

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	219054165DA	S	33891 Via De Anza	CC	335	STD	2		7	\$432,500 ↓			1955/ASR		2	06/28/21	181/181
2	219057622PS	S	66077 7th ST	DHS	340	STD	2			\$100,000 ↓			1947/ASR		0	06/30/21	5/5
3	OC21096840	S	811 S Joy ST	COR	248	STD	3	\$39,000	4	\$753,888 ↑	\$321.35	2346	1962/EST	7,405/0.17	2	06/28/21	6/6
4	219059535DA	S	66590 Joseph WAY	DHS	340	STD	3			\$415,000 ↑			1986/ASR		3	07/02/21	96/96
5	EV21092299	S	15158 Elm CT	MORV	259	STD	4	\$43,200		\$695,000 ↑	\$231.67	3000	1970/EST	7,841/0.18	0	06/28/21	16/16
6	21730066	S	222 N Alessandro ST	HMT	220	STD	4			\$430,000 ↓	\$252.94	1700		6,970/0.16		06/28/21	15/15
7	219062479PS	S	29555 Avenida La Paz	CC	335	STD	4			\$777,500 ↓			1990/ASR	0.34	5	06/30/21	0/0
8	SW21079421	S	28975 Calle Del Lago #4	MUR	SRCAR	STD	4	\$58,800		\$925,000 ↓	\$264.29	3500	1987/ASR	10,890/0.25	4	06/29/21	20/20
9	CV21126393	S	24238 Postal AVE	MORV	259	STD	6	\$52,200		\$650,000 ↓		1	1979/ASR	7,405/0.17	0	06/30/21	9/9

Closed •

List / Sold: **\$465,000/\$432,500** ↓

33891 Via De Anza • Cathedral City 92234

181 days on the market

2 units • \$232,500/unit • sqft • No lot size data • No \$/Sqft data •

Listing ID: 219054165DA

Built in 1955

Dinah Shore north on Via De Anza



Great income producing duplex centrally located near schools and shopping. Back unit has been nicely remodeled two bedroom one bath with new kitchen and bathroom, indoor laundry room and double garage. Front unit has two bedrooms and one bath, fully rented with gross rents of \$33,900 per year

Facts & Features

- Sold On 06/28/2021
- Original List Price of \$465,000
- 2 Buildings
- 4 Total parking spaces
- 0 Total carport spaces
- Cap Rate: 6.5
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Laminate
- Appliances: Water Heater

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

Additional Information

- Standard sale
- 335 - Cathedral City North area
- Riverside County
- Parcel # 680475007

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

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CUSTOMER FULL: Residential Income **LISTING ID:** 219054165DA

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Closed •

List / Sold: **\$175,000/\$100,000** ↓

66077 7th St • Desert Hot Springs 92240

5 days on the market

2 units • **\$87,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1947

Listing ID: 219057622PS

From I-10 take exit Palm Drive north, to seventh Street make a left (west) property will be on the left.



This is an investor's dream, the front house has 2 bedrooms has one bath, this unit will need some work to be done, back unit on the left has 1 bedroom and one bath and kitchen, this unit doesn't need much work to be done. back unit on the right is a single apartment with one full bath has it's own kitchen. Property to be sold "as is"

Facts & Features

- Sold On 06/30/2021
- Original List Price of \$175,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- 5 Total carport spaces
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Tile
- Appliances: Water Heater

Exterior

- Sewer: Unknown

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:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 639182008

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 • Triplex

List / Sold: **\$699,888/\$753,888** ↑

811 S Joy St • Corona 92879

6 days on the market

3 units • \$233,296/unit • 2,346 sqft • 7,405 sqft lot • \$321.35/sqft •
Built in 1962

Listing ID: OC21096840

From 91 East, exit Main St in Corona. Turn right onto main to 8th st. Left on 8th to Joy St. Right on Joy St and property is on your left



Located in the historic district of Corona South of 6th Street, this 3 unit property is the perfect opportunity for starting or expanding an investment portfolio. Live in the front home and rent out the duplex, or rent out all 3 units! Each unit features 2 bedrooms and 1 bath, with a 2 car garage on the property to generate more income. This property has been meticulously maintained and each unit has been updated over the last few years. Updated kitchen and baths are just a few improvements made. 100% rented with long-term tenants and currently at below market rates. However, the upside potential is limitless! Each unit is separately metered for electricity & gas. Water & trash is currently paid by the owner, but could be allocated to each unit. Sitting on an expansive 7400 square foot lot, the entire property has an ivy-covered fence with secured entries. This is a must see!

Facts & Features

- Sold On 06/28/2021
- Original List Price of \$699,888
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: Inside
- Cap Rate: 4
- \$39000 Gross Scheduled Income
- \$26457 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,543
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$529
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,910
- Maintenance: \$4,230
- Workman's Comp:
- Professional Management: 2400
- Water/Sewer: \$2,511
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$0
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$0
3:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$0

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 248 - Corona area
- Riverside County
- Parcel # 117242010

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: **\$415,000/\$415,000**

66590 Joseph Way • Desert Hot Springs 92240

96 days on the market

3 units • **\$138,333/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1986

Listing ID: 219059535DA

East of Palm Drive, south of Ironwood



Rare to market Triplex with tile roof and stucco exterior. Washer and dryer hook-up in each unit. One block from shopping and bus route. Stable tenants with good CAP. Property offered as-is. Property is professionally managed by a local company. Buyer to verify all expenses and income, use and square footage. Please DO NOT DISTURB tenants. Drive by Only - please do not walk onto the property. Showings will be scheduled with an accepted offer.

Facts & Features

- Sold On 07/02/2021
- Original List Price of \$415,000
- 1 Buildings
- 3 Total parking spaces
- 0 Total carport spaces
- Heating: Natural Gas, Forced Air
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Water Heater

Exterior

- Lot Features: Level

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

Additional Information

- Standard sale
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641291007

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: 219059535DA

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Closed • Apartment

List / Sold: **\$675,000/\$695,000** ↑

15158 Elm Ct • Moreno Valley 92551

16 days on the market

4 units • \$168,750/unit • 3,000 sqft • 7,841 sqft lot • \$231.67/sqft •
Built in 1970

Listing ID: EV21092299

Cross Streets: JOHN F. KENNEDY



Investment property, 1 building with 4 units. Each unit has 2 bedrooms and 1 bathroom. Centrally located near 60 freeway and 215 Freeway. Large 8 car parking lot, laundry area. Fully occupied. Large front yard, and fenced. Title shows address as 15158 ELM CT, but actual address is 15156 ELM CT.

Facts & Features

- Sold On 06/28/2021
- Original List Price of \$675,000
- 1 Buildings
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Common Area, Community
- \$43200 Gross Scheduled Income
- \$40700 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV: 02141956
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$800	\$9,600	\$15,600
2:	1	2	1	0	Unfurnished	\$925	\$11,100	\$15,600
3:	1	2	1	0	Unfurnished	\$950	\$11,400	\$15,600
4:	1	2	1	0	Unfurnished	\$925	\$11,100	\$15,600

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
- 259 - Moreno Valley area

- Rent Controlled

- Riverside County
- Parcel # 485032004

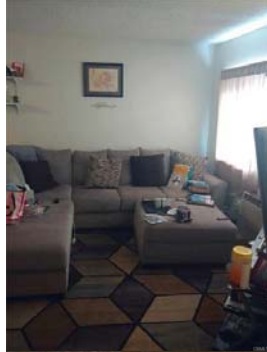
Michael Lembeck

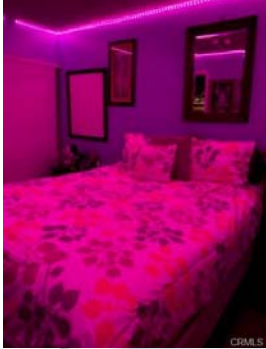
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: EV21092299

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Closed •

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

222 N Alessandro St • Hemet 92543

15 days on the market

4 units • \$112,500/unit • 1,700 sqft • 6,970 sqft lot • \$252.94/sqft • Built in

Listing ID: 21730066

use google maps - N of W Florida Ave, W of State St



Great investment opportunity! This 4Plex currently has 75% occupancy with the other vacant unit going to be available soon and it will rent in no time! This investment is also great because it can qualify for owner financing! Live in 1 unit and rent out the other 3. The property will pay for itself, and then some! The grounds are well kept and the tenants take great care of each unit. POSITIVE cash flow on this property when fully occupied with a cap rate over 5%!

Facts & Features

- Sold On 06/28/2021
- Original List Price of \$435,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$26655 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$13,595
- 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:	4	1	1		Unfurnished	\$763	\$3,050	\$3,500
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 220 - Sage-Southwest Hemet area
- Riverside County
- Parcel # 443193011

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: **\$785,000/\$777,500** ↓

29555 Avenida La Paz • Cathedral City 92234

0 days on the market

4 units • \$196,250/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1990

Listing ID: 219062479PS

Take Landau to 30th to Ave. La Paz



Income generating 4-plex with three attached units in the back and a detached main house in the front. Each unit includes its own garage. A fifth garage is detached and leased separately. Main house is 3 bed / 2 bath. The three units in the back are all 2 bed / 2 bath.

Facts & Features

- Sold On 06/30/2021
- Original List Price of \$785,000
- 3 Buildings
- Levels: Two
- 5 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile

Exterior

- Sewer: Unknown

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: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 335 - Cathedral City North area
- Riverside County
- Parcel # 675251026

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 • **Quadruplex**

List / Sold: **\$999,999/\$925,000** ↓

28975 Calle Del Lago # 4 • Murrieta 92563

20 days on the market

4 units • **\$250,000/unit** • **3,500 sqft** • **10,890 sqft lot** • **\$264.29/sqft** •
Built in 1987

Listing ID: SW21079421

Murrieta Hot Springs Rd to Calle del Lago



Rare 4-Plex in the heart of Murrieta - with 4 units, each with 2 bedrooms, 3 have two baths and one has 1 bath. All units are rented. Community Laundry Room provides additional income. Building, grounds and fencing have been well maintained, and tenants are very stable. Separate Gas and Electric Meters to each unit. Very low Property Tax rate, and low HOA rate of only \$60 per month. 4 garage parking spaces, plus 5 other spaces on the property. These units rarely come on the market and there are very few small multi-family developments in the Temecula Valley area, and will sell quickly!

Facts & Features

- Sold On 06/29/2021
- Original List Price of \$999,999
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- Laundry: Community
- \$58800 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet
- Appliances: Dishwasher, Disposal, Water Heater Central

Exterior

- Lot Features: Landscaped, Level with Street, Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Good Condition
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$11,940
- Electric: \$454.00
- Gas: \$355
- Furniture Replacement:
- Trash: \$1,820
- Cable TV: 01880260
- Gardener:
- Licenses:
- Insurance: \$1,619
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,934
- Other Expense: \$3,468
- Other Expense Description: Repairs

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,125	\$1,125	\$0
2:	1	2	2	1	Unfurnished	\$1,125	\$1,125	\$0
3:	1	2	2	1	Unfurnished	\$1,125	\$1,125	\$0
4:	1	2	2	1	Unfurnished	\$1,125	\$1,125	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Drapes:
- Patio: 4
- Ranges: 4

- Carpet: 4
- Dishwasher: 4
- Disposal: 4

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- \$60 HOA dues Monthly

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 913193003

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 • Apartment

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

24238 Postal Ave • Moreno Valley 92553

9 days on the market

6 units • \$108,333/unit • 1 sqft • 7,405 sqft lot • No \$/Sqft data •
Built in 1979

Listing ID: CV21126393

Indian ST



Awesome Investment Opportunity In Moreno Valley. 6 units for sale

Facts & Features

- Sold On 06/30/2021
- Original List Price of \$650,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Individual Room
- \$52200 Gross Scheduled Income
- \$17500 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,131
- Electric: \$420.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,850
- Cable TV: 02109201
- Gardener:
- Licenses:
- Insurance: \$1,550
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,311
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$4,350	\$4,350	\$4,350

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 259 - Moreno Valley area
- Riverside County
- Parcel # 481111009

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Cell Phone: 714-742-3700

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Mission Viejo, 92691

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