

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	SR21267448	S	68085	Hermosillo RD	CC	335	STD	2	\$0		\$425,000 	\$257.58	1650	1961/ASR	8,276/0.19	N	2		07/06/22	9/9
2	PTP2203274	S	893	Douglas Ct.	HMT	SRCAR	STD	2	\$3,200	7	\$460,000	\$206.46	2228	1978/ASR	7,841/0.18	N	0		07/05/22	18/18
3	PW22077559	S	32170	Navajo	CC	699	STD	5	\$68,400		\$1,030,000 	\$206.00	5000	1988/ASR	13,504/0.31	N	2		07/08/22	37/37

Closed •

List / Sold: **\$398,000/\$425,000** ↑

68085 Hermosillo Rd • Cathedral City 92262

9 days on the market

2 units • **\$199,000/unit** • **1,650 sqft** • **8,276 sqft lot** • **\$257.58/sqft** •

Listing ID: SR21267448

Built in 1961

Landau Blvd/30th Ave/Avenida La Paz/Hermosillo Rd



Great Buy! Two Houses on a Lot! Each Home Features 2 Bedrooms, 1 Bathroom, Eating Area, Living Room and Private Backyard. This Spacious Lot Offers Plenty of Room Between Houses and Each Home Comes with Their Own 1-Car Garage. Central Air & Heating for Both Homes and Fenced. Located a Block from Palm Springs, Plenty of Shopping & Dining! Don't Miss Out on This Great Opportunity!

Facts & Features

- Sold On 07/06/2022
- Original List Price of \$398,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,168 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02083550
- 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	\$1,595	\$1,595	\$1,695
2:	1	2	1	1	Unfurnished	\$1,020	\$1,020	\$1,695

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
- 335 - Cathedral City North area

- Riverside County
- Parcel # 675253002

Michael Lembeck

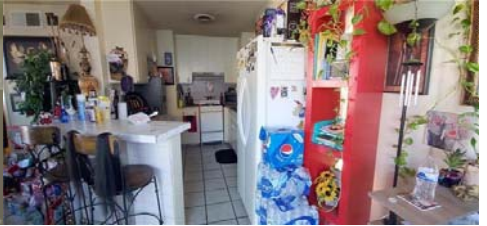
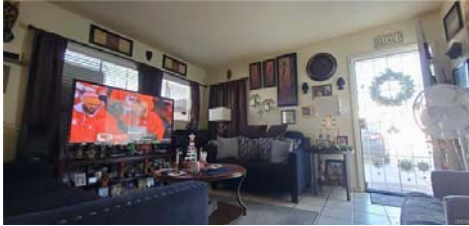
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$460,000/\$460,000**

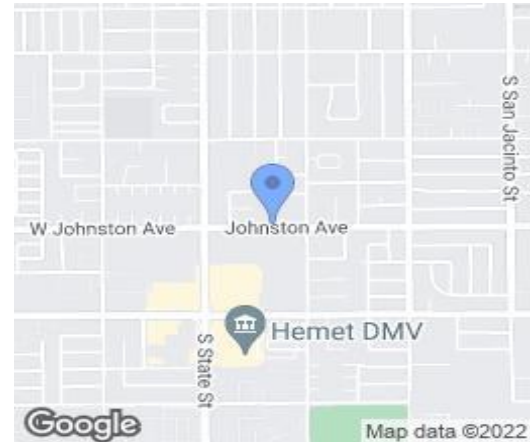
893 Douglas Ct. • Hemet 92543

18 days on the market

2 units • **\$230,000/unit** • **2,228 sqft** • **7,841 sqft lot** • **\$206.46/sqft** •
Built in 1978

Listing ID: PTP2203274

GPS



Income producing duplex. Owner recently painted both units. Units are not attached and located on a large corner lot close to shopping, schools and parks. Each unit 1,114 square feet. Both units have 2 Bedrooms / 2 Baths, Large Living Rooms, Fireplace, Indoor Laundry, covered parking and private separate patios with separate electric and gas meters.

Facts & Features

- Sold On 07/05/2022
- Original List Price of \$460,000
- 2 Buildings
- 4 Total parking spaces
- 2 Total carport spaces
- \$0
- Laundry: Inside
- Cap Rate: 6.5
- \$3200 Gross Scheduled Income
- \$300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525571
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$125
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 446232011

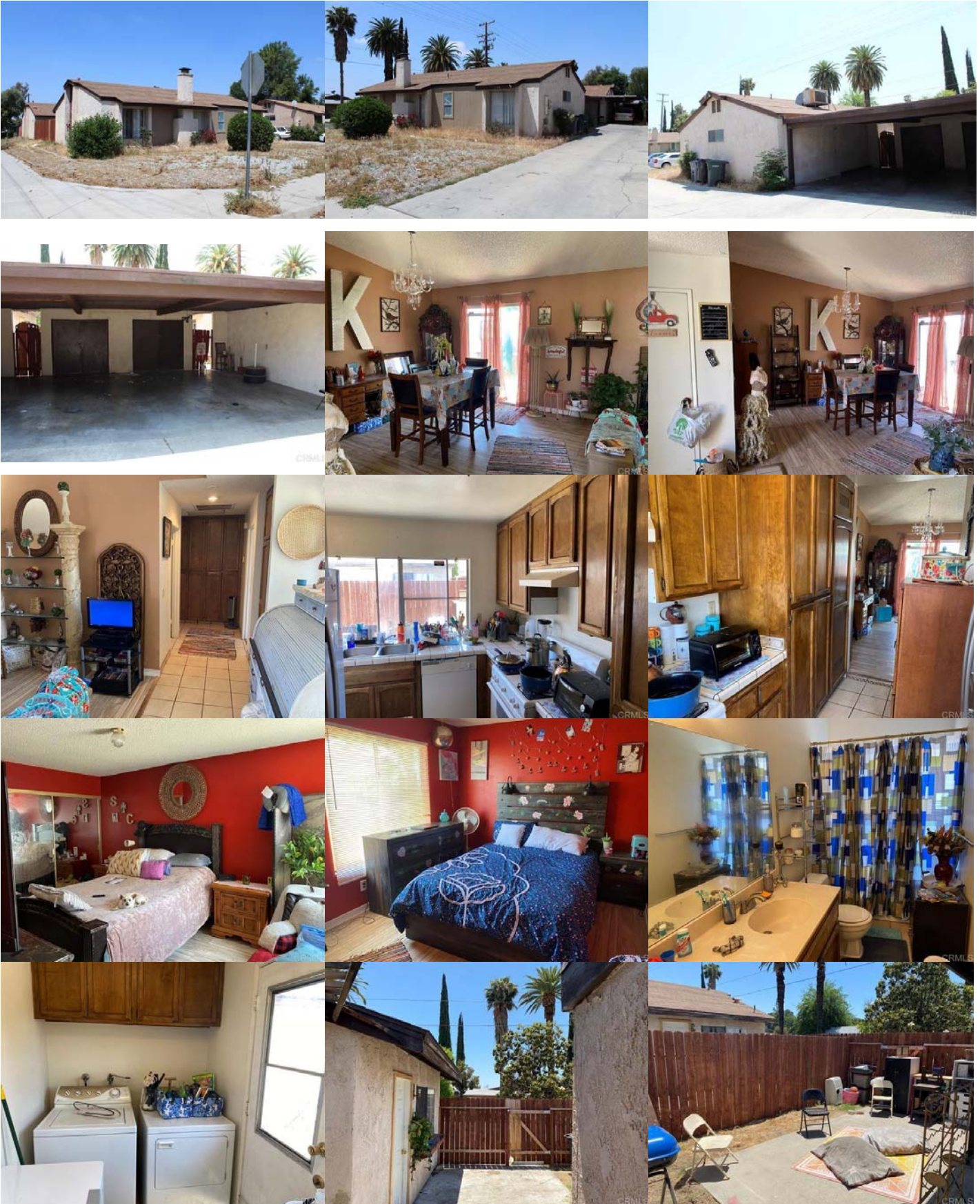
Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: PTP2203274

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Closed •

List / Sold:

\$1,090,000/\$1,030,000 ↓

37 days on the market

32170 Navajo • Cathedral City 92234

**5 units • \$218,000/unit • 5,000 sqft • 13,504 sqft lot • \$206.00/sqft •
Built in 1988**

Listing ID: PW22077559

South of Ramon Rd. and Cathedral Canyon Dr.



5 units with all 2 bedroom 2 baths. All units has own patios or balcony and garage. Apox 5 mile form Downtown Palm Springs. Newly painted exterior and on going renovating interior. Currently upside rent.

Facts & Features

- Sold On 07/08/2022
- Original List Price of \$1,090,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, In Garage
- \$68400 Gross Scheduled Income
- \$62221 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom
- Floor: Carpet
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,179
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01875823
- Gardener:
- Licenses:
- Insurance: \$2,988
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,485
- Other Expense: \$2,000
- Other Expense Description: Misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	2	Unfurnished	\$1,200	\$2,400	\$0
2:	2	2	2	1	Unfurnished	\$1,100	\$2,200	\$0
3:	1	2	0	1	Unfurnished	\$1,100	\$1,100	

Of Units With:

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

Additional Information

- Standard sale

- 699 - Not Defined area
- Riverside County
- Parcel # 680223028

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