

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	Spes	Date	DOM/CDOM
1	220011503SD	S	66829	Ironwood Dr	DHS			2	\$2,090	4	\$575,000			2005		N			07/01/22	17/17
2	PW22080177	S	4650	Bandini AVE	RVSD	252	STD	2	\$33,300		\$600,000↓	\$428.57	1400	1943/ASR	10,454/0.24	N		0	06/30/22	53/53
3	219078839DA	S	66829	Ironwood DR #A&B	DHS	340	STD	2			\$575,000			2005/ASR				4	07/01/22	21/21
4	PW22101334	S	10454	Arlington AVE	RVSD	252	STD	4	\$0		\$650,000↓		4	1957/PUB	17,860/0.41	N		4	06/28/22	31/31
5	219075074DA	S	32419	Shifting Sands TRL	CC	336	STD	4			\$1,145,000↓			1986/SLR				8	06/28/22	65/65

Closed •

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

66829 Ironwood Dr • Desert Hot Springs 92240

17 days on the market

**2 units • \$287,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 2005**

Listing ID: 220011503SD

CrossStreet: Palm drive



Pueblo / Spanish Duplex located on a corner lot in the heart of the Hot Springs Oasis! Unit A and Unit B both feature 3 bedrooms, 2 bathrooms, Central Air and Heat, Master Bedroom with walk-in closet and en-suite bathroom, 2-Car Garage (Direct Entry - Unit B only), and private yard with patio! Granite counter tops in the Kitchen and bath with tile floors in the living room, kitchen and bathrooms with carpet in the bedrooms. Recessed lighting, ceiling fans in every room and an open kitchen / living room / dining area concept. Both units are Tenant Occupied on a month to month basis. Calling all investors and also buyers that are interested in occupying one of the units as your primary residence and use the rental income to help pay your mortgage! Hurry, this one will sell quick! Pueblo / Spanish Duplex located on a corner lot in the heart of the Hot Springs Oasis! Unit A and Unit B both feature 3 bedrooms, 3 bathrooms, Central Air and Heat, Master Bedroom with walk-in closet and en-suite bathroom, 2-Car Garage, and private yard with patio! Granite counter tops in the Kitchen and bath with tile floors in the living room, kitchen and bathrooms with carpet in the bedrooms. Recessed lighting, ceiling fans in every room and an open kitchen / living room / dining area concept. Both units are Tenant Occupied on a month to month basis. Calling all investors and also buyers that are interested in occupying one of the units as your primary residence and use the rental income to help pay your mortgage! Hurry, this one will sell quick! See DOCUMENTS for HOME INSPECTION REPORT, TENANT ESTOPPEL CERTIFICATES and UTILITY BILLS. UNIT A - Appliances owned by landlord include Refrigerator, Range/Oven, Dishwasher, Microwave and Washer. Dryer is owned by tenants. UNIT B - Appliances owned by landlord include Refrigerator, Range/Oven, Dishwasher, Microwave. Washer/ Dryer owned by tenant. Tenant in UNIT B replaced ceiling fans in the living room and master bedroom and stored the owner's ceiling fans in the garage per tenant. Sewer: Sewer Available Unit # for Unit 1: A Unit # for Unit 2: B Number of Furnished Units: 2 Topography: LL

Facts & Features

- Sold On 07/01/2022
- Original List Price of \$575,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Forced Air
- Cap Rate: 4.36
- \$2090 Gross Scheduled Income
- \$25080 Net Operating Income

Interior

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

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	2		\$1,100		

2:34

3:00

4:00

22

\$990

- # Of Units With:
- Separate Electric:

• Gas Meters:

• Water Meters:

• Carpet:

• Dishwasher: 2

• Disposal:

• Drapes:

• Patio: 2

• Ranges: 2

• Refrigerator: 2

• Wall AC:

Additional Information

- Riverside County

• Parcel # 641311001

Michael Lembeck

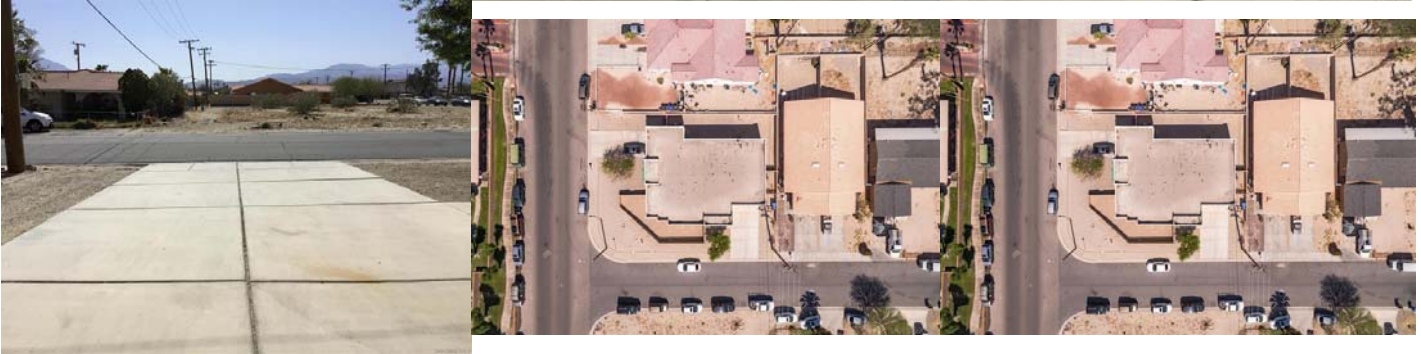
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos













Closed •

List / Sold: **\$645,000/\$600,000** ↓

4650 Bandini Ave • Riverside 92506

53 days on the market

**2 units • \$322,500/unit • 1,400 sqft • 10,454 sqft lot • \$428.57/sqft •
Built in 1943**

Listing ID: PW22080177

Central to Brockton then left on Bandini



Very desirable 2 unit property. Our main house has a 3 bedroom 2 bathroom building and the back unit has a studio with kitchen and laundry. Both homes are separated for privacy. The back home enjoys a very large yard, it's own driveway parking, and it's own gated entrance. The front home has a large driveway including the round-about in the front, a tree covered private back yard, and side driveway parking. This property is in the "Wood Streets" community.

Facts & Features

- Sold On 06/30/2022
- Original List Price of \$645,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Electric, High Efficiency, Wall/Window Unit(s)
- \$83 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room
- \$33300 Gross Scheduled Income
- \$29280 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Electric Oven

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Lot 10000-19999
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$4,020
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,020
- 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	2	0	Unfurnished	\$1,875	\$1,875	\$2,600
2:	1	1	1	0	Unfurnished	\$900	\$900	\$1,450

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
- Parcel # 218112011

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: PW22080177

Printed: 07/03/2022 1:13:51 PM

Closed • **Single Family Residence**

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

66829 Ironwood Dr # A&B • Desert Hot Springs 92240

21 days on the market

2 units • **\$287,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 2005

Listing ID: 219078839DA

Verbena Dr to Ironwood Dr on the corner



Pueblo / Spanish Duplex located on a corner lot in the heart of the Hot Springs Oasis! Unit A and Unit B both feature 3 bedrooms, 2 bathrooms, Central Air and Heat, Master Bedroom with walk-in closet and en-suite bathroom, 2-Car Garage, and private yard with patio! Granite counter tops in the Kitchen and bath with tile floors in the living room, kitchen and bathrooms with carpet in the bedrooms. Recessed lighting, ceiling fans in every room and an open kitchen / living room / dining area concept. Both units are Tenant Occupied on a month to month basis. Calling all investors and also buyers that are interested in occupying one of the units as your primary residence and use the rental income to help pay your mortgage! Hurry, this one will sell quick!

Facts & Features

- Sold On 07/01/2022
- Original List Price of \$575,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Appliances: Gas Oven, Gas Range, Microwave, Refrigerator

Exterior

- Lot Features: Front Yard, Yard, Corner Lot

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: 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 # 641311001

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: 219078839DA

Printed: 07/03/2022 1:14:00 PM

Closed •

List / Sold: **\$750,000/\$650,000** ↓

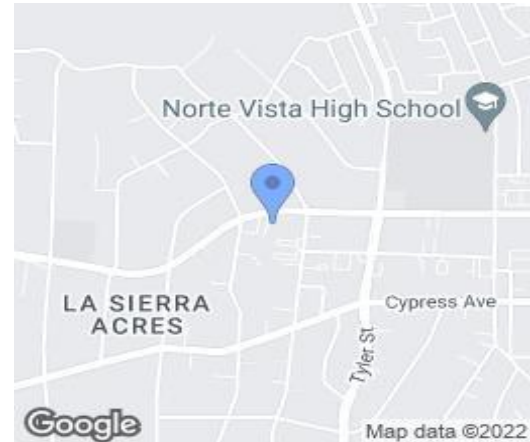
10454 Arlington Ave • Riverside 92505

31 days on the market

**4 units • \$187,500/unit • 4 sqft • 17,860 sqft lot • No \$/Sqft data •
Built in 1957**

Listing ID: PW22101334

From 91 East, Exit Pierce St., Left on La Sierra Ave., Right on Arlington Ave.



Attention all Investors and Flippers...Needs Lots of Work and Improvements. Perfect Opportunity to Add to Your Investment Portfolio, Or Developed to What Your Wants and Needs Are. Must Be All Cash or Hard Money Loan. This Rare Opportunity Selling Three APN's all Together, Two of them are Vacant Lots, & One That is Multi Family Dwelling 4-Plex, Consists of 2 Bedrooms, 1 Bath. Must Buy all Three Parcels Together, APN #150-062-013, APN # 150-062-006 & APN # 150-062-007. All 3 Lots Together are 41,818 Lot Size.

Facts & Features

- Sold On 06/28/2022
- Original List Price of \$800,000
- 4 Buildings
- 4 Total parking spaces
- \$110 (Estimated)
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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		0					
2:	1		0					
3:	1		0					
4:	1		0					

Of Units With:

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

Additional Information

- Standard sale
- 252 - Riverside area

- Riverside County
- Parcel # 150062007

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 •

List / Sold:

\$1,145,000/\$1,145,000 ↓

65 days on the market

Listing ID: 219075074DA

32419 Shifting Sands Trl • Cathedral City 92234

4 units • \$286,250/unit • sqft • No lot size data • No \$/Sqft data •

Built in 1986

google



Rarely available 4 unit complex. Front 'house ' is large 3 bed/2bath. Other 3 units are 2bed/2baths. All have 2 car garages and washer dryer hook-ups. Current rents are approx. 25% under market. 3 bed should rent for \$2,600+ and 2 bed units should be \$1,950+ Excellent upside.

Facts & Features

- Sold On 06/28/2022
- Original List Price of \$1,275,000
- 2 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Appliances: Water Heater

Exterior

- Sewer: Unknown

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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
- 336 - Cathedral City South area
- Riverside County
- Parcel # 680201011

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

