

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	PW24042306	S	3567 Hoover ST	RVSD	699	STD	2	\$0		\$784,000	\$389.47	2013	1926/ASR	9,148/0.21	N	2	06/07/24	24/24
2	SW24090415	S	363 S Gilbert ST	HMT	SRCAR	STD,TRUS	2	\$24,000		\$265,000	\$109.96	2410	1991/ASR	9,148/0.21	N	2	06/07/24	2/2
3	SW24091305	S	26084 Camphorwood AVE	HMT	SRCAR	STD,TRUS	2	\$2,100		\$405,000	\$175.17	2312	1977/ASR	7,405/0.17	N	2	06/07/24	28/28
4	SW24091333	S	41026 Beachwood AVE	HMT	SRCAR	STD,TRUS	2	\$1,600		\$495,999	\$212.15	2338	1973/ASR	7,405/0.17	N	2	06/07/24	11/11
5	SW23122104	S	17210 Grand AVE	LKEL	SRCAR	STD	2	\$350,000		\$2,350,000	\$261.11	9000	1994/EST	63,598/1.46	N	8	06/06/24	245/245
6	OC24069743	S	5337 La Sierra Ave	RVSD	252	STD	3	\$7,000		\$890,000	\$353.31	2519	1946/PUB	13,939/0.32	N	0	06/07/24	24/24
7	219107147PS	S	888 N Indian Canyon DR	PSPR	332	STD	12			\$2,750,000	\$583.09		1956/ASR	17,424/0.4	Y	0	06/06/24	109/109

Closed • **Single Family Residence**

List / Sold: **\$824,000/\$784,000** ↓

3567 Hoover St • Riverside 92504

24 days on the market

2 units • \$412,000/unit • 2,013 sqft • 9,148 sqft lot • \$389.47/sqft • Built in 1926

Listing ID: PW24042306

Exit Madison st and head north. Go right on Garden and a Left on Hoover.



This property has so much going for it. It boasts two fully functional units ready to rent situated on a 9148 sqft lot. The front house is a 3 bed 1.5 bath approx 1045 sqft and the ADU is a 2 bed 3/4 bath approx 500 sqft. The detached garage is a work in process ADU conversion started by the previous owner, approx. 468 sqft. The garage door has been replaced with slider and the ceiling has been drywalled. There is electricity, gas, water and plumbing already in the garage, just needs a few interior walls, a kitchen and a bathroom. The ADU has a new roof, modern upgrades and all appliances recently replaced so both homes are winners. All this and it's located in a safe and quiet neighborhood meaning fewer problems in future plus easy to get renters. Close to stores, restaurants, and public transportation. Not far from Mission Inn, downtown Riverside, or CBU which is 1 exit South on 91 Frwy. This is a great opportunity for investor or multi-generational home.

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$824,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$66 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, In Garage
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,842
- Electric: \$2,400.00
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01161361
- Gardener:
- Licenses:
- Insurance: \$1,242
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1		\$0		\$3,500
2:	1	2	1			\$0		\$1,800

Of Units With:

- Separate Electric: 1
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 699 - Not Defined area
- Riverside County
- Parcel # 230180003

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Closed • Duplex

List / Sold: **\$329,900/\$265,000** ↓

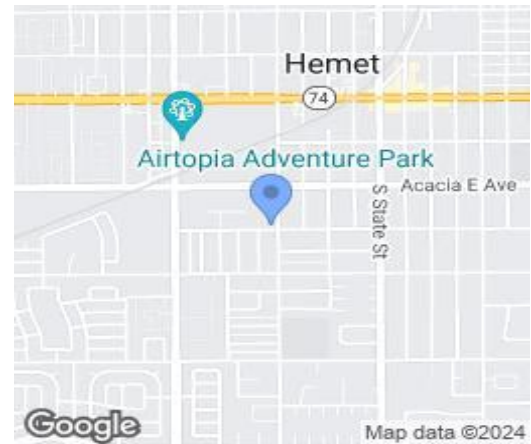
363 S Gilbert St • Hemet 92543

2 days on the market

2 units • **\$164,950/unit** • **2,410 sqft** • **9,148 sqft lot** • **\$109.96/sqft** •
Built in 1991

Listing ID: SW24090415

Florida Ave to Gilbert South - Corner of Gilbert



This duplex offers an enticing opportunity for investors. Boasting three bedrooms and two bathrooms, it provides ample space for potential tenants or occupants. Situated on a corner lot, the property features backyards, offering additional outdoor space and potential amenities. Sold as is, this investment opportunity is available for cash transactions only, providing a straightforward and efficient purchase process for interested investors. CASH ONLY, Units are A and B

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$329,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$994 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$24000 Gross Scheduled Income
- \$5000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Laminate, Tile
- Other Interior Features: High Ceilings

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01852461
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,075	\$1,075	\$0
2:	1	3	2	2	Unfurnished	\$1,075	\$1,075	\$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, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 446020063

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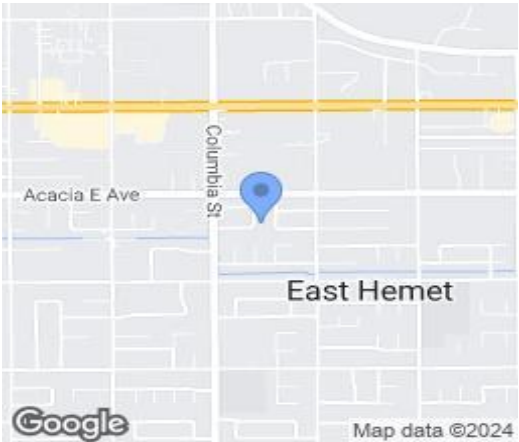
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CUSTOMER FULL: Residential Income LISTING ID: SW24090415

Printed: 06/09/2024 10:13:21 AM



Having a single-story layout can be convenient, and combining the kitchen and dining room can create a spacious and sociable area. The formal living room adds a touch of elegance, while the two bedrooms and two baths offer comfort and functionality. A privacy yard is a great bonus for outdoor relaxation, and having an inside laundry and attached garage certainly adds convenience to everyday living. Overall, it sounds like a well-designed and comfortable living space! Address is 26084 and 26086 Camphorwood Ave Hemet Ca

Facts & Features

- Sold On 06/07/2024
 - Original List Price of \$419,900
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$1,090 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$2100 Gross Scheduled Income
 - \$400 Net Operating Income
 - 0 electric meters available
 - 0 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

- Lot Features: 2-5 Units/Acre
 - Security Features: Smoke Detector(s)
- Fencing: Wood
 - Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$2,300
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$400
 - Cable TV: 01201652
 - Gardener:
 - Licenses:
- Insurance: \$1,800
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$800	\$800	\$0
2:	1	2	2	1	Unfurnished	\$1,300	\$1,300	

Of Units With:

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

- Disposal:

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 449021035

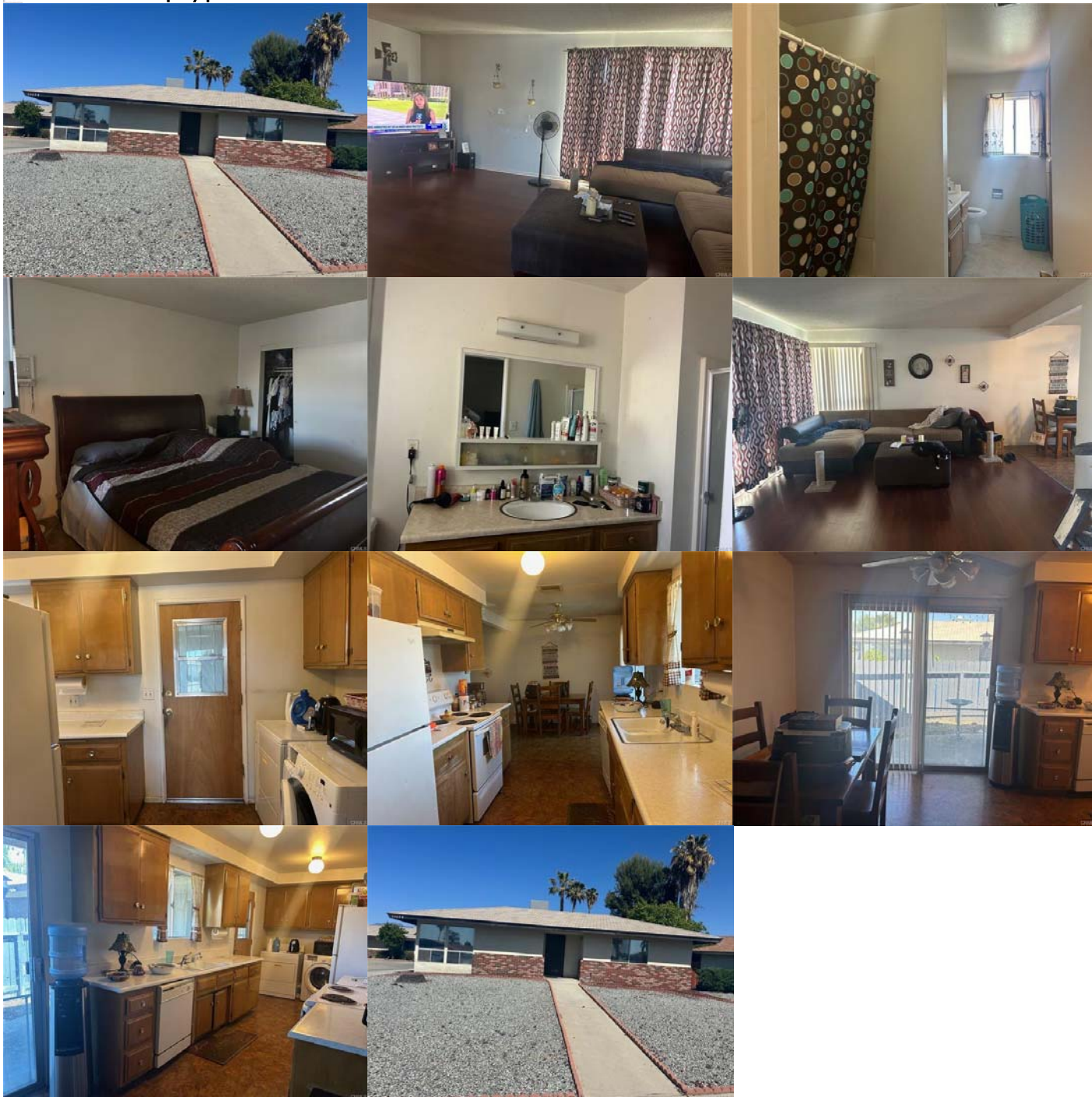
Michael Lembeck

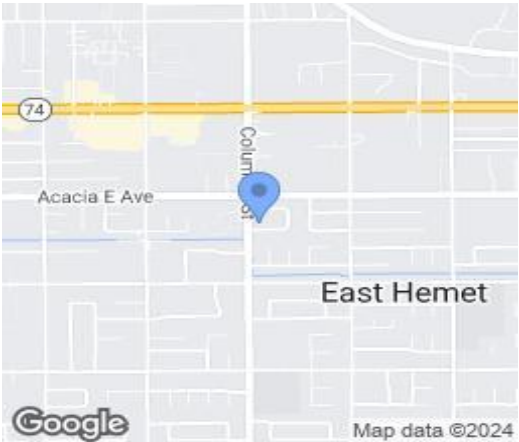
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Having a single-story layout can be convenient, and combining the kitchen and dining room can create a spacious and sociable area. The formal living room adds a touch of elegance, while the two bedrooms and two baths offer comfort and functionality. A privacy yard is a great bonus for outdoor relaxation, and having an inside laundry and attached garage certainly adds convenience to everyday living. Overall, it sounds like a well-designed and comfortable living space! Property address is 41026 and 41028 Beachwood Hemet Ca

Facts & Features

- Sold On 06/07/2024
 - Original List Price of \$419,900
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$3,106 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$1600 Gross Scheduled Income
 - \$400 Net Operating Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

- Appliances: Gas Range

Exterior

- Lot Features: 2-5 Units/Acre
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
 - Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,206
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$400
 - Cable TV: 01201652
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 0
 - Gas Meters: 0
 - Water Meters: 0
 - Carpet:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 449024006

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CUSTOMER FULL: Residential Income LISTING ID: SW24091333

Printed: 06/09/2024 10:13:22 AM

Closed • **Single Family Residence**

List / Sold:

\$2,499,000/\$2,350,000 ↓

245 days on the market

Listing ID: SW23122104

17210 Grand Ave • **Lake Elsinore 92530**

2 units • **\$1,249,500/unit** • **9,000 sqft** • **63,598 sqft lot** • **\$261.11/sqft** •
Built in 1994

Grand Ave



Welcome to the "Lakeside Mansion". This STUNNING Mediterranean Villa has year-round bookings w/ \$350K+/yr of actual income! Its situated on an incredible 1.5 acre waterfront multifamily lot. This beautiful home boasts 9000 sqft of living space w/ 9BR & 9BA and features 4 two-car garages to accommodate up to 8 vehicles. This WATERFRONT OASIS has its own gated, private, sandy, water front beach with private launch ramp. Its centrally located directly in the middle of the "Opportunity-Zone Triangle" with 20M people between LA, Orange County, San Diego & Big Bear Mountain. This home can sleep up to 50 people and accommodate events up to 100 people! This area is known for year-round recreation due to the near perfect weather all year-round. Only minutes away from over 100 beautiful wineries, motorsports activities & great antique shopping in Old Town Murrieta and Temecula! This home is perfect for entertaining large groups! The massive kitchen features a 22' island w/ 2 sinks, and a large walk-in pantry. Should the new owner choose to host weddings; the bridal suite is located upstairs on its own wing with an impressive bathroom with a steam shower, jetted tub and walk in closet. The master also offers its own private covered patio to take in the exceptional views of the lake and mountains. Relax and have fun in the large game room that includes a ping pong table, pool table, fridge w/ wet bar, a piano and more. The large laundry room has an extra large washer and dryer to tackle all of your laundry needs. The spacious open family room has 30 ft ceilings and plenty of room for entertaining large parties. The outdoor deck and balconies all have water views and boast a fire pit, large outdoor dining table & lounge chairs & outdoor TV's. There is a small gym so you can keep up on your workouts even on a rainy day! There's a beautiful garden out front & the back has a fenced lawn overlooking the sprawling sandy beach with a volleyball net & tetherball. Launch your watercraft right from your very own private boat launch. Take out the boat, jet skis, kayaks or just chill on the shores on a tube; ENDLESS fun for everyone at this lake-house. There is an outdoor gas BBQ w/plenty of seating for lounging and dining. The separate private guest house w/ separate address has its own private entrance and is perfect for your VIP guests like the bride & groom on their wedding night, mother inlaw quarters, live-in nanny or house / grounds keeping staff. All furniture negotiable

Facts & Features

- Sold On 06/06/2024
- Original List Price of \$2,499,000
- 1 Buildings
- Levels: Two
- 43 Total parking spaces
- Heating: Central
- \$18 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$350000 Gross Scheduled Income
- \$175000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Waterfront Features: Beach Front, Fishing in Community, Lake, Lake Front, Lake Privileges, Waterfront With Home Across Road
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,400
- Electric: \$10,000.00
- Gas: \$1,200
- Insurance: \$12,000
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01982096
- Gardener:
- Licenses:

- 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	7	5	8	Furnished	\$250,000	\$250,000	\$250,000
2:	1	2	1	0	Furnished	\$21,600	\$21,600	\$21,600

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher: 2
- Disposal: 3
- Drapes: 4
- Patio: 4
- Ranges: 2
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 381130015

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CUSTOMER FULL: Residential Income LISTING ID: SW23122104

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Closed • Triplex

List / Sold: **\$890,000/\$890,000** ↓

5337 La Sierra Ave • Riverside 92505

24 days on the market

3 units • **\$296,667/unit** • **2,519 sqft** • **13,939 sqft lot** • **\$353.31/sqft** •
Built in 1946

Listing ID: OC24069743

Off 91 Freeway On La Sierra Ave



Great opportunity in one of the best areas of Riverside. 3 separate units, on a Large lot . Three bedroom one bath, Two Bedroom one bath, One Bedroom one bath, indoor laundry. Nestled in a prime location that is easily accessible to freeways, schools, churches, restaurants, La Sierra University, shopping, parks and more. Collect your rents or live in one. Easy to show.

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$960,000
- 3 Buildings
- 0 Total parking spaces
- \$73 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$7000 Gross Scheduled Income
- 3 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01161361
- 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	6	0	0	Unfurnished	\$1,950	\$2,500	\$2,400

Of Units With:

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

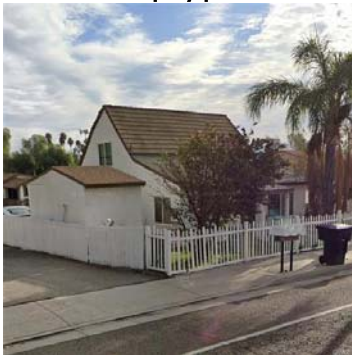
Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 252 - Riverside area
- Riverside County

Michael Lembeck

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Closed •

List / Sold:

\$3,000,000/\$2,750,000 ↓

109 days on the market

Listing ID: 219107147PS

888 N Indian Canyon Dr • Palm Springs 92262

12 units • \$250,000/unit • sqft • 17,424 sqft lot • \$583.09/sqft •
Built in 1956

please refer to gps.



Newly renovated boutique hotel in The Movie Colony in Palm Springs! Renovated in 2024, The Bearfoot Inn is a twelve room hotel located on Indian Canyon Drive just one block over from Downtown Palm Springs & the Uptown Design District, and features spacious rooms with incredible mountain views. The room mix currently includes (3) King Suites with a kitchenette and private patio, (1) Poolside King Suite, (2) Deluxe King Suites with kitchenette and private patio, (5) Poolside Queen Suites, and (1) Queen Suite with kitchenette and patio. The rooms feature open floor plans (many of which have their own kitchenettes) with lots of natural light, large slider doors opening up to the exterior, updated flooring throughout, and more. The courtyard includes a beautiful pool and spa area with lounging chairs, grass areas, and an outdoor shower. Ample private parking, new & refreshed grounds, and an irreplaceable location are just some of the perks of this hotel! Renovations have recently been completed so there is no current book of business, and certain aspects are ready for the new buyer to put their own personal touches on (including the showers). Reach out for more information or if you'd like to schedule a private tour.

Facts & Features

- Sold On 06/06/2024
- Original List Price of \$3,000,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Fireplace(s)
- SellerConsiderConcessionYN:
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Sound Studio
- Floor: Tile

Exterior

- Security Features: Security Lights

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
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- 332 - Central Palm Springs area
- Riverside County
- Parcel # 507161001

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