

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	PW24117113	S	3695 Arora ST	JUR	251	STD	2	\$4,500		\$707,000	\$459.09	1540	1959/ASR	7,841/0.18	N	2	07/16/24	4/4
2	SB24056586	S	3728 Briscoe ST	RVSD	252	STD	2	\$40,200		\$705,000	\$590.95	1193	1923/PUB	7,405/0.17	N	0	07/17/24	42/42
3	EV24036927	S	66091 Cahuilla AVE	DHS	340	STD	2	\$0		\$740,000	\$299.84	2468	2023/SLR	6,534/0.15	N	2	07/16/24	1/34
4	SW24103540	S	221 S Alessandro ST	HMT	SRCAR	STD,TRUS	2	\$0		\$410,000	\$294.54	1392	1961/ASR	6,970/0.16	N	0	07/16/24	14/14
5	SB24112258	S	480 N Santa Fe ST	HMT	SRCAR	STD,TRUS	2	\$40,800		\$490,000	\$268.05	1828	1971/ASR	9,148/0.21	N	2	07/16/24	8/8
6	24409269	S	4255 Trevor LN	HMT		STD	3			\$550,000	\$191.44	2873	1978	8,276/0.19		4	07/18/24	21/21
7	219111587DA	S	301 N 1st ST	BLY	374	STD	3			\$175,000	\$137.87		1935/ASR	8,276/0.19	N	1	07/15/24	7/7
8	CV23219681	S	435 N Hamilton AVE	HMT	SRCAR	STD	4	\$69,963		\$749,000	\$197.11	3800	1977/PUB	9,148/0.21	N	0	07/18/24	60/60
9	SW24111311	S	39071 Agua Vista	MUR	SRCAR	STD,TRUS	4	\$85,080	6	\$1,325,000	\$339.74	3900	1993/ASR	10,019/0.23	N	4	07/16/24	10/10
10	OC24058047	S	16459 Joy ST	LKEL	SRCAR	STD	10	\$236,880	5	\$2,750,000	\$189.66	14500	1983/ASR	26,136/0.6	N	18	07/15/24	27/27

Closed • Duplex

List / Sold: \$689,900/\$707,000 ↑

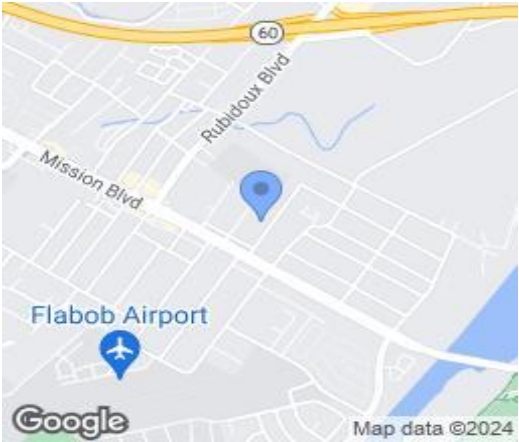
3695 Arora St • Jurupa Valley 92509

4 days on the market

2 units • \$344,950/unit • 1,540 sqft • 7,841 sqft lot • \$459.09/sqft • Built in 1959

Listing ID: PW24117113

mission



Welcome to Jurupa Valley! This charming duplex offers a fantastic opportunity for both homeowners and investors alike. The property consists of two units, each with its own unique features and amenities. The back unit has a comfortable layout with two bedrooms and one bath, complemented by a bonus room that can serve as a versatile space for various needs. The front unit has 2 bedrooms and 1 car garage with additional designated parking space. Additionally, the long driveway provides ample parking for RVs and multiple vehicles. The large backyard presents a canvas of possibilities, with the seller generously including plans for a four-bedroom ADU (Accessory Dwelling Unit). This expansion potential not only enhances the property's value but also opens up avenues for additional living space or rental income. Each unit has separate gas meter, electric meter and washer and dryer hookups. Property underwent a comprehensive renovation in 2021 from the installation of double-pane windows, kitchen cabinets, the interior and exterior were painted and complete bathroom remodel. Situated just minutes away from downtown Riverside, UCR and developing district at Jurupa that will enhance the area. Don't miss out on the opportunity to make this duplex your own. Schedule a showing today and experience the charm and potential that this property has to offer!

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$689,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$140 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- \$4500 Gross Scheduled Income
- \$4300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02030535
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,500
2:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,500

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 251 - Jurupa Valley area
- Riverside County
- Parcel # 179202007

Michael Lembeck

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

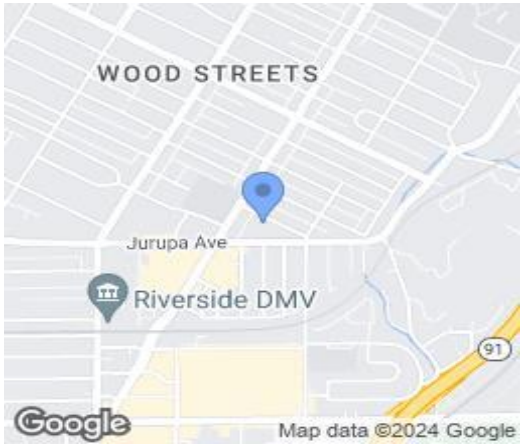
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

 Click arrow to display photos







Situated in the desirable wood streets area, and just blocks from Riverside Plaza and Pachappa Elementary, 3728 and 3726 Briscoe offer an incredible opportunity for investors as an income property or owner occupied home with additional income from 3726 Briscoe. An expansive 7400 sq. ft lot allows each unit to enjoy their own entrance and separate yards, fostering a sense of privacy. 3728 was meticulously remodeled for the owner to occupy in 2017, and it boasts a beautiful kitchen with granite counter tops, farmhouse sink, stainless steel appliances, including a dishwasher, gorgeous cabinetry, built in wine rack, and much more! All new flooring, rewired electrical, tankless water heater, and custom lighting, as well as, a remodeled bathroom was completed in 2017! 3726 Briscoe was remodeled in the same fashion in 2017, and is a mini version of the main house with the similar finishes that were used in the main unit. 3726 features a fully remodeled kitchen with granite counter tops, farmhouse sink, beautiful white cabinetry, a remodeled bath, all new flooring, new lighting, and rewired electrical. The water heater for 3726 was replaced 2 years ago. 3728 is a 2 bedroom 1 bath and 3726 is a one bedroom 1 bath. With it's prime location, this property presents an opportunity for investors and residents alike.

Facts & Features

- Sold On 07/17/2024
 - Original List Price of \$675,000
 - 2 Buildings
 - 0 Total parking spaces
 - \$4,200 (Owner)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup
 - \$40200 Gross Scheduled Income
 - \$36800 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Gas Range
 - Other Interior Features: Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,400
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02205900
 - Gardener:
 - Licenses:
- Insurance: \$2,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense: \$1,200
 - Other Expense Description: Pest/ter

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,600	\$1,750	\$2,400
2:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$2,100

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 252 - Riverside area
- Riverside County
- Parcel # 218282013

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed

• Duplex

66091 Cahuilla Ave • Desert Hot Springs 92240

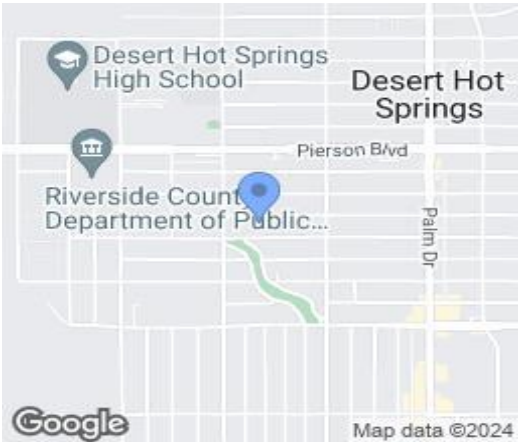
2 units • \$370,000/unit • 2,468 sqft • 6,534 sqft lot • \$299.84/sqft • Built in 2023

West Dr and Cahuilla Ave

List / Sold: \$740,000/\$740,000

1 days on the market

Listing ID: EV24036927



UNDER CONSTRUCTION DUPLEX! THIS IS EXCELLENT INVESTMENT INCOME, LIVE IN ONE AND RENT THE OTHER ONE, EACH UNIT HAS 3 BEDROOMS, 2.5 BATHROOMS, A LOFT, WALKING CLOSET, SOLAR PANELS, FIRE SPRINKLERS, TWO CARS GARAGE, LAMINATE FLOORING,PRIVACY BETWEEN BOTH UNITS, NO HOA.PICTURES ARE FROM ANOTHER DUPLEX SAME FLOOR PLAN AS THIS ONE.

Facts & Features

- Sold On 07/16/2024
 - Original List Price of \$740,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - \$1,353 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, In Garage
 - 2 electric meters available
 - 0 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01878277
 - 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	3	3	2	Unfurnished	\$0	\$0	\$0
2:	1	3	3	2	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
 - Gas Meters: 0
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 340 - Desert Hot Springs area
 - Riverside County

• Parcel # 641032008

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

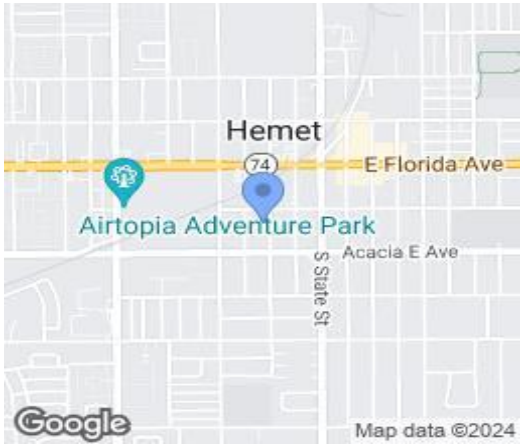
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: EV24036927

Printed: 07/21/2024 10:14:04 AM



Check out this investment opportunity - Maybe you want to live in the front unit and rent out the back! This fully fenced duplex has plenty of parking on its long & gated driveway. Each unit has two bedrooms, one bathroom, inside laundry hookups, and a carport w/storage for each separating the units. Front unit has been freshly painted, has new window blinds and a front yard. Back unit has private back yard area. New roof installed last year. Convenient location not far from Downtown Hemet and is close to schools, shopping & restaurants.

Facts & Features

- Sold On 07/16/2024
 - Original List Price of \$430,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - 2 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$93 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup, In Kitchen, Stackable, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Laminate, Tile
- Appliances: Gas Range, Refrigerator

Exterior

- Lot Features: Lot 6500-9999
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01406329
 - 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	0	Unfurnished	\$0	\$0	\$1,500
2:	1	2	1	0	Unfurnished	\$1,039	\$1,039	\$1,500

Of Units With:

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

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges: 2
- Refrigerator: 1
- Wall AC:

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 443302022

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

List / Sold: **\$489,900/\$490,000** ↑

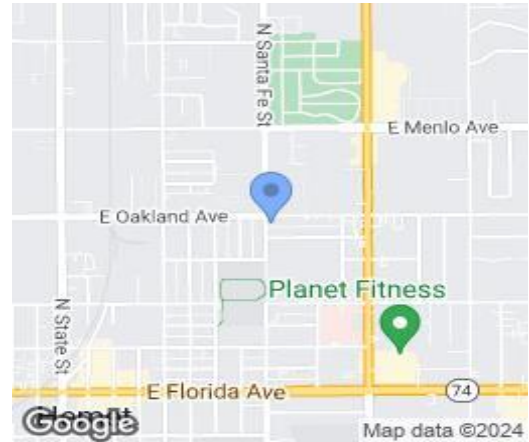
480 N Santa Fe St • Hemet 92543

8 days on the market

2 units • **\$244,950/unit** • **1,828 sqft** • **9,148 sqft lot** • **\$268.05/sqft** •
Built in 1971

Listing ID: SB24112258

Corner of Santa Fe & Oakland Address inclusive of: 480 & 490 N Santa Fe



LIVE IN ONE AND RENT OUT THE OTHER!!! Property will be delivered vacant! Ultra large Corner Lot Property in a very desirable location. Only 2 blocks walking distance to Jacob Wiens Elementary School. Perfect for 1st time home buyer using the other unit to subsidize your mortgage. These units are turnkey and ready to move in. Each unit has their own private gated yard, each has their own 1 car garage with driveway parking. Oak cabinet kitchens with tile flooring. Dual pane windows and easy to maintain landscaping. Newer A/C and each unit has forced air heat. Investors there is nothing for you to do other than pick your own tenants and set your own rents! Landlord only pays water & sewer. These units are well maintained with low annual repairs or maintenance.

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$489,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$107 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: In Garage
- \$40800 Gross Scheduled Income
- \$38000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$400
- 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	1	Unfurnished	\$0	\$0	\$1,700
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,700

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 445101045

Michael Lembeck

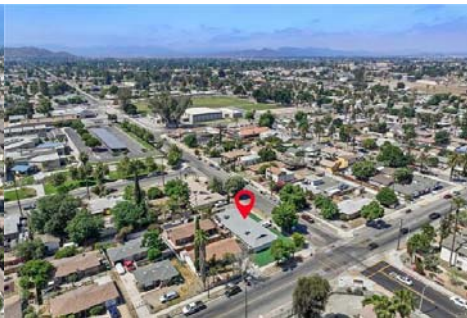
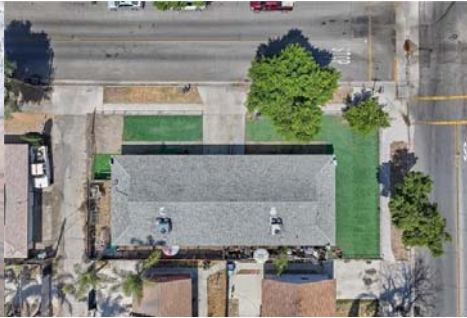
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Cell Phone: 714-742-3700

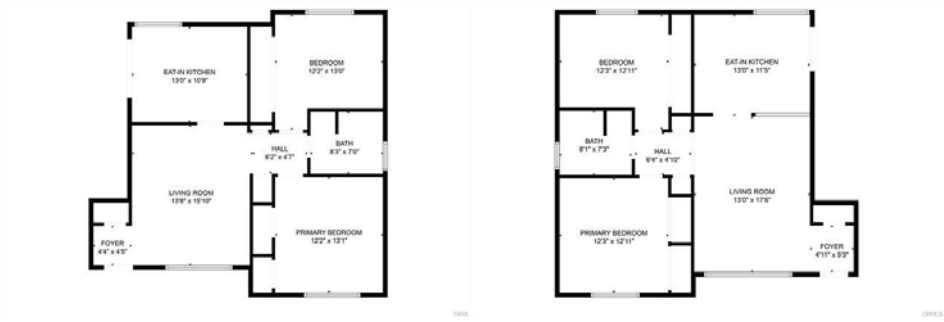
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SB24112258

Printed: 07/21/2024 10:14:08 AM

Closed •

List / Sold: \$499,000/\$550,000 ↑

4255 Trevor Ln • Hemet 92544

21 days on the market

3 units • \$166,333/unit • 2,873 sqft • 8,276 sqft lot • \$191.44/sqft •
Built in 1978

Listing ID: 24409269

N of Florida Ave, W of Hemet Ave



Welcome to your opportunity to invest in this charming triplex located in the heart of Hemet, offering a blend of residential comfort and investment potential. This property presents an ideal scenario for homeownership combined with rental income. This triplex features three separate units, with two units currently rented and generating consistent income. The third unit is vacant, providing a perfect opportunity for an owner-occupier to move in immediately or for a new tenant to be secured at market rent. Each unit is thoughtfully designed for comfort and privacy, ensuring a peaceful living experience for all occupants. The property is well-maintained and boasts a classic architectural style that adds to its curb appeal. Inside, each unit offers spacious living areas, functional kitchens, and comfortable bedrooms, making them attractive to tenants and owner-occupiers alike. Ample parking is available onsite, ensuring convenience for residents. Located in Hemet, residents enjoy easy access to local amenities, schools, parks, and shopping centers, enhancing the appeal of this investment. Whether you are looking to generate rental income from all three units or live in one while renting out the others, this triplex offers flexibility and potential for financial growth. Don't miss out on this rare opportunity to own a triplex in Hemet that combines the benefits of homeownership with investment income. Schedule your showing today and envision the possibilities that await in this prime real estate opportunity. Unit A has a new A/C and tub. Unit B has a new tub and Unit C also has a new AC unit!

Facts & Features

- Sold On 07/18/2024
- Original List Price of \$499,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Community
- \$48816 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$11,850
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01871628
- 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:	1	3	2		Unfurnished	\$1,485	\$1,485	\$1,895
2:	2	2	1		Unfurnished	\$1,078	\$1,078	\$2,990

Of Units With:

- Separate Electric:
- Drapes:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- Riverside County
 - Parcel # 551282002

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos





Indulge in the timeless allure of a classic Craftsman residence, where charm meets functionality. Nestled within the Blythe City limits, this enchanting 2-bedroom, 1 bath haven exudes warmth and character every turn. Step inside to discover the traditional wood windows that flood the interior with natural light. As you approach, a quaint porch extends a warm welcome, setting the scene for leisurely mornings and captivating evenings. Beyond the main dwelling lies hidden gems--2 separate studios and a workshop that promises boundless possibilities. Imagine transforming this versatile area into your dream workspace, complete with high ceilings that add an air of grandeur. Whether you envision a serene sanctuary for productivity or a stylish lounge for hosting guests during a sports weekends, this additional space offers endless potential. This property holds promise for those with a vision to transform and revitalize this esteemed locale.

Facts & Features

- Sold On 07/15/2024
 - Original List Price of \$225,000
 - 3 Buildings
 - Levels: One
 - 1 Total parking spaces
 - 0 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Central
 - SellerConsiderConcessionYN:
- 4 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

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

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Landscaped, Paved, Yard

Annual Expenses

- Total Operating Expense:
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01885684
 - 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: 2
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 3.000%
- 374 - Blythe area
- Riverside County
- Parcel # 845071021

Michael Lembeck

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

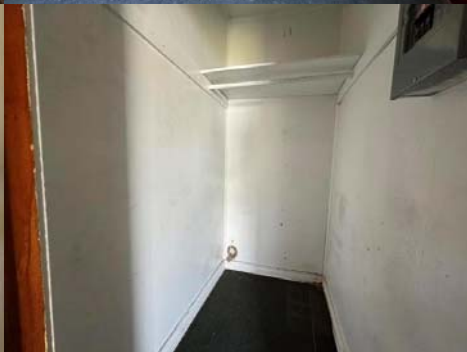
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Quadruplex**

List / Sold: **\$759,000/\$749,000**

435 N Hamilton Ave • Hemet 92543

60 days on the market

4 units • **\$189,750/unit** • **3,800 sqft** • **9,148 sqft lot** • **\$197.11/sqft** •
Built in 1977

Listing ID: CV23219681

60 exit gilman springs, head south. R onto the 79. L ramona exp, R Lyon, L Oakland, R Hamilton



Bread & butter 4 unit on a corner lot. 8 bedrooms total, 4 and 1/2 bath (One unit has 1 and 1/2 bath). Over \$25k in recent repairs made. Upstairs unit with fresh paint, redone patio & staircase. All property termite work needed has been done. New water heater. Fresh exterior paint in some areas. New drywall in storage units & laundry room. Each unit with its own separate electric and gas meter. Each unit pays their own electricity & gas. One water meter, with one hot water heater as well, The owner pays for the water & for the hot water (on separate gas and electric meter) for all 4 units. Owner pays for trash.

Facts & Features

- Sold On 07/18/2024
- Original List Price of \$749,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$145 (Estimated)
- SellerConsiderConcessionYN:
- \$69963 Gross Scheduled Income
- \$58163 Net Operating Income
- 5 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Appliances: Gas Range, Refrigerator

Exterior

- Lot Features: Front Yard, Level, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,800
- Electric: \$300.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 02145979
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,500
2:	1	2	2	0	Unfurnished	\$1,500	\$1,500	\$1,500
3:	1	2	1			\$1,450	\$1,450	\$1,450
4:	1	2	1			\$1,378	\$1,378	\$1,450

Of Units With:

- Separate Electric: 5
- Gas Meters: 6
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 442305015

Michael Lembeck

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

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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: CV23219681

Printed: 07/21/2024 10:14:18 AM

Closed • **Quadruplex**

List / Sold:

\$1,299,000/\$1,325,000 ↑

39071 Agua Vista • **Murrieta 92563**

10 days on the market

4 units • **\$324,750/unit** • **3,900 sqft** • **10,019 sqft lot** • **\$339.74/sqft** •
Built in 1993

Listing ID: SW24111311

Murrieta Hot Springs Rd. Turn on Calle Del Lago. First RIGHT on Calle Hermosa. Street turns LEFT onto Agua Vista. Property is on the RIGHT.



Experience pride of ownership and meticulous attention to detail in this well-maintained and upgraded investment property. This four-unit complex features uniform layouts, each with 2 bedrooms, an enclosed den/office (which can serve as a third bedroom), and 2 full bathrooms, including en suite baths in the primary bedrooms. Each unit comes with a fully enclosed single-car garage for parking and storage, plus a reserved parking space. The downstairs units boast spacious backyards complete with patios, lawns, and planters, all maintained by a sprinkler or drip system. The upstairs units offer covered balconies with scenic greenbelt views. Every unit features recently upgraded kitchens, including cabinets, countertops, dishwashers, stoves, garbage disposals, sinks, and faucets. Additional recent upgrades include new flooring. The property is equipped with central heating and air conditioning. Utilities are individually metered for natural gas and electricity. Located centrally near schools, shopping, and both the 15 and 215 freeways, this property is fully rented with long-term tenants, and rents are current. There is potential to increase rents to market value. The seller is willing to cooperate with a buyer's 1031 exchange. This is a great opportunity to own a turnkey, income-producing property!

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$557 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Closet
- Cap Rate: 5.62
- \$85080 Gross Scheduled Income
- \$73106 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Kitchen, Living Room, Main Floor Primary Bedroom
- Appliances: Dishwasher, Gas Range
- Floor: Carpet, Tile

Exterior

- Lot Features: Lot 10000-19999 Sqft, Paved, Sprinkler System
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,974
- Electric: \$264.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,024
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$2,333
- Maintenance: \$2,437
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,456
- Other Expense: \$720
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$2,000
2:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$2,000
3:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$2,000
4:	1	2	2	1	Unfurnished	\$1,995	\$1,995	\$2,000

Of Units With:

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

Additional Information

- Standard, Trust sale
 - \$60 HOA dues Monthly
 - Buyer Agency Compensation: 2%
- SRCAR - Southwest Riverside County area
 - Riverside County
 - Parcel # 913191002

Michael Lembeck

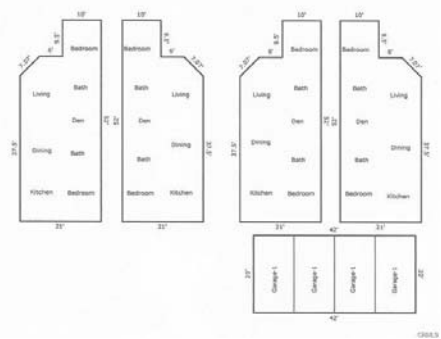
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Closed • **Apartment**

List / Sold:

\$2,750,000/\$2,750,000

27 days on the market

Listing ID: OC24058047

16459 Joy St • Lake Elsinore 92530

10 units • \$275,000/unit • 14,500 sqft • .6 acre(s) lot • \$189.66/sqft • Built in 1983

Cross Streets of Joy Street & Riverside Drive



16459 Joy Street is a 10-unit multifamily investment property located in Lake Elsinore, California. Built in 1983, 16459 Joy Street offers exclusively spacious three-bedroom townhome-style floorplans and in-unit amenities including central air and heat, large private patios, and in-unit laundry hookups. Furthermore, the property offers ample garage, surface, and tuck-under parking, with direct unit access from the garages. 16459 Joy Street benefits from its optimal Lake Elsinore location, situated just half-a-mile from the lake. The property is situated within walking distance of Machado Elementary School, and just under one mile from Lakeside High School. Additionally, the property is located near Riverside Drive (74), a major thoroughfare for the area, providing residents with convenient access to retailers, restaurants, and grocers. Furthermore, 16459 Joy Street provides residents with convenient access to Interstate 15, connecting residents to employment hubs in the surrounding cities of Corona, Riverside, Murrieta, and Temecula. Available in conjunction with the adjacent 32-unit property located at 16465 Joy Street, this portfolio represents a unique opportunity to acquire a sizable footprint in the direct vicinity of Lake Elsinore. A new owner could capitalize on this attractive location through the completion of a comprehensive interior and exterior renovation plan, thereby achieving significant rental premiums.

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$2,750,000
- 3 Buildings
- Levels: Two
- 20 Total parking spaces
- 2 Total carport spaces
- \$488 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 5.42
- \$236880 Gross Scheduled Income
- \$148934 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$81,440
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$7,005
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$10,420
- Maintenance: \$7,500
- Workman's Comp:
- Professional Management: 9215
- Water/Sewer: \$12,879
- Other Expense: \$4,133
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	3	3	18	Unfurnished	\$19,740	\$19,740	\$23,500

Of Units With:

- Separate Electric: 10
- Drapes:

- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 379132006

Michael Lembeck

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

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