22092794	S	126 W Heald AVE	LKEL	SRCAR	STD	8	\$6,550		\$1,120,000↓		8	1942/ASR	15,246/0.35	N	0	06/15/22	35/35

Closed •

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

13855 Verbena Dr Dr • Desert Hot Springs 92240

7 days on the market

2 units • \$202,500/unit • sqft • No lot size data • No \$/Sqft data •

Listing ID: 219076791PS

Built in 1984

Near Cabot Elementary school, corner of Two Bunch Palms and Verbena Dr next to vacant lot.



Facts & Features

- Sold On 06/15/2022
- Original List Price of \$405,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Electric, Gas
- Heating: Central
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room

Exterior

- Sewer: Unknown

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01901202
- 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
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641321018

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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Closed •

List / Sold: **\$1,000,000/\$930,000** ↓

872 N Cota St • Corona 92878

13 days on the market

**4 units • \$250,000/unit • 4,400 sqft • 7,841 sqft lot • \$211.36/sqft •
Built in 1960**

Listing ID: OC22101752

River & N Main



Great income property. Four units, all 2-bed 1.5-bath, townhome style units. 2 two car garage, Extra off-street parking for this building. Property includes separate laundry building for use by the neighborhood, which brings in approx \$300 extra per month. Extra large lot. Located on high-visibility corner, long term tenants. All units are 2 bedroom 1.5 bath approx 1050 sqft each unit. Onsite property manager paying \$700 rent and \$160 month maintenance fee, The rest units are \$1200 rent monthly. The property has a lot of parking. Come see this Great Opportunity. Owner pays water, trash.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$1,000,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$72 (Estimated)
- Laundry: Common Area
- \$51600 Gross Scheduled Income
- \$9336 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet

Exterior

- Lot Features: 0-1 Unit/Acre, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,536
- Electric: \$240.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,556
- Cable TV: 02024176
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$420
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,200	\$1,200	\$0
2:	2	2	2	1		\$1,200	\$1,200	
3:	3	2	2	1		\$1,200	\$1,200	
4:	4	2	2	1		\$700	\$700	

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet: 4
- Dishwasher: 4
- Disposal: 4
- Drapes: 4
- Patio: 4
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- 248 - Corona area
- Riverside County
- Parcel # 119081013

Michael Lembeck

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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: OC22101752

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Closed •

List / Sold:

\$1,050,000/\$1,020,112 ↓

143 days on the market

Listing ID: OC22000659

4250 10th St • Riverside 92501

4 units • \$262,500/unit • 3,025 sqft • 7,841 sqft lot • \$337.23/sqft • Built in 1940

North on Brockton Ave. and West on Tenth St.



4244-4250 10th St. are four units comprised of (1) two bedrooms one bath townhome in the front building (1) one bedroom one bath and (1) studio in the front building. The back building are comprised of the two bedroom one bath over the garages. There are 4 garages in the back. There may be a possibility for an ADU. The property has mature landscaping. The apartment is within walking distance to downtown Riverside. This is a value-add opportunity. This property must be sold with the apartment 4228 10th St. next door. The property fell out of escrow due to Buyer's non-performance. Rent increases will take effect on August 1st, 2022. The seller is motivated.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$1,200,000
- 2 Buildings
- 4 Total parking spaces
- \$232 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.14
- \$63732 Gross Scheduled Income
- \$43491 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,329
- Electric: \$252.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$444
- Cable TV: 00994662
- Gardener:
- Licenses:
- Insurance: \$1,210
- Maintenance: \$1,846
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$901
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$1,612	\$1,612	\$2,050
2:	1	2	0	1	Unfurnished	\$1,379	\$1,379	\$2,050
3:	1	1	0	0	Unfurnished	\$1,254	\$1,254	\$1,600
4:	1	0	0	0	Unfurnished	\$1,015	\$1,015	\$1,400

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

- 252 - Riverside area
- Riverside County
- Parcel # 215071004

Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC22000659

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Closed •

List / Sold:

\$1,100,000/\$1,020,112 ↓

143 days on the market

Listing ID: OC22000638

4228 10th St • Riverside 92501

4 units • \$275,000/unit • 2,600 sqft • 7,841 sqft lot • \$392.35/sqft • Built in 1940

North on Brockton Ave. West on Tenth St.



4228-4234 10th St. are four units comprised of (2) two bedrooms one bath in the front building and (2) one bedroom and one bath in the back building. Unit 4230, 4232, 4234 had electrical upgrades. Unit 4230 and 4232 had a gas re-pipe. Unit 4232 has laundry hook ups. This property has a basement in the front building and garages in the back. There may be a possibility for an ADU. The property has mature landscaping. The apartment is within walking distance to downtown Riverside. This is a value add opportunity. This property must be sold with the apartment 4250 10th St. next door. The property fell out of escrow due to Buyer's non-performance. Rent increases will take effect on August 1st, 2022. The seller is motivated.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$1,250,000
- 2 Buildings
- 2 Total parking spaces
- \$178 (Estimated)
- Cap Rate: 4.61
- \$71496 Gross Scheduled Income
- \$50686 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,665
- Electric: \$252.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$444
- Cable TV: 00994662
- Gardener:
- Licenses:
- Insurance: \$1,040
- Maintenance: \$1,846
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$901
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Unfurnished	\$2,050	\$2,050	\$2,050
2:	1	2	0	0	Unfurnished	\$2,000	\$2,000	\$2,050
3:	1	1	0	2	Unfurnished	\$954	\$954	\$1,600
4:	1	1	0	0	Unfurnished	\$954	\$954	\$1,600

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

- 252 - Riverside area
- Riverside County
- Parcel # 215071005

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: OC22000638

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Closed •

List / Sold:

\$1,295,000/\$1,120,000 ↓

35 days on the market

Listing ID: CV22092794

126 W Heald Ave • Lake Elsinore 92530

**8 units • \$161,875/unit • 8 sqft • 15,246 sqft lot • No \$/Sqft data •
Built in 1942**

From 15 South exit Main St and take right. Turn right on W Heald Ave. Property is on the left hand side



8 unit complex located just blocks from the Pier in Lake Elsinore. This property has 5 two bedroom one bathroom and 3 one bedroom one bathroom units. Property is situated just a block from the Historical Downtown area. All 8 units were remodeled a few years back. Property has its own laundry facility for extra income. Property has a remote gate entry with designated parking spaces. Individual meter on every unit. Very low turn over rate as all tenants are long term tenants. Great income revenue property looking for its next investor.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$1,295,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$580 (Estimated)
- Laundry: Common Area
- \$6550 Gross Scheduled Income
- \$4200 Net Operating Income
- 8 electric meters available
- 1 gas meters available
- 8 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,400
- Electric: \$500.00
- Gas: \$3,000
- Furniture Replacement:
- Trash: \$1,300
- Cable TV: 00994662
- Gardener:
- Licenses:
- Insurance: \$3,800
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	1	0	Unfurnished	\$850	\$4,250	\$1,000
2:	2	1	1	0	Unfurnished	\$750	\$1,500	\$950
3:	1	1	1	0	Unfurnished	\$800	\$800	\$900

Of Units With:

- Separate Electric: 8
- Gas Meters: 1
- Water Meters: 8
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 8

- Disposal:

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 374173001

Michael Lembeck

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: CV22092794

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