

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	Spes	Date	DOM/CDOM
1	CV24120213	S	6053 Enfield PL	RVSD	252	STD	2	\$0		\$990,000 	\$334.01	2964	1966/ASR	10,454/0.24	Y		2	08/02/24	37/37
2	OC24086110	S	13718 Luis DR	DHS	340	STD	2	\$29,100		\$550,000 	\$240.91	2283	2007/ASR	7,841/0.18	N		4	07/31/24	35/35
3	PW24115826	S	41540 Marine DR	HMT	SRCAR	STD	2	\$0		\$495,000 	\$253.07	1956	1966/ASR	7,405/0.17	N		2	07/29/24	0/0
4	OC24069743	S	5337 La Sierra Ave	RVSD	252	STD	3	\$7,000		\$890,000 	\$353.31	2519	1946/PUB	13,939/0.32	N		0	07/30/24	50/50
5	IV24139919	S	9831 Cypress AVE	RVSD	252	STD	4	\$69,800		\$1,100,000 	\$289.47	3800	1986/ASR	12,632/0.29	N		0	07/31/24	6/6

Closed • **Duplex**

List / Sold: **\$999,000/\$990,000** ↓

6053 Enfield Pl • **Riverside 92506**

37 days on the market

2 units • **\$499,500/unit** • **2,964 sqft** • **10,454 sqft lot** • **\$334.01/sqft** •
Built in 1966

Listing ID: CV24120213

Chicago



HUGE PRICE REDUCTION FOR QUICK SALE!!! 2 UNITS! Lower level 1 bedroom/1 bathroom unit with private entrance approximately 800 square feet. The remaining lower level area and upper level comprise the 2nd living space which is approximately 2,200 square feet. This is a fantastic opportunity to live in one and rent the other or have family occupy one of the spaces. RARE CANYON CREST RENOVATED HOME WITH ADU! This unique home sits on the corner lot of a small and quiet cul-se-sac with views. This stunning home features an integrated ADU for you multi-generational living or multi-family needs. The ADU is complete with its own kitchen, laundry, family room, dinette, and large primary size bedroom and bathroom (dual vanities and walk-in shower with no step). The rest of the 1st floor is adorned with large family room with beamed ceiling and handsome fireplace, dining room, 1/2 bathroom, large updated kitchen with stainless steel appliances and eating area. 2nd floor Primary bedroom with extra large balcony and attached renovated primary bathroom. Three (3) additional bedrooms, full bathroom, and laundry room on 2nd floor. 2 car garage with epoxy floors and new garage door, 3 car driveway, RV parking, and optional boat parking or 2nd RV parking. Very private back yard with mountain views, 2 covered patio areas, sparkling pool, rod iron fencing surrounding pool, and updated landscaping fully irrigated on timers. HVAC system with 3 zones (upstairs, downstairs, and ADU) for individualized comfort in separate spaces, and whole house fan. Clear termite report.

Facts & Features

- Sold On 08/02/2024
- Original List Price of \$1,059,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$57 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Upper Level
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Guest/Maid's Quarters, Kitchen, Laundry, Main Floor Primary Bedroom
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Refrigerator
- Floor: Carpet, Laminate, Tile
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Front Yard, Landscaped, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
- Fencing: Block, Wood
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$0
- Insurance: \$0
- Electric: \$0.00
- Maintenance:
- Gas: \$0
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$0
- Cable TV: 01956286
- Other Expense:
- Gardener:
- Other Expense Description:

- Licenses:

Unit Details

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

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 # 252144009

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:

\$499,999/\$550,000

↑

13718 Luis Dr

•

Desert Hot Springs 92240

2 units

•

\$250,000/unit

•

2,283 sqft

•

7,841 sqft lot

•

\$240.91/sqft

•

Built in 2007

35 days on the market

Listing ID: OC24086110

10, Palm Dr, Two Bunch Palms, Luis Dr

Are you interested in investing or generating passive income? This duplex located in the world-renowned Desert Hot Springs might be the perfect opportunity for you. Both units boast 3 bedrooms and 2 bathrooms, with inside laundry and an attached 2-car garage. You can choose to live in one unit and rent out the other for additional income. With separate driveways, the property offers ample parking space. It is conveniently situated near parks, schools, shopping, and transportation. Moreover, it's only a 20-minute drive to downtown Palm Springs, nearby Coachella, and other popular attractions.

Facts & Features

• Sold On 07/31/2024

• Original List Price of \$499,999

• 1 Buildings

• Levels: One

• 4 Total parking spaces

• Cooling: Central Air

• Heating: Central

• \$597 (Estimated)

• SellerConsiderConcessionYN:

• Laundry: Inside

• \$29100 Gross Scheduled Income

• \$24774 Net Operating Income

• 2 electric meters available

• 2 gas meters available

• 1 water meters available

Interior

• Rooms: All Bedrooms Down

• Floor: Tile

• Appliances: Gas Cooktop

• Other Interior Features: Ceiling Fan(s)

Exterior

• Lot Features: Lawn

• Fencing: Block

• Sewer: Public Sewer

Annual Expenses

• Total Operating Expense: \$4,326

• Electric:

• Gas:

• Furniture Replacement:

• Trash: \$980

• Cable TV:

• Gardener:

• Licenses:

• Insurance: \$1,757

• Maintenance:

• Workman's Comp:

• Professional Management:

• Water/Sewer: \$1,589

• Other Expense:

• Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,075	\$1,075	\$2,500
2:	1	3	2	2	Unfurnished	\$1,350	\$1,350	\$2,500

Of Units With:

• Separate Electric: 2

• Gas Meters: 2

• Water Meters: 1

• Carpet:

• Drapes:

• Patio:

• Ranges:

• Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641321034

Michael Lembeck

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

Citivest Realty Services, Inc

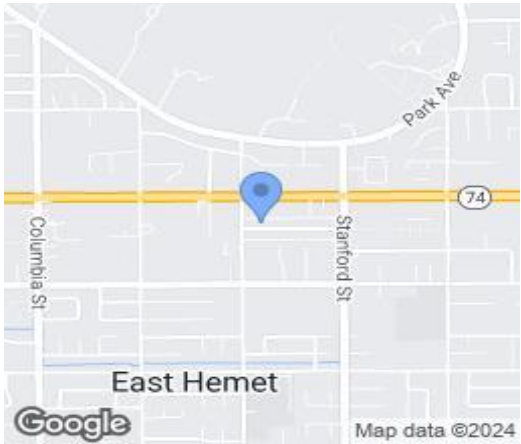
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Great duplex in a very nice area in Hemet. Live in one and rent the other. Front unit is a 2 bed/1bath with a 1 car garage. Back unit has a 2 bedroom/2 bath. Both units have laundry area in each. 41540 has a 1 car garage. 41542 has a 1 car garage and 1 carport. property has a good size front yard and back yard.

Facts & Features

- Sold On 07/29/2024
 - Original List Price of \$530,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$62 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, In Kitchen, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Level, Yard
- Fencing: Chain Link
 - Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01524628
 - 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	1	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	2	2	1	Unfurnished	\$2,150	\$2,150	\$2,150

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: 2.25%
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 438141023

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Triplex

List / Sold: **\$890,000/\$890,000** ↓

5337 La Sierra Ave • Riverside 92505

50 days on the market

3 units • **\$296,667/unit** • **2,519 sqft** • **13,939 sqft lot** • **\$353.31/sqft** •
Built in 1946

Listing ID: OC24069743

Off 91 Freeway On La Sierra Ave



Great opportunity in one of the best areas of Riverside. 3 separate units, on a Large lot . Three bedroom one bath, Two Bedroom one bath, One Bedroom one bath, indoor laundry. Nestled in a prime location that is easily accessible to freeways, schools, churches, restaurants, La Sierra University, shopping, parks and more. Collect your rents or live in one. Easy to show.

Facts & Features

- Sold On 07/30/2024
- Original List Price of \$960,000
- 3 Buildings
- 0 Total parking spaces
- \$73 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$7000 Gross Scheduled Income
- 3 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01161361
- 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:	3	6	0	0	Unfurnished	\$1,950	\$2,500	\$2,400
# Of Units With:								
• Separate Electric: 3					• Drapes:			
• Gas Meters: 2					• Patio:			
• Water Meters: 2					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

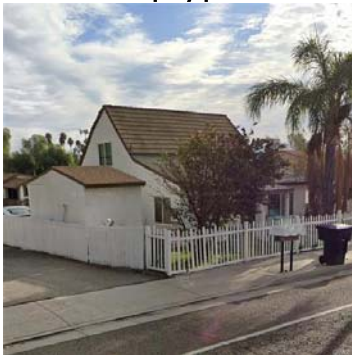
Additional Information

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

Michael Lembeck

Citivest Realty Services, Inc

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Closed • [Quadruplex](#)

List / Sold:

\$1,099,990/\$1,100,000 ↑

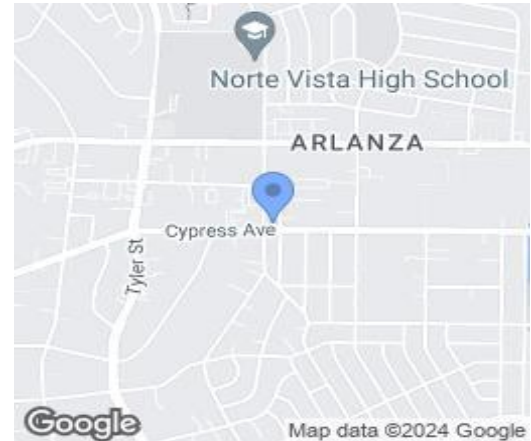
6 days on the market

Listing ID: IV24139919

9831 Cypress Ave • **Riverside 92503**

4 units • **\$274,998/unit** • **3,800 sqft** • **12,632 sqft lot** • **\$289.47/sqft** •
Built in 1986

Van Buren to Cypress



Great investment opportunity in Riverside. This newer 2 separate buildings containing 2 units each with separate meters, carports and one garage, a small back patios or balconies are and laundry rooms are perfect for tenants. These buildings are located on a corner lot with central grass area ,trees, separate mail boxes. This property is located by La Sierra University and the Buddhist Temple. These buildings have a freshly painted exterior. This property is well designed and constructed.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$1,099,990
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$167 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$69800 Gross Scheduled Income
- \$18587 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Primary Bathroom, Primary Bedroom, Utility Room
- Floor: Carpet
- Appliances: Electric Range, Disposal
- Other Interior Features: Balcony

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$18,587
- Electric: \$3,232.00
- Gas:
- Furniture Replacement:
- Trash: \$2,258
- Cable TV: 01927637
- 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:	4	2	1	4	Unfurnished	\$6,050	\$6,050	\$1

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:

- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 252 - Riverside area
- Riverside County
- Parcel # 151032009

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CUSTOMER FULL: Residential Income LISTING ID: IV24139919

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