

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	DW24106210	S	13240 Bencliff DR #A & B	MORV	259	STD	2	\$16,680		\$750,000 	\$378.41	1982	1973/PUB	10,018/0.23	N	4	07/23/24	10/10
2	219114437DA	S	41528 Sunrise CT #A	RM	321	STD	2			\$1,200,000	\$675.68		1959/ASR	8,712/0.2	Y	2	07/22/24	0/0
3	IV24114691	S	6149 Palm AVE	RVSD	252	STD	3	\$0		\$1,315,000 	\$425.57	3090	1951/ASR	11,761/0.27	N	2	07/26/24	17/17
4	QC24030074	S	71641 Indian TRL	RM	321	STD	7	\$125,364		\$1,438,000 	\$451.35	3186	1952/ASR	18,731/0.43	Y	0	07/22/24	136/136
5	CV24108311	S	550 E Cottonwood RD	PSPR	331	STD	10	\$161,675		\$2,080,000 	\$270.13	7700	1960/PUB	10,890/0.25	N	0	07/23/24	24/24

Closed • Duplex

List / Sold: **\$770,000/\$750,000** ↓

13240 Bencliff Dr # A & B • Moreno Valley 92553

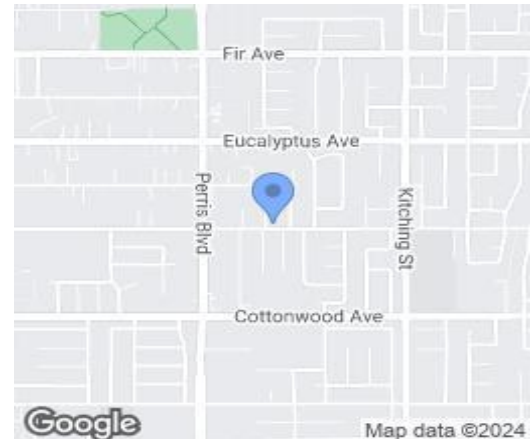
10 days on the market

2 units • \$385,000/unit • 1,982 sqft • 10,018 sqft lot • \$378.41/sqft •

Listing ID: DW24106210

Built in 1973

60 Fwy exit Perris Blvd go south make left turn on Dracaea Ave to Corner of Dracaea & Bencliff



2 houses on a corner lot with separate meters and home improvements. Roof replaced on entire building in 2016, central air conditioning and central heating systems and ducts replaced in 2016, kitchen granite countertops with wooden cabinets and double pane windows replaced in 2010, Iron fencing in front yards and wooden fencing in backyards installed in 2013, residential mailboxes mounted and modern concrete driveway installed in 2021. Unit A: 2 bedroom, 1 bathroom, front door entrance, open floor plan, living room, dining and kitchen, tiled flooring, storage cabinets and additional entrance door in kitchen with access to garage, 2 car attached garage with remote control garage door opener, washer & dryer hookups and water heater inside garage, front and back yard. Unit B: 3 bedroom, 2 bath with 1 bathroom inside master bedroom, front door entrance, open floor plan, living room, dining and kitchen, pantry and storage, additional entrance in living room, sliding glass door with access to covered porch, concrete patio and yard, 2 car attached garage with remote control garage door opener, washer & dryer hookups and water heater inside garage, front and back yard. Entrance to property from Dracaea Ave at the corner of Bencliff and Dracaea.

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$770,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$2,587 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, In Garage, Washer Hookup
- \$16680 Gross Scheduled Income
- \$15127 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Floor: Tile
- Appliances: Convection Oven, Free-Standing Range, Disposal, Microwave, Range Hood, Refrigerator, Vented Exhaust Fan, Water Heater
- Other Interior Features: Granite Counters, Open Floorplan, Pantry, Storage, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Corner Lot, Front Yard, Rectangular Lot, Level, Near Public Transit, Park Nearby, Paved, Sprinklers In Front, Sprinklers Timer, Yard
- Security Features: Smoke Detector(s), Wired for Alarm System
- Fencing: Privacy, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$1,553
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$576
- Insurance: \$912
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:

- Cable TV: 02043232
- Gardener:
- Licenses: 65

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished			
2:	1	2	1	2	Unfurnished	\$1,390		

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 259 - Moreno Valley area
- Riverside County
- Parcel # 479121009

Michael Lembeck

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

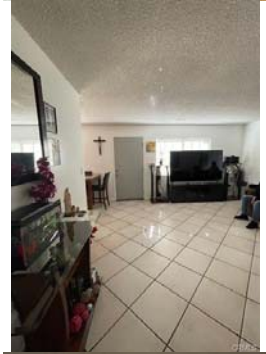
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State License #: 01875823
4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: DW24106210

Printed: 07/28/2024 7:23:17 AM

Closed •

List / Sold:

\$1,200,000/\$1,200,000

41528 Sunrise Ct # A • Rancho Mirage 92270

0 days on the market

2 units • \$600,000/unit • sqft • 8,712 sqft lot • \$675.68/sqft • Built in 1959 Listing ID: 219114437DA
GPS



Entry purposes only.

Facts & Features

- Sold On 07/22/2024
- Original List Price of \$1,200,000
- 1 Buildings
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling:
- Heating:
- SellerConsiderConcessionYN:
- 2 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01964272
- 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: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 321 - Rancho Mirage area
- Riverside County
- Parcel # 684182005

Michael Lembeck

State License #: 01019397

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Closed • Triplex

List / Sold:

\$1,299,000/\$1,315,000 ↑

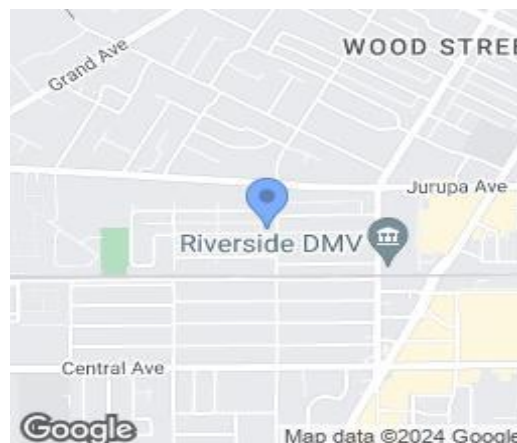
17 days on the market

Listing ID: IV24114691

6149 Palm Ave • Riverside 92506

**3 units • \$433,000/unit • 3,090 sqft • 11,761 sqft lot • \$425.57/sqft •
Built in 1951**

Between Central and Jurupa Ave



INCREDIBLE 3 UNIT PROPERTY ! If you are looking for a beautiful investment property, then this one is for you. This is a once in a lifetime opportunity to buy 3 units. Close escrow and rent them out immediately, no work to be done. Most investment properties on the market are old and are in need of work. It's very difficult to find an income property that is as nice as this one, no one is building them anymore. Live in the main house and rent out the back 2 units to pay the mortgage. Or Airbnb one, two, or all three. There are no recorded covenants or restrictions from the city on this property. This property is located on a expansive corner lot in the WOODS STREET AREA, with beautiful trees and manicured lawns. ***The main house consists of 3 bedrooms and 2 bathrooms, very spacious with a remolded kitchen, remolded bathrooms, new interior paint, new water heater, new luxury vinyl waterproof flooring throughout, beautiful fireplace, new recessed lighting in the kitchen, beautiful quartz counter tops, 42" white shaker cabinets, big picture window in the main living area, new exterior stucco, new roof, new exterior landscaping. This home has a beautiful inviting cottage feel with white picket fence and expansive front, side, and backyard. ***The 2 additional units in the back are approximately 800 sq ft each. Each has their own private entrance, privacy fences, parking and totally detached and separate from each other. Each unit has 2 bedrooms and two bathrooms. (Yes 2 bathrooms!), units are newly constructed and they are all electric, one unit has solar installed. They both have beautiful white shaker cabinets, quartz counter tops, black accent finishes throughout, luxury vinyl waterproof flooring, a/c and heating system, low energy consumption heat pump water heaters, new appliances, ceiling fans, and separate room for washer/dryer hookups. These homes were built with 2x6 construction something not heard of in California, your tenants will appreciate having lower utility bills due to the extra thick insulated walls, insulated ceilings and roofs. You can't find these types of upgrades in any of the units that are being sold today. All units are separately metered. The owner only pays water. Riverside is thriving, close to Downtown Riverside, UCR, Riverside Community Hospital, Riverside Community College, Riverside Shopping Plaza. This property is truly a rarity and a gem and will not last because it is simply One of a Kind !

Facts & Features

- Sold On 07/26/2024
- Original List Price of \$1,299,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen, Individual Room
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Vinyl
- Appliances: Electric Range, Gas Range, Microwave
- Other Interior Features: Ceiling Fan(s), Quartz Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Insurance: \$0
- Electric: \$0.00
- Maintenance:

- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01220332
- Gardener:
- Licenses:

- 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:	1	3	2	2	Unfurnished			\$3,400
2:	1	2	2		Unfurnished			\$2,650
3:	1	2	2		Unfurnished			\$2,650

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- 252 - Riverside area
- Riverside County
- Parcel # 226342020

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CUSTOMER FULL: Residential Income LISTING ID: IV24114691

Printed: 07/28/2024 7:23:17 AM

Closed • **Apartment**

List / Sold:

\$1,525,000/\$1,438,000 ↓

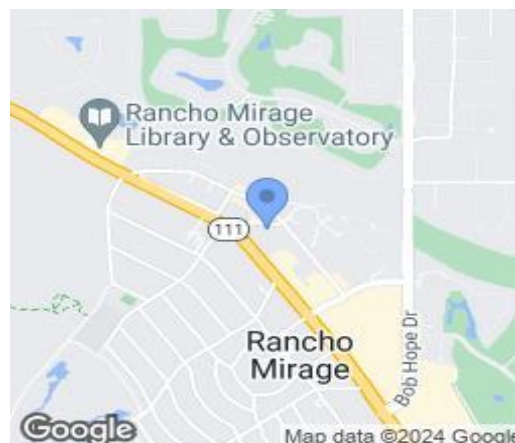
136 days on the market

Listing ID: OC24030074

71641 Indian Trl • Rancho Mirage 92270

7 units • \$217,857/unit • 3,186 sqft • 18,731 sqft lot • \$451.35/sqft • Built in 1952

Head south on Hwy 111 from Palm Springs, Turn left on indian trail. Property is southside of Indian Trail.



Less than one mile away from Disney's expansive luxury resort residential development, Contino, 71641 Indian Trail enjoys a strategic location in the most exclusive zip code of the Coachella Valley. This property offers a gated pool and a private laundry facility for added convenience. This multifamily property offers a combination of historic charm and modern convenience. With 7 units, including 4 studios, 2 one-bedroom and 1 two-bedroom floor plan, this property appeals to an a diverse tenant demographic. The property is currently 100% occupied, reflecting a strong rental market and providing tenants with a comfortable and desirable oasis living space. Please contact for more information and to schedule a showing 949-996-7096

Facts & Features

- Sold On 07/22/2024
- Original List Price of \$1,700,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,009 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$125364 Gross Scheduled Income
- \$72891 Net Operating Income
- 2 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Landscaped, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$50,230
- Electric: \$12,081.00
- Gas: \$1,424
- Furniture Replacement:
- Trash: \$2,088
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$4,561
- Maintenance:
- Workman's Comp:
- Professional Management: 4925
- Water/Sewer: \$1,529
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,725	\$1,725	\$2,150
2:	2	1	1	0	Unfurnished	\$1,541	\$3,081	\$1,750
3:	4	1	1	0	Unfurnished	\$1,411	\$5,642	\$1,600

Of Units With:

- Separate Electric: 2
- Gas Meters: 3
- Water Meters: 2
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 321 - Rancho Mirage area
- Riverside County
- Parcel # 684240004

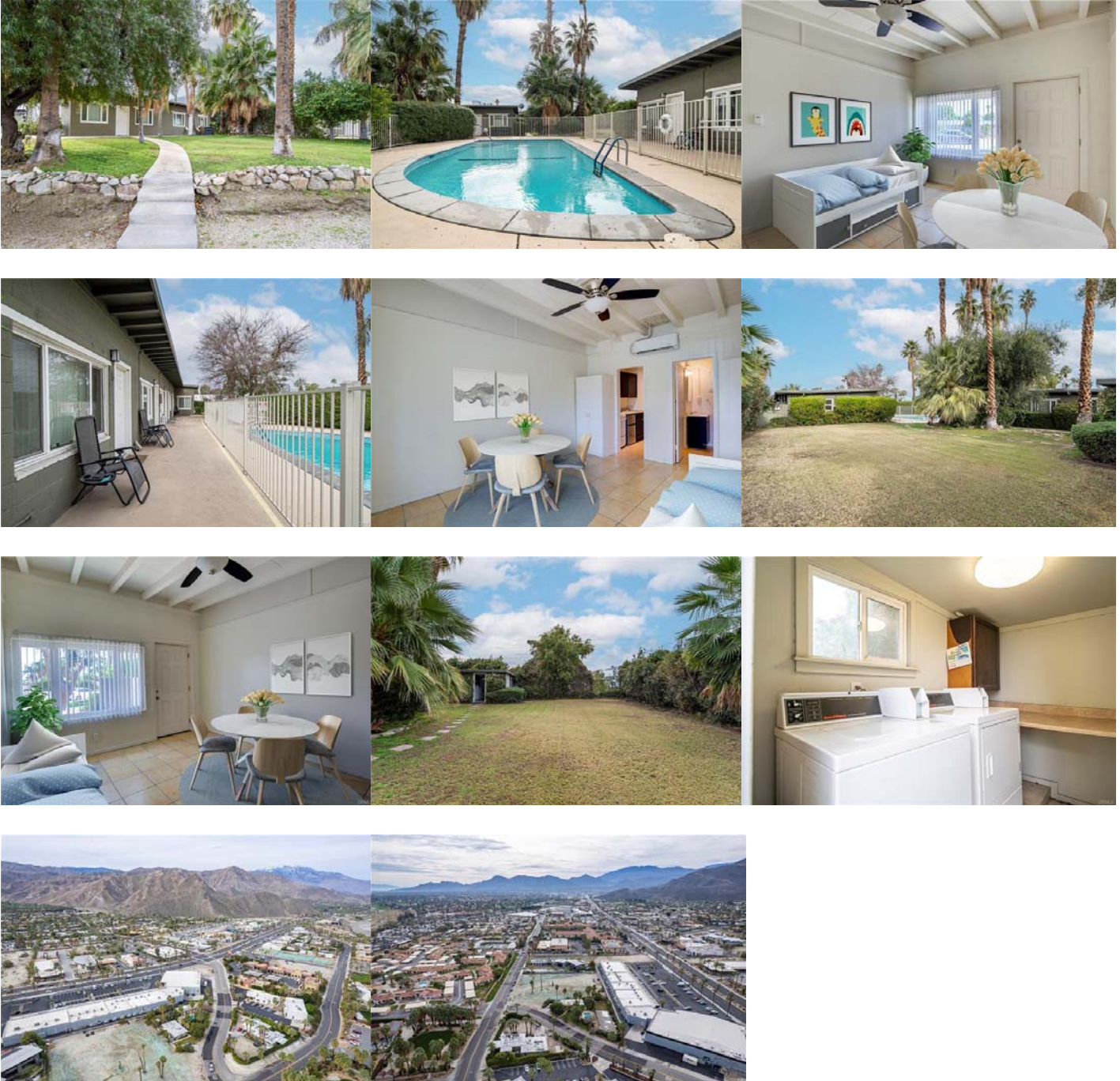
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Closed • **Apartment**

List / Sold:

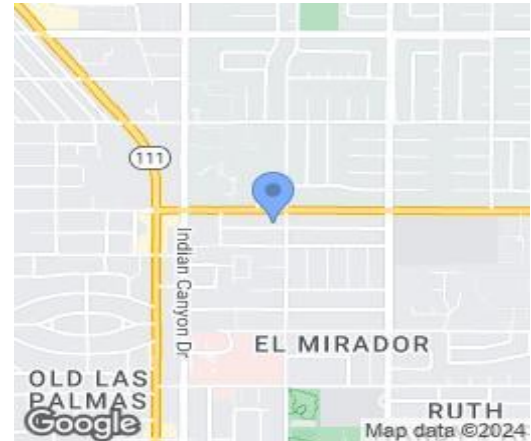
\$2,100,000/\$2,080,000 ↓

24 days on the market

550 E Cottonwood Rd • **Palm Springs 92262**
10 units • **\$210,000/unit** • **7,700 sqft** • **10,890 sqft lot** • **\$270.13/sqft** •
Built in 1960

Listing ID: CV24108311

Main Road: E Vista Chino & cross streets are N Via Miraleste & Indian Canyon Drive



Martinez and Associates, as the exclusive listing agent, is pleased to offer for sale the fee simple interest in Cottonwood Apartments, a 10-unit multifamily community located in Palm Springs, California. Originally constructed in 1963, the property consists of eight one bedroom units, one two bedroom unit, and one three bedroom unit. Each unit has its own private patio and yard. Cottonwood is ideally situated just steps from uptown Palm Springs, which has seen a renaissance in recent years.

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$2,100,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- \$1,482 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- \$161675 Gross Scheduled Income
- \$99916 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 10 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$61,759
- Electric: \$2,450.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$9,000
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management: 8084
- Water/Sewer: \$2,750
- Other Expense: \$6,720
- Other Expense Description: Contract

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	0	Unfurnished	\$1,265	\$10,120	\$13,560
2:	1	2	1	0	Unfurnished	\$1,753	\$1,753	\$2,000
3:	1	3	2	0	Unfurnished	\$1,534	\$1,534	\$2,300

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 331 - North End Palm Springs area
 - Riverside County
 - Parcel # 507022008

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