

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	DW23043824	S	4525	Orange ST	RVSD	252	PRO,CONS	2	\$0		\$446,750 	\$365.59	1222	1927/ASR	6,970/0.16	N	2	07/26/23	14/14	
2	IV23048938	S	4682	4664 Bandini AVE	RVSD	252	STD	2	\$87,000	6	\$1,100,000 	\$268.29	4100	1876/EST	28,314/0.65	N	2	07/27/23	113/113	
3	219096511DA	S	33345	Pueblo Trl A & B TRL	CC	336	STD	2			\$495,000 			1987/SLR	8,276/0.19		3	07/25/23	6/6	
4	219097834DA	S	43736	Smurr ST	IND	699	STD	2			\$400,000			1957/ASR	15,246/0.35		0	07/25/23	0/0	
5	IG23103021	S	1134	W 9 ST	COR	248	STD	4	\$60,972		\$1,210,000 	\$380.26	3182	1964/ASR	7,874/0.1808	N	0	07/26/23	11/11	
6	219096025PS	S	980	Indian Canyon DR	PSPR	332	STD	9			\$2,000,000 			1945/ASR	0.36/0	N	0	07/26/23	48/179	

Closed • Duplex

List / Sold: **\$399,000/\$446,750** ↑

4525 Orange St • Riverside 92501

14 days on the market

2 units • **\$199,500/unit** • **1,222 sqft** • **6,970 sqft lot** • **\$365.59/sqft** •

Listing ID: DW23043824

Built in 1927

Take 14th street to Orange Street



Check out this Downtown Riverside Duplex that's located within walking distance of the Riverside Community College and all the amenities of Downtown. The main house was a two bedroom that was converted to a one bedroom, but by just adding a wall you can make it a two bedroom property once again. The unit is just a studio that has been empty for about 15 years. The backyard is a good size and has a large outdoor deck for relaxing and having summer barbecues. The electric box looks to have been upgraded and services both units. There are two gas meters as well. There is also a detached two car garage as well. The former tenant says the property has some plumbing issues but did not go into detail so buyers will need to do their due diligence. This is a probate sale that will require a 10% deposit and court confirmation.

Facts & Features

- Sold On 07/26/2023
- Original List Price of \$399,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$64 (Estimated)
- Laundry: Individual Room
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

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	2	0	2	Unfurnished	\$0	\$0	\$0
2:	1	0	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Probate Listing, Conservatorship sale
- Buyer Agency Compensation: 2.5%

- 252 - Riverside area
- Riverside County
- Parcel # 219032005

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: DW23043824

Printed: 07/30/2023 2:37:10 PM

Closed • Duplex

List / Sold:

\$1,159,999/\$1,100,000 ↓

113 days on the market

Listing ID: IV23048938

4682 4664 Bandini Ave • Riverside 92506

**2 units • \$580,000/unit • 4,100 sqft • 28,314 sqft lot • \$268.29/sqft •
Built in 1876**

91- freeway to Central /Magnolia Av to Bandini



This Classic Historical Landmark is located in the heart of the much desired Wood Street neighborhood of Riverside. There are two houses with two separate addresses located on the over 2/3 acre of the flat land with huge palm trees, blossoming orange and lemon trees. 4682 Bandini is the main with 2600 sq. ft., four bedrooms and three baths. Huge kitchen with a living room, family room and sunroom. Newly renovated kitchen with quartz countertop, laminated flooring and all new appliances. Master bathroom and guest bathrooms tiles and shower glass doors. Second house is 4664 Bandini is a two story house with two bedrooms and one bath and of almost 1600 sq ft. For income purposes, the back house has a little studio that could double as a third rental space. The whole property is gated and fenced with a huge driveway lined with fruit trees. The two houses were recently rehabbed with fresh paint inside and outside. Both front and back of the house are fully landscaped with automatic sprinklers. These properties are within a few minutes to downtown, the malls, and major freeways of 91,15 and 60. Plenty of room for RV, and all your toys, boats or Motor homes.

Facts & Features

- Sold On 07/27/2023
- Original List Price of \$1,369,999
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air, Gas
- Heating: Central
- \$66 (Estimated)
- Laundry: Inside
- Cap Rate: 5.5
- \$87000 Gross Scheduled Income
- \$77340 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Converted Bedroom, Family Room, Laundry, Living Room, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Sun
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator
- Other Interior Features: 2 Staircases, Cathedral Ceiling(s), Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Vinyl, Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526979
- 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
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1: 2 7 6 2 Negotiable \$0 \$0 \$0

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 252 - Riverside area
 - Riverside County
 - Parcel # 218112010

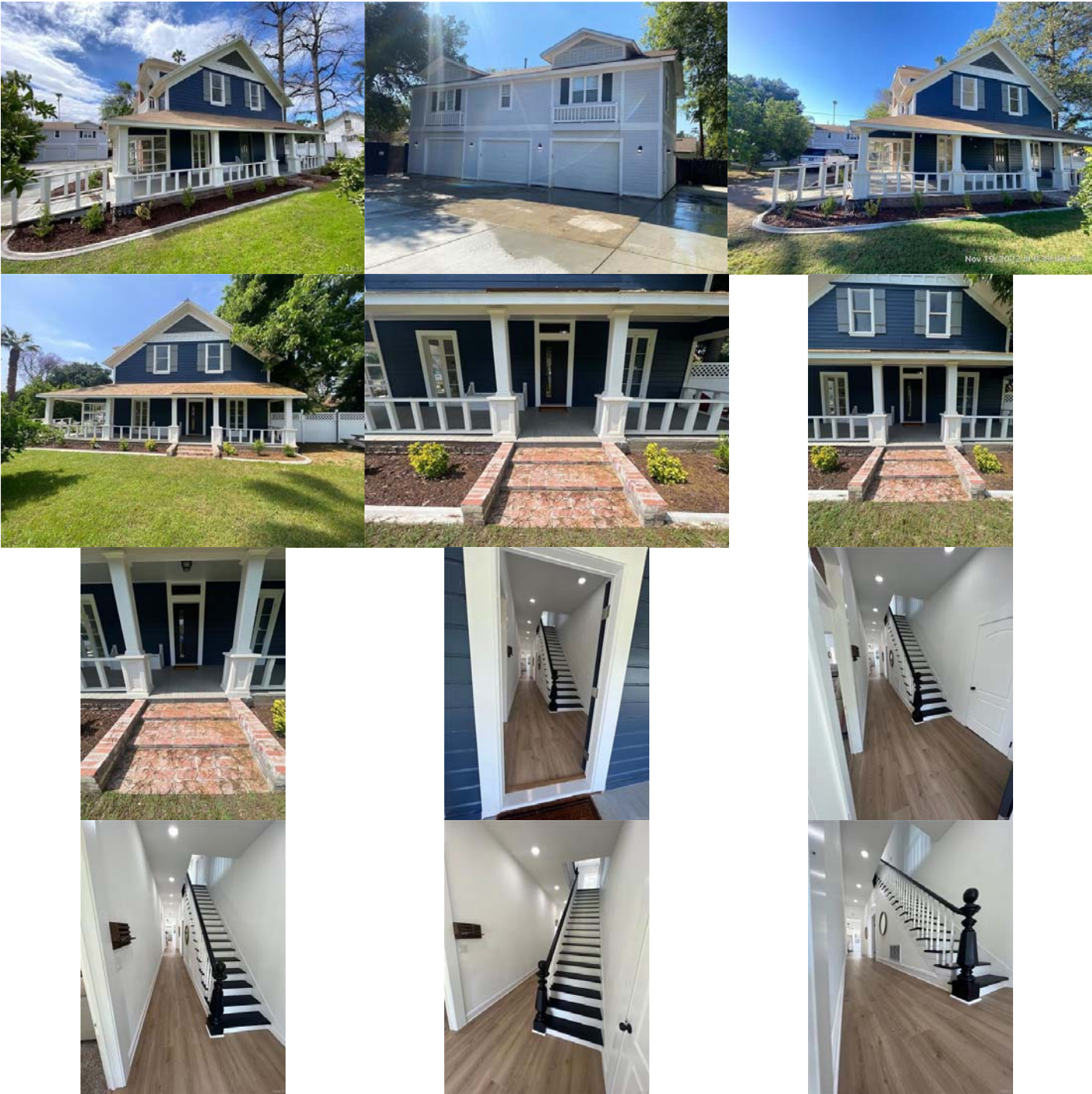
Michael Lembeck

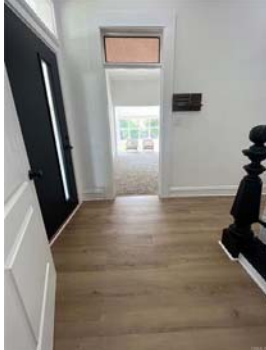
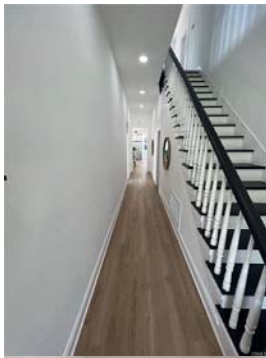
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

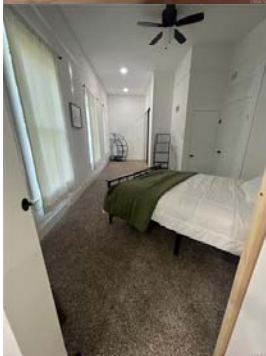
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV23048938

Printed: 07/30/2023 2:37:14 PM

Closed •

List / Sold: **\$520,000/\$495,000 ↓**

33345 Pueblo Trl A & B Trl • Cathedral City 92234

6 days on the market

**2 units • \$260,000/unit • sqft • 8,276 sqft lot • No \$/Sqft data •
Built in 1987**

Listing ID: 219096511DA

Use google maps, thanks



Investment Opportunity in Cathedral City, CA - Duplex PropertyWelcome to this investment property located in the vibrant city of Cathedral City, California. This duplex offers an excellent opportunity for both seasoned investors and those looking to start their real estate portfolio. With two spacious units, each featuring 2 bedrooms, 2 baths, a backyard, and a car garage. This duplex presents an excellent investment opportunity, with the potential for stable rental income. Whether you choose to rent out both units or occupy one while renting the other, this property offers flexibility and the chance to build equity. Cathedral City's growing rental market and strong demand for quality housing make this investment even more enticing. Don't miss out on this incredible chance to add a profitable property to your investment portfolio. Take advantage of this duplex's desirable features, prime location, and strong rental potential. Schedule a showing today and explore the possibilities that await with this Cathedral City investment gem. For more information or to schedule a viewing don't hesitate to reach out.

Facts & Features

- Sold On 07/25/2023
- Original List Price of \$520,000
- 1 Buildings
- 5 Total parking spaces
- 0 Total carport spaces
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: See Remarks
- Appliances: Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02202889
- 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: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 336 - Cathedral City South area

- Buyer Agency Compensation: 2%

- Riverside County
- Parcel # 680372015

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: 219096511DA

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Closed •

List / Sold: **\$400,000/\$400,000**

43736 Smurr St • Indio 92201

0 days on the market

**2 units • \$200,000/unit • sqft • 15,246 sqft lot • No \$/Sqft data •
Built in 1957**

Listing ID: 219097834DA

Google Maps



Attractive opportunity to purchase a desirable duplex. Each unit consists of two bedrooms, one baths on a huge 15,000 sqft lot. This duplex is priced to sell and will not last.

Facts & Features

- Sold On 07/25/2023
- Original List Price of \$400,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Vinyl

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01912687
- 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: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Riverside County
- Parcel # 610223019

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Re/Max Property Connection
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 219097834DA

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Closed • **Quadruplex**

List / Sold:

\$1,249,900/\$1,210,000 ↓

11 days on the market

Listing ID: IG23103021

1134 W 9 St • **Corona 92882**

4 units • **\$312,475/unit** • **3,182 sqft** • **7,874 sqft lot** • **\$380.26/sqft** •

Built in 1964

Lincoln



Prime location near Down-town Corona, Corona High School and other nearby shopping centers! High demand rental area. Building was recently renovated with newer exterior paint, security iron carport gates, newer copper re-pipe, landscaping with automatic sprinklers. Newer exterior windows, block fencing and iron fence, matured plants. Excellent investment opportunity!

Facts & Features

- Sold On 07/26/2023
- Original List Price of \$1,249,900
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room
- \$60972 Gross Scheduled Income
- \$39168 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Sprinkler System
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,804
- Electric: \$240.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,524
- Cable TV: 01947727
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,540
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0		\$1,337	\$1,337	\$2,000
2:	1	2	2	0		\$1,284	\$1,284	\$2,000
3:	1	2	2	0		\$1,230	\$1,230	\$2,000
4:	1	2	2	0		\$1,230	\$1,230	\$2,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet: 4
- Dishwasher: 0
- Drapes: 4
- Patio: 4
- Ranges: 4
- Refrigerator: 0
- Wall AC: 4

- Disposal: 4

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 248 - Corona area
- Riverside County
- Parcel # 110072006

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: IG23103021

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Closed •

List / Sold:

\$2,200,000/\$2,000,000 ↓

980 Indian Canyon Dr • Palm Springs 92262

48 days on the market

9 units • \$244,444/unit • sqft • 0 sqft lot • No \$/Sqft data • Built in 1945

Listing ID: 219096025PS



The Firm Commercial presents the rare opportunity to own a 9-unit apartment complex in Palm Springs' famous and highly desirable Movie Colony District. In the heart of downtown Palm Springs, this property includes five one-bedroom units, one two-bedroom unit, and three penthouse style studios overlooking a fabulous courtyard with a pool and stunning mountain views. This property has huge upside potential and is an amazing opportunity for rarely available multifamily! Reach out now for more information, or if you'd like a private showing.

Facts & Features

- Sold On 07/26/2023
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Laminate

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01912687
- 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:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 332 - Central Palm Springs area
- Riverside County

• Parcel # 507151010

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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