

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	IG22094466	S	3896	3898 Myers ST	RVSD	252	STD	2	\$0		\$602,500 	\$331.77	1816	1958/ASR	9,148/0.21	N	2	06/09/22	1/1	
2	CV22090925	S		24535 Myers AVE	MORV	259	STD	2	\$42,000		\$600,000 	\$382.65	1568	1957/PUB	7,841/0.18	N	2	06/09/22	7/7	
3	219075578DA	S		33654 Pueblo TRL	CC	336	STD	2			\$549,900 			1984/ASR			4	06/06/22	54/54	
4	219076623DA	S		42995 Park PL #1-4	PDST	322	STD	4			\$1,600,000 			1991		N	8	06/06/22	36/36	
5	219055238PS	S		3915 El Dorado	PSPR	331	STD	4			\$525,000 			1963/ASR			0	06/10/22	339/339	

Closed •

List / Sold: **\$565,000/\$602,500** ↑

3896 3898 Myers St • Riverside 92503

1 days on the market

2 units • **\$282,500/unit** • **1,816 sqft** • **9,148 sqft lot** • **\$331.77/sqft** •

Listing ID: IG22094466

Built in 1958

Off The 91 and Van Buren. Cross Street Magnolia Avenue



ATTENTION ALL INVESTORS! Don't Miss out on this RARE opportunity to Acquire 2 SEPERATE HOMES ON ONE LARGE LOT! Each home has 2 Bed/1 Bath and 1 car garage with washer dryer hook ups as well as a utility sink. The front house is approximately 952 square feet and the Back House is Approximately 864 square feet. This property features lots of additional parking, nicely landscaped yard with Avocado and Citrus trees and a private covered patio on the back house. Back house also comes with a storage shed and upgraded custom front door. Conveniently Located off the 91 FYW and Van Buren in the Arlington neighborhood near school's parks and shopping. Endless possibilities, with a little TLC these properties will be ready to shine!

Facts & Features

- Sold On 06/09/2022
- Original List Price of \$565,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$83 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: Gas Oven, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- 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	2	1	1	Unfurnished			
2:	1	2	1	1	Unfurnished			

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 145280007

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 • Duplex

List / Sold: **\$575,000/\$600,000** ↑

24535 Myers Ave • Moreno Valley 92553

7 days on the market

2 units • **\$287,500/unit** • **1,568 sqft** • **7,841 sqft lot** • **\$382.65/sqft** •
Built in 1957

Listing ID: CV22090925

Heacock St and Myers Ave, Indian St.



Come check out this DUPLEX!!! 2 units with each own address, 24535 & 23547 Myers is a must see. Looking for potential income property, look no further. Each unit features 2 bedrooms with mirrored closet doors and 1 full bathroom, with 784 square feet in each home. Both homes have living room, full kitchen with stainless steel appliances and laundry hook ups inside. The back unit is fully remodeled with granite kitchen countertops, new kitchen cabinets, tile flooring, recessed lighting throughout, and ceiling fan in the living room. There is a 2 car detached garage, plenty of room for parking. The 7,841 lot size is fenced in for household animals, perfect for RV parking, or BBQ'ing/entertaining the family. There is room for whatever you enjoy. Make an appointment to see it today.

Facts & Features

- Sold On 06/09/2022
- Original List Price of \$575,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$152 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$42000 Gross Scheduled Income
- \$36528 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,472
- Electric: \$1,020.00
- Gas:
- Furniture Replacement:
- Trash: \$1,212
- Cable TV: 01327139
- Gardener:
- Licenses:
- Insurance: \$840
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,750	\$1,750	\$1,750
2:	1	2	1	2	Unfurnished	\$1,750	\$1,750	\$1,750

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 259 - Moreno Valley area
- Riverside County
- Parcel # 481230006

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

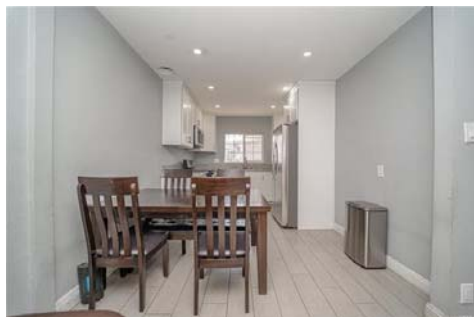
Re/Max Property Connection

State License #: 01891031

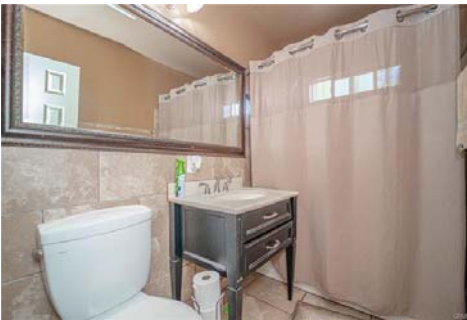
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV22090925

Printed: 06/12/2022 11:28:59 AM

Closed •

List / Sold: **\$599,900/\$549,900** ↓

33654 Pueblo Trl • Cathedral City 92234

54 days on the market

**2 units • \$299,950/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1984**

Listing ID: 219075578DA

From Dinah Shore going West turn right on Pueblo Trl. to duplex.



GREAT INVESTMENT OPPORTUNITY!! Duplex with 3-Bedrooms 2-Baths and 2-Car Garage EACH UNIT!!. Nice floor plan, kitchen that opens to living area. Beautiful Tile Throughout!! Private yard, Laundry area. The Front Garage create extra privacy. Located in the heart of Cathedral City!! Long term tenants with a great rental history. Within walking distance to schools, major shopping centers, Restaurants, Beautiful golf Communities, Movie Theaters and entertaining. Few minutes from Downtown Palm Springs!!

Facts & Features

- Sold On 06/06/2022
- Original List Price of \$649,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Electric, Central
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room
- Floor: Carpet, Tile
- Appliances: Dishwasher, Disposal, Electric Range, Microwave, Electric Water Heater, Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02031506
- 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: 0
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio: 2
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 336 - Cathedral City South area
- Riverside County

• Parcel # 680441035

Michael Lembeck

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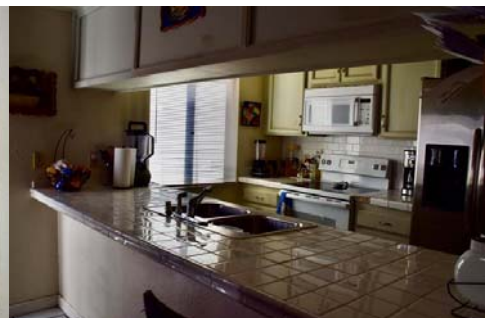
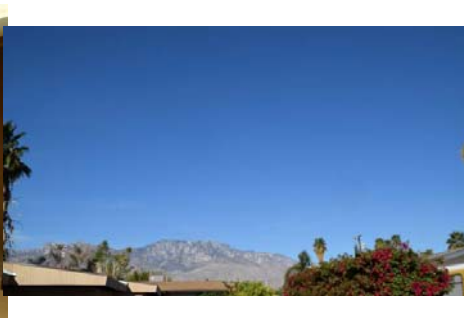
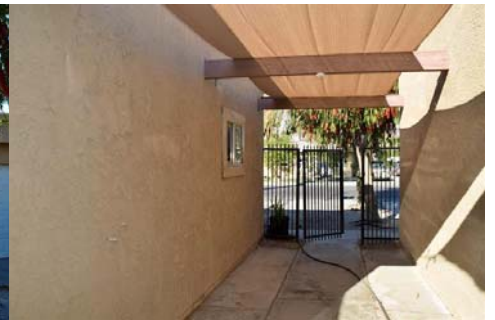
Re/Max Property Connection

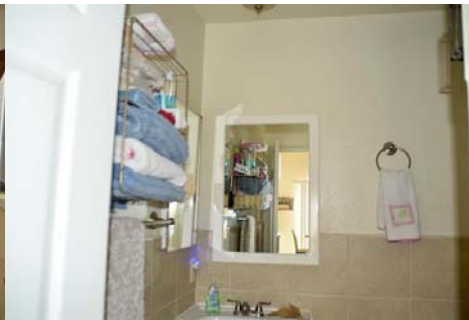
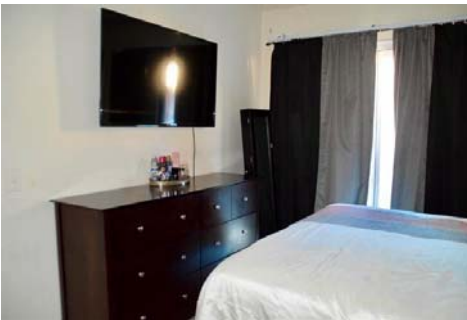
State License #: 01891031

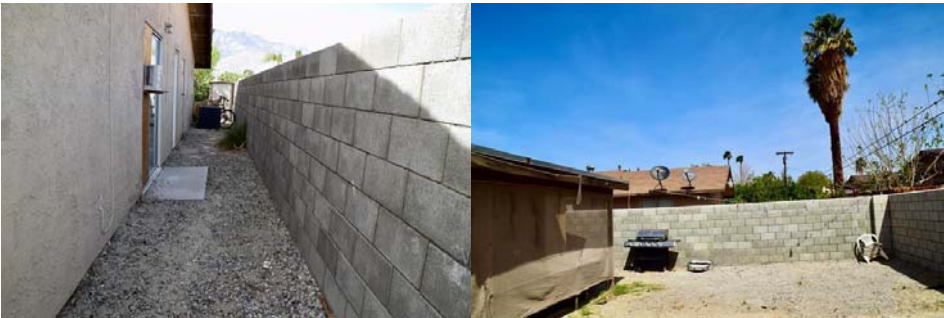
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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,750,000/\$1,600,000 ↓

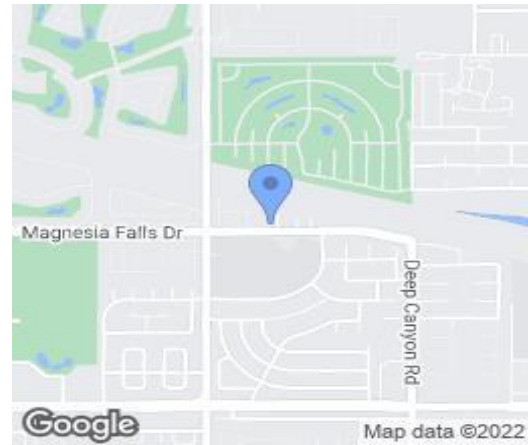
36 days on the market

Listing ID: 219076623DA

42995 Park Pl # 1-4 • Palm Desert 92260

**4 units • \$437,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1991**

From Portola Ave, turn east on Magnesia Falls Dr, then turn left or north on Park Place. The property is located at the corner of Magnesia Falls Dr and Park Place.



It's unusual to find a newer well maintained residential income property located in such a desirable neighborhood. Excellent location with high rental demand. A well maintained and renovated 4-plex in the heart of Palm Desert close to desired schools in a favored school district. The property consists of two 3bd/2ba units (end units #1 and #4) and two 2bd/2ba units (the middle units #2 and #3). Two units (#3 and #4) have been recently upgraded and renovated and are being rented at top market rents. The other two units (#1 and #2) both have long term tenants, both on month to month leases. There is a private community pool area with mountain views located in a quiet cul-de-sac shared by other fourplex properties. An HOA covers roof, common area and pool/spa. Roofs were replaced in 2012, new efficient A/C's installed in 3 units within the past 2 years. All units offer nice privacy, enclosed patio spaces, two with fireplaces, private inside laundry and attached double car garages. Upside potential to renovate and remodel the remaining two units and get top market rents. Please ask for Income, Expense, Rent Roll and Projected Rent Statements.

Facts & Features

- Sold On 06/06/2022
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Electric
- Heating: Electric, Central, Forced Air
- \$49292 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: See Remarks
- Floor: Tile, Laminate
- Appliances: Gas Water Heater, Water Heater

Exterior

- Lot Features: Corner Lot

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01909400
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$480
- Other Expense: \$8,640
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 4
- Drapes:
- Patio: 4
- Ranges: 4

- Carpet:
- Dishwasher: 4
- Disposal:

- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale

- 322 - North Palm Desert area
- Riverside County
- Parcel # 624330001

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: 219076623DA

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Closed • **Single Family Residence**

List / Sold: **\$550,000/\$525,000** ↑

3915 El Dorado • **Palm Springs 92262**

339 days on the market

4 units • **\$137,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1963

Listing ID: 219055238PS

See GPS for best route.



Calling all investors! Great short term rental opportunity. With 8 bedrooms & 4 baths in Palm Springs within 5 minutes of the downtown area. Corner lot with exquisite mountain views. Be a part of the year-round Palm Springs experience. Close to the Palm Springs Aerial Tram, restaurants, shops, casinos, museums and more.

Facts & Features

- Sold On 06/10/2022
- Original List Price of \$395,000
- 1 Buildings
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Natural Gas
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, See Remarks
- Floor: Laminate
- Appliances: Gas Water Heater, Water Heater

Exterior

- Sewer: Other

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
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 0
- Ranges:
- Refrigerator: 0
- Wall AC:

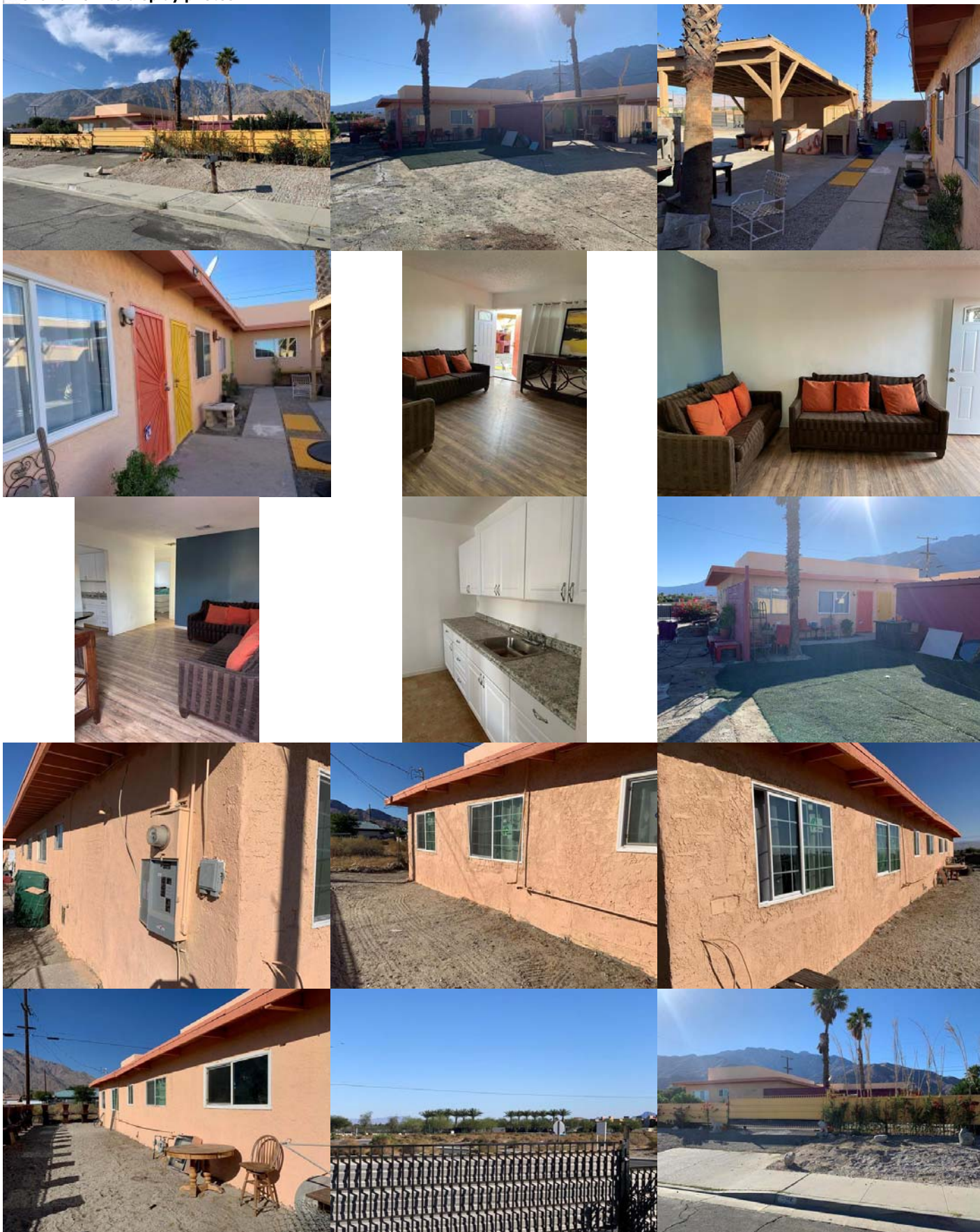
Additional Information

- Standard sale
- 331 - North End Palm Springs area
- Riverside County
- Parcel # 669401017

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:** 219055238PS

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