

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	IG22107569	S	44070 State Highway 74	HMT	SRCAR	STD	2	\$28,000		\$420,000 	\$311.11	1350	1942/ASR	6,970/0.16	N	0	07/12/22	12/12
2	IV22083161	S	2826 10th ST	RVSD	252	STD	4	\$4,435		\$840,000 	\$233.33	3600	1948/PUB	7,841/0.18	N	0	07/13/22	24/24
3	219080665DA	S	45222 King ST	IND	699	PRO	6			\$700,000			1934/ASR	7,405/0.17		0	07/13/22	23/23
4	OC22087408	S	1420 - 142 Williams ST	BANN	263	STD	10	\$150,000	6	\$1,490,000 	\$197.09	7560	1960/EST	32,234/0.74	N	0	07/15/22	78/78

Closed •

List / Sold: **\$394,900/\$420,000** ↑

44070 State Highway 74 • Hemet 92544

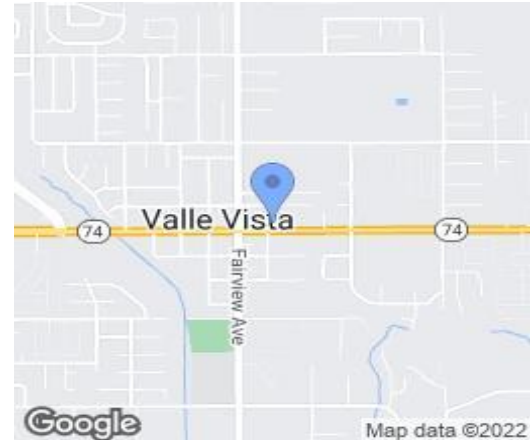
12 days on the market

2 units • \$197,450/unit • 1,350 sqft • 6,970 sqft lot • \$311.11/sqft •

Listing ID: IG22107569

Built in 1942

East on Florida



HURRY!!!, IT WONT LAST, BEAUTIFUL DUPLEX. Front unit, 3 bedroom, 1 bathroom completely remodeled with the following new items, kitchen cabinets, light fixtures, ceiling fan, light fixtures, all doors, sinks, faucets, windows, wood laminated throughout the front unit. Back unit 2 bedrooms 1 bathroom, roof 2 years old

Facts & Features

- Sold On 07/12/2022
- Original List Price of \$394,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$41 (Estimated)
- \$28000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$1,500
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02109201
- 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	3	1	0	Unfurnished	\$0	\$0	\$1,500
2:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,350

Of Units With:

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

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 549152045

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: **\$899,888/\$840,000** ↓

2826 10th St • Riverside 92507

24 days on the market

**4 units • \$224,972/unit • 3,600 sqft • 7,841 sqft lot • \$233.33/sqft •
Built in 1948**

Listing ID: IV22083161

Park st to 10th



First time on the market since 1948! Make it home or add it to your rental portfolio. Five minutes away from downtown Riverside, the first unit is 3 bedrooms, 1 bath the other 3 are 2/1. All units are tenant occupied and have been long term tenants. The property has recently been renovated and has a new roof.

Facts & Features

- Sold On 07/13/2022
- Original List Price of \$899,888
- 1 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$96 (Estimated)
- Laundry: In Kitchen
- \$4435 Gross Scheduled Income
- \$4155 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile, Wood
- Appliances: 6 Burner Stove

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s)
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$3,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	11	4	6	Unfurnished	\$4,435	\$4,435	\$4

Of Units With:

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

Additional Information

- Standard sale
- 252 - Riverside area

- Riverside County
- Parcel # 211202005

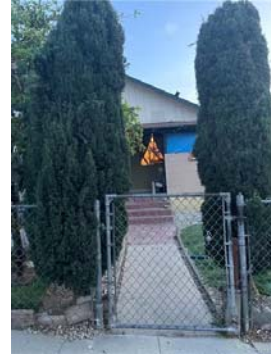
Michael Lembeck

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Cell Phone: 714-742-3700

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Closed •

List / Sold: **\$700,000/\$700,000**

45222 King St • Indio 92201

23 days on the market

6 units • \$116,667/unit • sqft • 7,405 sqft lot • No \$/Sqft data •
Built in 1934

Listing ID: 219080665DA

GPS



Investors! 6 UNITS apartment building in Indio! Studio(2), One Bedroom (1) and Two bedrooms (3) . All units have tenants from many years to 2 months- ALL TENANTS ARE MONTH TO MONTH. PLEASE do NOT bother tenants.Pre- inspection and termite report paid by seller are available to ALL offers ONLY.

Facts & Features

- Sold On 07/13/2022
- Original List Price of \$700,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Electric
- Heating: Electric, Central, Forced Air
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Sound Studio
- Floor: Carpet
- Appliances: Gas Cooktop, Gas Oven, Refrigerator, Water Heater

Exterior

- Lot Features: Near Public Transit

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$60
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Probate Listing sale
- 699 - Not Defined area
- Riverside County
- Parcel # 611164010

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Closed •

List / Sold:

\$1,650,000/\$1,490,000 ↓

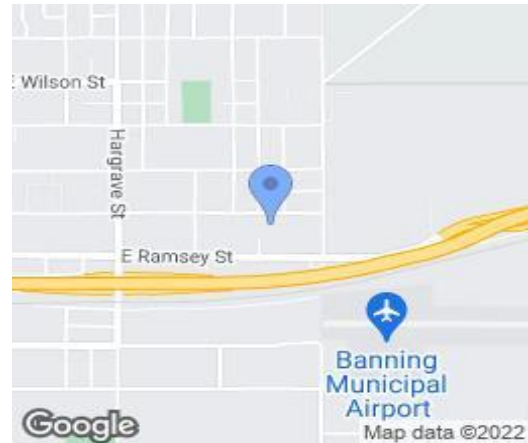
78 days on the market

Listing ID: OC22087408

1420 - 1424 E Williams St • Banning 92220

**10 units • \$165,000/unit • 7,560 sqft • 32,234 sqft lot • \$197.09/sqft •
Built in 1960**

E. Williams St / N Evans Street



Fantastic 10-unit apartment building located in the city of Banning. This property consists of two buildings on two lots, offering a great unit mix: (8) two bedroom and one bathroom units & (2) one bedroom and one bath units. The \$200k extensive interior and exterior renovation was done over the last 24 months. Some of the upgrades include but are not limited to new kitchens, updated bathrooms, new flooring interior painting, and a resurfaced parking lot. All units are currently below market rents. Each of the units have been updated to varying degrees as tenants have moved out. There is currently a 39% upside on rents. Conveniently located near a major highway and the Morongo Hotel & Casino.

Facts & Features

- Sold On 07/15/2022
- Original List Price of \$1,700,000
- 2 Buildings
- Levels: One
- 15 Total parking spaces
- \$74 (Estimated)
- Cap Rate: 6.21
- \$150000 Gross Scheduled Income
- \$102419 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Back Yard, Lot 20000-39999 Sqft, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$750	\$1,500	\$1,050
2:	8	2	1	0	Unfurnished	\$944	\$7,550	\$1,300

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 541170026

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