

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	SW23028614	S	1461 E Devonshire AVE	HMT	SRCAR	STD	2	\$1,980		\$389,900 ↓	\$264.52	1474	1952/ASR	7,841/0.18	N	2	06/30/23	73/73
2	219095841DA	S	72759 Sierra Vista RD	PDST	322	STD	3			\$957,500 ↓			1957/ASR	8,712/0.2		0	06/29/23	20/20
3	219091361DA	S	71735 San Jacinto DR	RM	321	STD	8			\$1,900,000 ↓			1947/ASR	23,522/0.54	N	10	06/29/23	36/36
4	SW22131511	S	49270 Cochran Dr	IND	314	STD	32	\$1,365,000		\$16,500,000 ↓	\$290.49	56800	2022/BLD	209,088/4.8	N	2	06/29/23	108/108

Closed • Duplex

List / Sold: **\$389,900/\$389,900** ↓

1461 E Devonshire Ave • Hemet 92544

73 days on the market

2 units • \$194,950/unit • 1,474 sqft • 7,841 sqft lot • \$264.52/sqft •

Listing ID: SW23028614

Built in 1952

South on San Jacinto then left at E. Devonshire



Located in East Hemet, this quaint duplex built in 1952 is situated on a 7,841 square foot lot and currently has long term tenants. Each unit has a private entry with front yards, one bedroom, one bathroom and a shared two car garage that has been divided into two, single car garages. In addition, there is a circular driveway at the front of the property with space to park additional cars.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$400,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$41 (Estimated)
- Laundry: Electric Dryer Hookup, Individual Room, Washer Hookup
- \$1980 Gross Scheduled Income
- \$1515 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Tile, Wood
- Appliances: Gas Range, Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), Granite Counters, Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre, Lawn, Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$465
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$20
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance: \$200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$95
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,100
2:	1	1	1	1	Unfurnished	\$880	\$880	\$880

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC: 1

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 445191014

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: SW23028614

Printed: 07/02/2023 5:46:19 PM

Closed •

List / Sold: **\$995,000/\$957,500** ↓

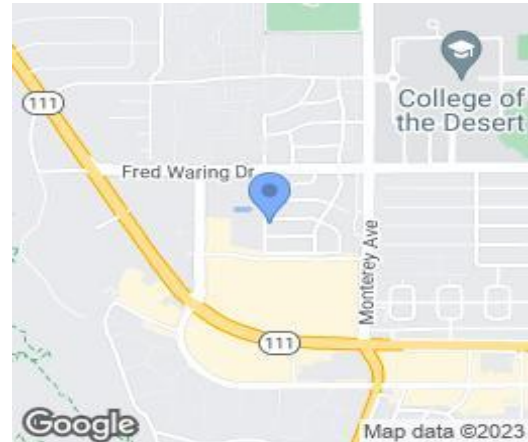
72759 Sierra Vista Rd • Palm Desert 92260

20 days on the market

**3 units • \$331,667/unit • sqft • 8,712 sqft lot • No \$/Sqft data •
Built in 1957**

Listing ID: 219095841DA

Sierra Vista Road and Fairhaven Drive Palm Desert, CA



A rare opportunity to purchase a value-add triplex/3 unit apartment complex in central Palm Desert. This triplex features (2) 1 bedroom/1 bathroom units and (1) studio unit. The property is 100% occupied at market rents. The building has been fully remodeled exterior and interior of units. Walking distance to all the main retail in Palm Desert Trader Joe's, Palm Desert Mall, Whole Foods, and College of The Desert. The sale comes with a full set of approved/stamped/shovel ready ADU plans for a 2 bedroom/1bathroom ADU. The ADU gives an investor the ability to increase the current cash flow and make the property a 4 unit asset. Please call to request a copy of the full offering package with financials. Please do not disturb tenants property is 100% occupied.

Facts & Features

- Sold On 06/29/2023
- Original List Price of \$995,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 1 Total carport spaces
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Sound Studio
- Floor: Vinyl
- Appliances: Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 322 - North Palm Desert area

- Buyer Agency Compensation: 2.5%

- Riverside County
- Parcel # 640132001

Michael Lembeck

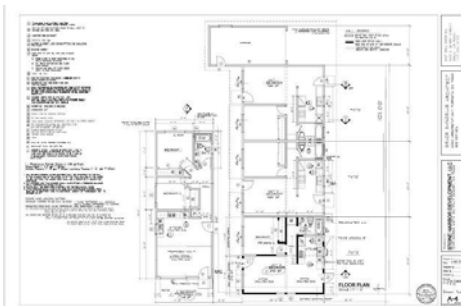
State License #: 01019397
Cell Phone: 714-742-3700

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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,999,000/\$1,900,000 ↓

36 days on the market

71735 San Jacinto Dr • Rancho Mirage 92270
8 units • \$249,875/unit • sqft • 23,522 sqft lot • No \$/Sqft data •
Built in 1947

Listing ID: 219091361DA

behind the famous Pink Elephant car washgo to the River and turn west -opposite of the River , off of HWY 111 and Rancho Las Palmas dr.



Location, Location, Location! In the city of Rancho Mirage-this address-envy property features 8 1b/1b units in 3 buildings on a large piece of land! Easy access to Hwy 111 , close to it all , yet quietly tucked away in a back street-right behind the famous Pink Elephant car wash! In the geographical middle of the Desert and Palm Springs and Palm Desert on each side of it! Walking distance to the River-literally 1 min walking-featuring a movie theater, major retailers, and a mix of national chain and local flavor restaurants and other services shops and a public entertainment, live-shows Whitewater parkmajor systems in property have been redone by the city of RM , according to the Seller and before current owner purchased, i.e. roof, stucco.....Total of 3 buildings with 8 total units, each one approximately 500 sq.ft .Plans for a 16000 sq.ft medical and professional 2 story office building with 17 offices, 36 parking spaces and 6000sq.ft of landscape may be available with the sale but the city building permit has expired and may need to be resubmitted!

Facts & Features

- Sold On 06/29/2023
- Original List Price of \$1,999,000
- 3 Buildings
- Levels: One
- 20 Total parking spaces
- 0 Total carport spaces
- Heating: Electric, Forced Air, Wall Furnace
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Sound Studio
- Floor: Tile

Exterior

- Sewer: Unknown

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01964272
- 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:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%

- 321 - Rancho Mirage area
- Riverside County
- Parcel # 684240008

Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold:

\$18,990,000/\$16,500,000 ↓

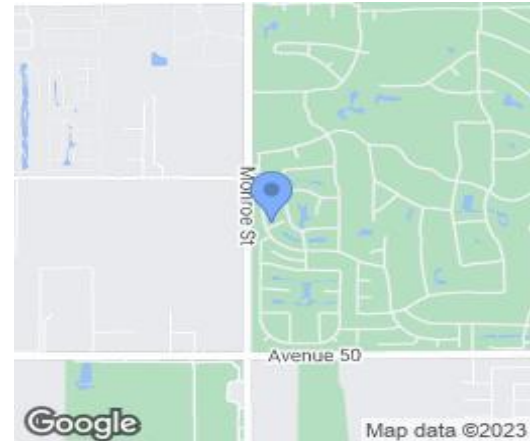
49270 Cochran Dr • Indio 92201

108 days on the market

**32 units • \$593,438/unit • 56,800 sqft • 4.8 acre(s) lot • \$290.49/sqft •
Built in 2022**

Listing ID: SW22131511

Enter main gate off Monroe, R on Eisenhower Dr, R Bergman, L Garland, R on Cochran Dr



Welcome to Aspire a 32 unit condo project located in the beautiful, gated community of Indian Palms Country Club. Aspire is a community of 1 Duplex and 10 triplexes, all single-story. There are three floorplans ranging from 1,665 sf 3 beds/2baths to 1,882 sf 3 or 4 beds, 2 baths. Amenities exclusively for Aspire include a pool, spa, shade structures, 1/4 mile walking path, desert garden, private backyards, covered patios and much more. Interiors feature 9 foot ceilings, vinyl plank flooring, real wood cabinets, quartz counters, LED lighting, paid solar and stainless steel appliances. Amazing opportunity to own 32 long-term, seasonal or short term rentals. Located less than 1 mile from Empire Polo Club, Coachella and Stage Coach where all the music festivals are held. Tenants could walk or bike to the festivals in a few minutes. First phase construction of 17 homes will be completed in Sept 2022. Second phase construction of 15 homes will be completed late 2022 or early 2023. Call for your showing!

Facts & Features

- Sold On 06/29/2023
- Original List Price of \$18,990,000
- 11 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1 (Seller)
- Laundry: Individual Room
- \$1365000 Gross Scheduled Income
- \$887250 Net Operating Income
- 32 electric meters available
- 32 gas meters available
- 32 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$409,500
- Electric: \$6,000.00
- Gas:
- Furniture Replacement:
- Trash: \$9,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 65000
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	11	3	2	2	Unfurnished	\$3,550	\$39,050	\$468,600
2:	11	4	2	2	Unfurnished	\$3,700	\$40,700	\$488,400
3:	10	3	2	2	Unfurnished	\$3,400	\$37,400	\$408,000

Of Units With:

- Separate Electric: 32
- Drapes:

- Gas Meters: 32
- Water Meters: 32
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 314 - Indio South of East Valley area
- Riverside County
- Parcel # 614351021

Michael Lembeck

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

Re/Max Property Connection

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