

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	CV22065307	S	294 N Cherry ST	BANN	263	STD	2	\$0		\$432,000 	\$229.30	1884	1959/ASR	6,534/0.15	N	0	07/18/22	40/40
2	IG22088047	S	13725 Nahum DR	DHS	340	STD	2	\$19,800		\$470,000	\$217.59	2160	1990/PUB	7,841/0.18	N	4	07/18/22	0/0
3	EV21181344	S	20375 Farley AVE	COR	LKMA	STD	3	\$3,400		\$1,200,000 	\$223.30	5374	1984/OTH	217,800/5	N	2	07/22/22	181/181

Closed •

List / Sold: **\$399,900/\$432,000** ↑

294 N Cherry St • Banning 92220

40 days on the market

**2 units • \$199,950/unit • 1,884 sqft • 6,534 sqft lot • \$229.30/sqft •
Built in 1959**

Listing ID: CV22065307

E Ramsey & Hargrave St



Duplex with separate meters One unit is a 3 bedroom 1 bath and the other unit is 2 bedroom 1 bath. New kitchen has been installed.

Facts & Features

- Sold On 07/18/2022
- Original List Price of \$349,900
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- \$0 (Unknown)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Lot 6500-9999, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01916221
- 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	1	1	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

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
- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 541132009

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: CV22065307

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Closed • Duplex

List / Sold: **\$479,000/\$470,000**

13725 Nahum Dr • Desert Hot Springs 92240

0 days on the market

2 units • \$239,500/unit • 2,160 sqft • 7,841 sqft lot • \$217.59/sqft • Built in 1990

Listing ID: IG22088047

Take the 10 East to Whitewater. Take exit 117 from I-10 E.Take Dillon Rd to Nahum Dr in Desert Hot Springs



Duplex Income Property! Each unit has 3 beds/ 2 Baths and was built in 1990. This property is located within the Coachella Valley and is minutes away from many attractions including Morongo Casino, Agua Caliente Casino, Fantasy Casino, and Cabot's Pueblo Museum. For those who like camping, property sits west from Joshua tree! It's also located North from Palm Springs known for its hot springs, stylish hotels, golf courses and spas.

Facts & Features

- Sold On 07/18/2022
- Original List Price of \$470,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,871 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Garage
- \$19800 Gross Scheduled Income
- \$17204 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,596
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,296
- Cable TV: 02024176
- Gardener:
- Licenses:
- Insurance: \$1,300
- 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:	2	3	2	4				

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 # 641311012

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IG22088047

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Closed •

List / Sold:

\$1,350,000/\$1,200,000 ↓

181 days on the market

Listing ID: EV21181344

20375 Farley Ave • Corona 92881

**3 units • \$450,000/unit • 5,374 sqft • 217,800 sqft lot • \$223.30/sqft •
Built in 1984**

Take Cajalco Rd to Silverton Ct, left on Farley Ave.



If you are looking for privacy and open space, this property is for you!! This horse property is perfectly located between three major freeways, 15, 91, 215, also toll roads will cut any needed commute times drastically. Property backs up to Lake Mathews Estelle Mountain Reserve. House is approximately 2298 Sq. ft. 4 bedrooms 3.5 baths. Remodeled kitchen with granite countertops and custom cabinetry. Large living room with wood burning fireplace with blower to push heat out. This house is a split level, living room, kitchen, dining room and half bathroom all on the main level. Top level has three bedrooms all with balconies and two full bathrooms with a ton of storage. Bottom level is where the entrance to the garage/ Laundry but also a private in-laws quarters including a bathroom and kitchenette with separate access to the outside. Could also be used as rental income. There is a large deck off the dining room that will lead you to a beautiful pond and the 1500 Sq. Ft workshop as well as a storage shed big enough to house a van or SUV. There are assorted citrus fruit trees, Macadamia nut trees, pomegranate and Jujube trees. This property also generates rental income. Two separate houses on the property include a 3 bedroom 1 bath house, as well as a 1 bedroom 1 bath house. This property has endless possibilities, it is a must see! Property can also be purchased as a bundle with the lot next to this at a reduced price. Listing ID EV21181391

Facts & Features

- Sold On 07/22/2022
- Original List Price of \$1,350,000
- 5 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$51 (Estimated)
- Laundry: In Garage
- \$3400 Gross Scheduled Income
- \$2916 Net Operating Income
- 2 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Agricultural, Horse Property • Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$484
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$110
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$374
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,000	\$1,000	\$1,000
2:	1	1	1	0	Unfurnished	\$600	\$600	\$600
3:	1	4	4	2	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- LKMA - Lake Matthews area
- Riverside County
- Parcel # 283030015

Michael Lembeck

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