







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	Grg Spcs	Date	DOM/CDOM
1	219058668DA	S	12905 Miracle Hill RD	DHS	340	STD	2			\$293,000 			1980/ASR		2	06/21/21	3/3
2	IG21101461	S	128 S Taylor ST	HMT	SRCAR	STD	2	\$31,200		\$329,000 	\$188.43	1746	1956/ASR	9,583/0.22	2	06/25/21	0/0
3	IG21056216	S	409 N Langstaff ST	LKEL	SRCAR	STD	2	\$28,680		\$487,000 	\$303.81	1603	2004/ASR	8,712/0.2	0	06/25/21	14/14
4	IV20252397	S	28102 281 Benigni AVE	MENF	SRCAR	STD	2	\$42,600		\$435,000 	\$148.26	2934	1985/ASR	46,174/1.06	0	06/25/21	61/61
5	219059484DA	S	555 E Calle Roca	PSPR	332	STD	2			\$625,000 			1946/ASR		0	06/22/21	49/49
6	CV21083426	S	3670 Pioneer DR	RVSD	252	STD	2	\$1,600		\$430,000 	\$261.24	1646	1988/ASR	6,534/0.15	0	06/24/21	42/42
7	EV21101844	S	5565 34th ST	JUR	251	STD	3	\$4,450		\$610,000 	\$303.78	2008	1944/ASR	12,197/0.28	0	06/24/21	8/8
8	OC20225463	S	3210 Orange ST	RVSD	252	STD	4	\$52,500		\$740,000 		0	1925/EST	4,792/0.11	0	06/25/21	33/33
9	219056922DA	S	2950 Ranchero DR	PSPR	332	STD	7			\$1,360,000 			1972/ASR		0	06/21/21	23/23
10	EV21119537	S	213 W County Line RD	CALI	269	STD	12	\$146,180		\$2,185,000	\$195.09	11200	1970/EST	33,541/0.77	12	06/24/21	7/7

Closed •

List / Sold: **\$285,000/\$293,000** ↑

12905 Miracle Hill Rd • Desert Hot Springs 92240

3 days on the market

**2 units • \$142,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1980**

Listing ID: 219058668DA

Heading North on Palm Drive head East on Hacienda, North on Miracle hill rd.



Property is VACANT...and ready to rent..so buyer can charge current HIGH RENTS to new coming tenants. Both units have been updated, clean, both have individual single car garages separating both units for privacy. Units have laundry hook ups, property is on sewer and only 1/2 block from the bus stop. Both units have high ceilings, new carpet, large master bedroom closets, 2 storage closets in hall plus a linen closet. Unit B has brand new kitchen and appliances plus new master bathroom. unit A also has many upgrades in kitchen and bathroom and both units have small rear yards. PLEASE READ PRIVATE REMARKS

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$285,000
- 1 Buildings
- 4 Total parking spaces
- 2 Total carport spaces
- Heating: Central
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Cooking, Gas Oven, Gas Range, Water Heater
- Other Interior Features: High Ceilings

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: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 340 - Desert Hot Springs area
- Riverside County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

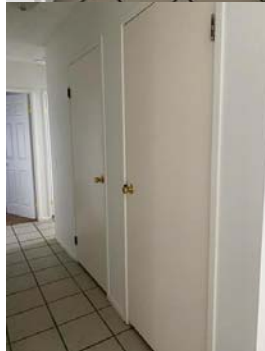
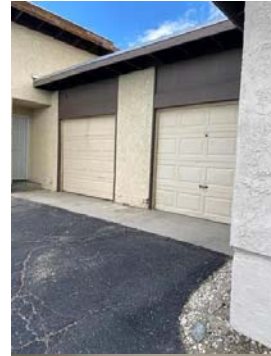
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State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$329,000/\$329,000**

128 S Taylor St • Hemet 92543

0 days on the market

2 units • **\$164,500/unit** • **1,746 sqft** • **9,583 sqft lot** • **\$188.43/sqft** •
Built in 1956

Listing ID: IG21101461

Florida Ave and Taylor



Entry Only Listing, Sold Before Entry. Investor Ready Duplex - First unit has 1 bedroom, 1 full bath newer carpet, paint. Wall heater & window AC. Separate single car garage. Second unit is a spacious 2 bedroom, 2 bath with open living area, country kitchen. Enclosed patio, fenced yard with 1 car garage each.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$329,000
- 3 Buildings
- Levels: One
- 10 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- Laundry: In Garage, Outside
- \$31200 Gross Scheduled Income
- \$28800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Landscaped, Lawn, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078497
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,300
2:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$1,600

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
- SRCAR - Southwest Riverside County area
- Riverside County

• Parcel # 443294008

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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Closed • Duplex

List / Sold: **\$489,900/\$487,000** ↓

409 N Langstaff St • Lake Elsinore 92530

14 days on the market

2 units • **\$244,950/unit** • **1,603 sqft** • **8,712 sqft lot** • **\$303.81/sqft** •
Built in 2004

Listing ID: IG21056216

TWO 2 Bedroom Units, Great Investment Opportunity!



Great Investment opportunity in the heart of Lake Elsinore.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$489,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Heating: Central
- \$28680 Gross Scheduled Income
- \$25180 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01968349
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	\$1,195	\$1,195	\$1,500
2:	1	2	2	0	Unfurnished	\$1,195	\$1,195	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 374052014

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$429,977/\$435,000** ↑

28102 28100 Benigni Ave • Menifee 92585

61 days on the market

**2 units • \$214,989/unit • 2,934 sqft • 46,174 sqft lot • \$148.26/sqft •
Built in 1985**

Listing ID: IV20252397

Hwy 74 to hemet,make a left on Antelope,go to Benigni avenue (right)to 28102 on your left.



Location!!!! this is the one; Excellent and beautiful property with total of 2 units on a lot; #1 28102 Benigni avenue or front unit , the back unit or 2nd. one 28100 Benigni ave. Live on one and rent the second one which rents for \$ 1700.The front manufacture is a 1985 but it has been completely rehab , property features 4big bedrooms and 2 bathrooms, newer roof, newer flooring, newer paint the lot is more than one acre,Fully fenced in, all flat and usable land with very nice and exotic palms trees, orange, limes, rose bushes you name it. The 2nd. 28100 Benigni ave. Unit is located in the back of property, very nice and completely redone with 2 bedrooms and 2 bathrooms everything is permitted and up to code,that is why there are 2 electrical meters and 2 different address, 2 separate septic tanks. Please come and take a look at it , you won't be dissappointed.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$429,977
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s), Evaporative Cooling
- Heating: Central, Propane
- Laundry: Gas Dryer Hookup
- \$42600 Gross Scheduled Income
- \$41600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Gas Oven, Gas Range, Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Horse Property, Horse Property Improved, Lot Over 40000 Sqft, Rectangular Lot, Ranch
- Fencing: Chain Link
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$1,000
- Electric: \$1,200.00
- Gas: \$25
- Furniture Replacement:
- Trash: \$240
- Cable TV: 02102404
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	6	4	0	Unfurnished	\$42,600	\$41,600	\$40,000

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 327071028

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 •

List / Sold: **\$650,000/\$625,000** ↓

555 E Calle Roca • Palm Springs 92264

49 days on the market

2 units • \$325,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1946

Listing ID: 219059484DA

If traveling on West on Ramon Road towards downtown Palm Springs make a left on Palo Fierro, make right on Calle Roca.



Beautiful Multi family home!! Located at a walking distance to downtown Palm Springs. Private enough to cancel busy street noise and hustle. This property is definitely one of a kind!! Both units has been beautifully designed and renovated with a great taste. Both units count with private patio and backyard. Do not let the build year discourage you! This cozy Duplex has been pampered and maintained. Each unit has its own private entrance. 2-bedrooms and 1-bath each. If cozy and low maintenance is what you are looking for, look no further....Everything including Kitchen and bathrooms have been remodeled and upgraded. Great for family who want to live separately and privately or a great investment opportunity.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$650,000
- 1 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air, Evaporative Cooling
- Heating: Natural Gas, Central
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Appliances: Gas Range, Microwave, Water Line to Refrigerator, Gas Water Heater, Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01886242
- 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: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 332 - Central Palm Springs area

- Riverside County
- Parcel # 508132015

Michael Lembeck

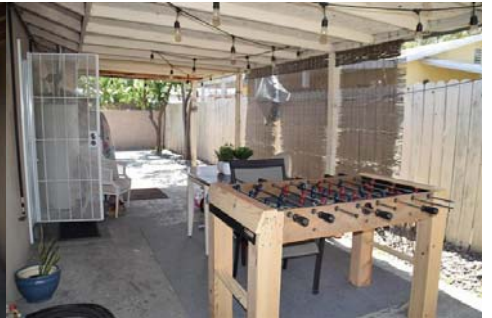
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Mission Viejo, 92691

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Closed •

List / Sold: **\$450,000/\$430,000** ↓

3670 Pioneer Dr • Riverside 92509

42 days on the market

**2 units • \$225,000/unit • 1,646 sqft • 6,534 sqft lot • \$261.24/sqft •
Built in 1988**

Listing ID: CV21083426

Exit Rubidoux, Turn right on 34TH St



Duplex! Two homes on a lot, Front house 4-bedroom 2-Bath with Approximately 1,646 Sq.Ft. Back house 1-Bedroom 1-Bath with Approximately.. 811Sq.Ft. Property needs TLC.

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$450,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Outside
- \$1600 Gross Scheduled Income
- \$1600 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: None

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,520
- Electric: \$350.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$700
- Cable TV: 01406566
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$1,600	\$1,600	\$2,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,200

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
- 252 - Riverside area
- Riverside County

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:** CV21083426

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Closed •

List / Sold: **\$599,000/\$610,000** ↑

5565 34th St • Jurupa Valley 92509

8 days on the market

**3 units • \$199,667/unit • 2,008 sqft • 12,197 sqft lot • \$303.78/sqft •
Built in 1944**

Listing ID: EV21101844

34TH AND RUBIDOUX



3 UNITS READY TO MOVE IN! NEW FLOORS, NEW KITCHEN, NEW BATHROOMS, NEW WINDOWS, NEW PAINT INSIDE AND OUTSIDE. ALL UNITS ARE SETUP WITH A SEPERATE ADDRESS , GAS , WATER AND ELECTRIC METERS. SEPARATE YARDS. Located conveniently near freeways, shopping, and schools. UNIT 1 -5567 34th street and has 1 bed 1 bath is approximately 400 square feet. UNIT 2- 5565 34th and it is a 2 bed 1 bath approximately 660 square feet. UNIT 3 -5557 34th street and it is a 2 bed 1 bath and it is approximately 1000. BONUS LAUNDRY AND STORAGE FOR ALL THREE UNITS.

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$599,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup
- \$4450 Gross Scheduled Income
- 2 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Gas & Electric Range

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02110123
- 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	1	1	0	Unfurnished	\$0	\$0	\$1,200
2:	1	2	1	0	Unfurnished	\$1,650	\$1,650	\$1,650
3:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$1,600

Of Units With:

- Separate Electric: 2
- Gas Meters: 3
- Water Meters: 2
- Carpet: 0
- Dishwasher: 1
- Drapes: 0
- Patio: 0
- Ranges: 3
- Refrigerator: 0
- Wall AC: 3

- Disposal: 0

Additional Information

- Standard sale
- Rent Controlled

- 251 - Jurupa Valley area
- Riverside County
- Parcel # 179140005

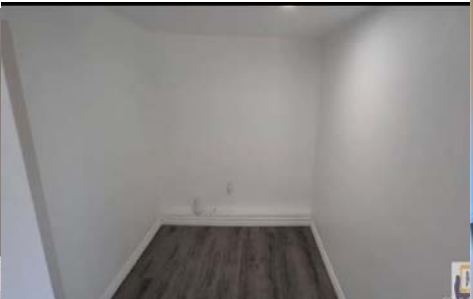
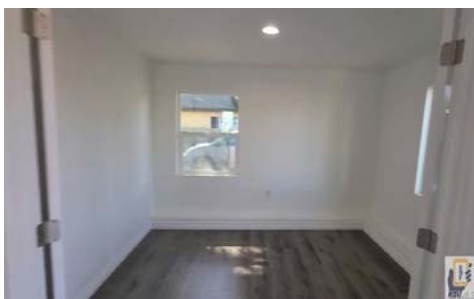
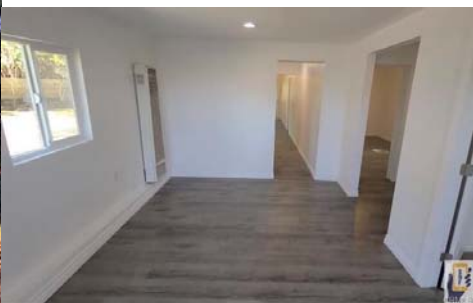
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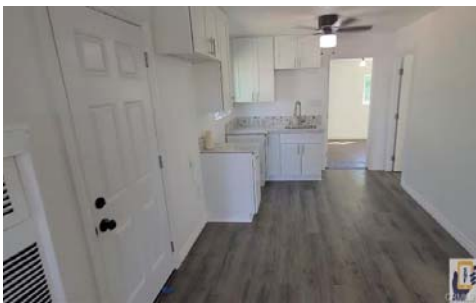
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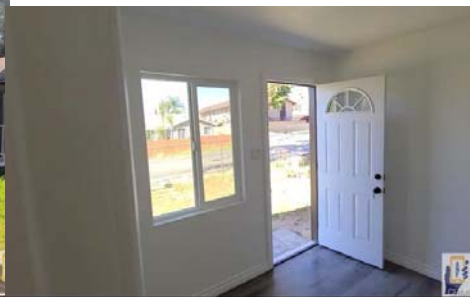
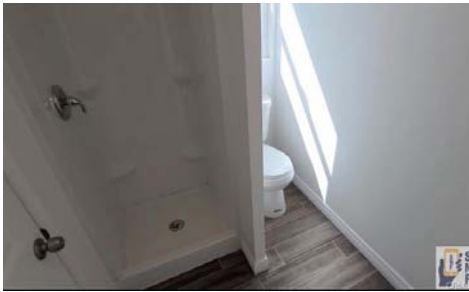
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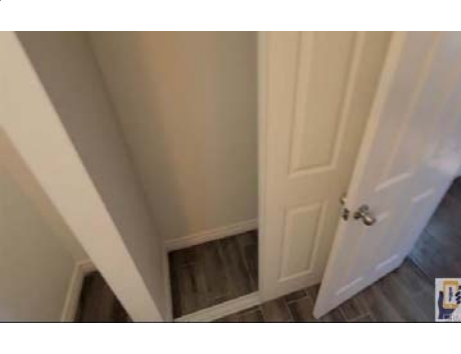
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Quadruplex**List / Sold: **\$849,900/\$740,000** ↓**3210 Orange St • Riverside 92501****33 days on the market****4 units • \$212,475/unit • 0 sqft • 4,792 sqft lot • No \$/Sqft data •**
Built in 1925**Listing ID: OC20225463****Corner of Orange St and 2nd**

Charming colonial style 4 plex building in historic "Heritage Square" area of downtown Riverside. Just painted outside and gutters cleaned. Easy access to downtown shops, law courts and University. The area has become one of the most desirable downtowns around. Has 5 electric meters. Very attractive tree-lined street. Building has 4 one bedroom apartments plus yard. Long-term tenants in place. Very desirable location.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$849,900
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$52500 Gross Scheduled Income
- \$39490 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 5 water meters available

Interior

Exterior

- Lot Features: Front Yard, Level with Street
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$13,010
- Electric: \$1,600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 270
- Insurance: \$1,700
- 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	1	1	0	Unfurnished	\$950	\$950	\$900
2:	1	1	1	0	Unfurnished	\$950	\$950	\$900
3:	1	1	1	0	Unfurnished	\$950	\$950	\$900
4:	1	1	1	0	Unfurnished	\$950	\$950	\$900

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 5
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC: 4

Additional Information

- Standard sale
- 252 - Riverside area
- Riverside County

• Parcel # 213082001

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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: OC20225463

Printed: 06/27/2021 2:44:51 PM

Closed •

List / Sold:

\$1,390,000/\$1,360,000 ↓

23 days on the market

2950 Ranchero Dr • Palm Springs 92262

**7 units • \$198,571/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1972**

Listing ID: 219056922DA

From Ramon and Palm Canyon, head east on Ramon for 2 miles to Compadre Road, turn left or north to Ranchero Drive, right on Ranchero and it's on the left hand side.



New Apartment Listing! An excellent investment in the heart of Palm Springs! This gorgeous, beautifully landscaped, 7 unit, apartment complex consists of 6 -1 bedroom, 1 bathroom units, and 1 -2 bedroom 2 bathrooms. It's fully rented, and rarely, if ever, has a vacancy. Each unit has its own private fenced front yard. There is a pool and large picnic area /courtyard with lots of greenery. For all property questions (condition, tenancy, and history) call Kitty (Property Manager): 760-218-0922, for questions regarding the sale call Leonard: 760-578-8480.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$1,390,000
- 2 Buildings
- Levels: One
- 24 Total parking spaces
- 12 Total carport spaces
- Cooling: Central Air
- Heating: Electric, Central, Heat Pump
- 7 electric meters available
- 7 gas meters available
- 7 water meters available

Interior

- Rooms: See Remarks
- Floor: Carpet, Tile

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01907627
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 332 - Central Palm Springs area
- Riverside County
- Parcel # 502252008

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: 219056922DA

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Closed •

List / Sold: **\$2,185,000/\$2,185,000**

213 W County Line Rd • Calimesa 92320

7 days on the market

**12 units • \$182,083/unit • 11,200 sqft • 33,541 sqft lot • \$195.09/sqft •
Built in 1970**

Listing ID: EV21119537

Thomas Guide P-31 B13



Very well maintained 12 units spread out over 2 adjacent parcels consisting of 6 units each 213-217 W County Line Rd Calimesa, CA. The roof is nearly new at only 2 years old, the HVAC units have all been updated and replaced within the last 10 years. About \pm 40% of the units have been completely updated recently. All units have been very well maintained during the current landlords ownership since 1971. Current rents are under market \pm 32% providing nothing but upside. See attached marketing package or call listing broker for more information.

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$2,185,000
- 2 Buildings
- Levels: One
- 12 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area
- \$146184 Gross Scheduled Income
- \$84804 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Sewer On Bond

Annual Expenses

- Total Operating Expense: \$54,071
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$3,600
- Maintenance:
- Workman's Comp:
- Professional Management: 8771
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	2	2	12	Unfurnished	\$12,157	\$12,157	\$18,000

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 269 - Yucaipa/Calimesa area

- Rent Controlled

- Riverside County
- Parcel # 410050025

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: EV21119537

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