

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	23237231	S	74120 Alessandro DR	PDST	322	STD	3			\$764,000 	\$355.35	2150/E	1957	9,583/0.22	N	1	07/31/23	141/141
2	IG23096730	S	32375 Pueblo TRL	CC	336	STD	3	\$54,000		\$875,000 	\$254.07	3444	1989/ASR	13,504/0.31	N	4	07/31/23	43/43
3	OC23138484	S	144 S Main ST	LKEL	SRCAR	STD	3	\$0		\$450,000 	\$225.00	2000	1939/ASR	3,750/0.0861	N	0	08/02/23	0/283
4	CV23088901	S	49620 Avenida De Oro	COA	315	STD	5	\$1		\$775,000 		1	1980/PUB	4,356/0.1	N	0	07/31/23	20/341
5	CV23114802	S	2806 10th ST	RVSD	252	STD	6	\$126,600		\$1,550,000 	\$408.97	3790	1945/ASR	8,276/0.19	N	0	08/03/23	18/18

Closed •

List / Sold: **\$764,000/\$764,000** ↓

74120 Alessandro Dr • Palm Desert 92260

141 days on the market

3 units • \$254,667/unit • 2,150 sqft • 9,583 sqft lot • \$355.35/sqft •

Listing ID: 23237231

Built in 1957

From Highway 111 heading towards Indian Wells from Palm Springs take a left, heading north onto Portola, take first right onto Alessandro. Property is 1 block down on left.



Close to El Paseo! INCOME PROPERTY at it's best! This property is made up of two Buildings. The front house is approx 1200 sq feet. This house has two bedrooms and one bathroom with a large living room. The kitchen has stainless steel appliances and has a large dining area. Laminate flooring throughout. Central air and heat with Smart Thermostat. Covered patio in large fenced-in private back yard. Single car garage with garage door opener. Washer and dryer are located in garage. Single car carport right out front of house. The back building is a duplex with two - one bedroom one bath units. Each duplex unit is approximately 550 square feet. Laminate flooring throughout. Stainless steel appliances. Private enclosed courtyard for each unit. Each unit has two split ac/heat units. Very private. All units have their own meters for all utilities except water, which is paid for by owner. Landscape is desert plants with grass lawn in the backyard of the house. It appears that there is room for a pool. These units were all update approximately 5 years ago. The city of Palm Desert owns the property and retaining wall next door. Currently the house rents for \$1500 a month, the back units are \$1100 each per month. Rents are below market price however two Tenants have been renting for over five years. The seller is a Real Estate Agent and this sale is be a 1031 Exchange. Please do not bother tenants. Please drive by. Prequalification letter required for showing.

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$835,999
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: Washer Included, Dryer Included, Stackable, Inside, In Kitchen, In Garage
- \$44400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: Living Room
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Oven, Self Cleaning Oven
- Other Interior Features: Block Walls

Exterior

- Lot Features: Lawn, Landscaped, Yard
- Security Features: Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$12,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- 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:	1	2	1		Unfurnished	\$1,650	\$1,650	\$1,900
2:	1	1	1		Unfurnished	\$1,100	\$1,100	\$1,500
3:	1	1	1		Unfurnished	\$1,210	\$1,210	\$1,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%
- 322 - North Palm Desert area
- Riverside County
- Parcel # 625082024

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 • Triplex

List / Sold: **\$959,900/\$875,000** ↓

32375 Pueblo Trl • Cathedral City 92234

43 days on the market

**3 units • \$319,967/unit • 3,444 sqft • 13,504 sqft lot • \$254.07/sqft •
Built in 1989**

Listing ID: IG23096730

10 fwy to Date Palm South, Ramon Rd Right, Cathedral Cyn Left, Corral Right, Pueblo Trail Right



Excellent opportunity!! Rare "Three"- 3 bedrooms, 2 baths units!!! 2 units include a two car garage. (One attached, one detached). Owners purchased these units almost 4 years ago and have spent "thousands" of dollars improving them. Upgrades include updating kitchens and baths, re-piping units, new sewer lines, new air-conditioners. Water resistant Landscaping and more!! Each unit is approximately 1200 square feet, with a large living room, Large Kitchen with eat in kitchen area and washer dryer hook ups in the kitchen. Central heat and air-conditioning, 3 good size bedrooms, 2 full baths. Each unit has private back yard space and a shared front yard space. Ample parking for all tenants. Each unit has own electric meter and gas meter. Common (one), water meter. Great long term tenants all pay on time. Rents currently below market.

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$959,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$2,850 (Assessor)
- Laundry: In Kitchen
- \$54000 Gross Scheduled Income
- \$45000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom
- Appliances: Dishwasher, Disposal, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$897
- Cable TV: 00985517
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,450	\$1,450	\$2,600
2:	1	3	2	0	Unfurnished	\$1,500	\$1,500	\$2,300
3:	1	3	2	2	Unfurnished	\$1,495	\$1,495	\$2,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 336 - Cathedral City South area
- Riverside County
- Parcel # 680223035

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: IG23096730

Printed: 08/06/2023 6:09:56 AM

Closed • **Commercial/Residential**

List / Sold: **\$525,000/\$450,000** ↓

144 S Main St • Lake Elsinore 92530

0 days on the market

3 units • **\$175,000/unit** • **2,000 sqft** • **3,750 sqft lot** • **\$225.00/sqft** •
Built in 1939

Listing ID: OC23138484

On S Main between Graham and Limited



Prime location for a 2 bedroom, 1 bath and downstairs retail space in the heart of downtown on Main Street. Downstairs space is available for a multitude of businesses. Also included is a sizable backyard with alley access. This property begs for your imagination. Sitting directly on Main Street - you'll be a stone's throw from great local restaurants, and other general commerce. See the mixed-use opportunity and use it to your advantage.

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$525,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- \$0 (Unknown)
- Laundry: Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01508076
- 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	0	Unfurnished	\$0	\$0	\$0
2:	2	0	1	0	Unfurnished	\$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%
- SRCAR - Southwest Riverside County area
- Riverside County

• Parcel # 373151016

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:** OC23138484

Printed: 08/06/2023 6:09:56 AM

Closed • **Apartment**

List / Sold: **\$750,000/\$775,000** ↑

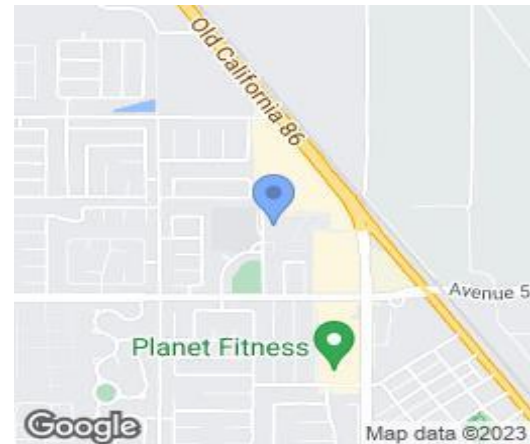
49620 Avenida De Oro • Coachella 92236

20 days on the market

5 units • **\$150,000/unit** • **1 sqft** • **.1 acre(s) lot** • **No \$/Sqft data** •
Built in 1980

Listing ID: CV23088901

Avenue 50 to Avenida De Oro



Facts & Features

- Sold On 07/31/2023
- Original List Price of \$750,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01380454
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management: 1
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	0	0	Unfurnished	\$1	\$1	\$1

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%
- 315 - Coachella area
- Riverside County
- Parcel # 603270022

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV23088901

Printed: 08/06/2023 6:09:56 AM

Closed • **Commercial/Residential**

List / Sold:

\$1,650,000/\$1,550,000 ↓

18 days on the market

Listing ID: CV23114802

2806 10th St • Riverside 92507

**6 units • \$275,000/unit • 3,790 sqft • 8,276 sqft lot • \$408.97/sqft •
Built in 1945**

Victoria ave and 10th st



Great investment Opportunity to own 6 UNITS!! Excellent location near Mission Inn Hotel & Downtown Riverside. This property is what you call a rare find. 1 unit feature 3 bedrooms 1 bathroom-----3 units feature 2 bedrooms 1 Bathroom and the other 2 units are 1 bedroom and 1 bathroom. Each unit has its own separate address, gas meter, electric meter, washer & dryer hook up & gated parking space!!! All units have been completely updated with all new flooring, kitchen cabinets, bathroom vanities, ac units, dual pane windows fresh paint and more. Located Near 91 and 60 freeway. This property has two parcels 211213001 & 211213002-----211213002/ 8440 SQFT, half of this parcel is currently being used as parking lot, You can use your creativity to expand on its possibilities probably even adding another unit--Check with City----- PLEASE DO NOT walk onto the property or make contact with tenants-- Drive by only!!! Showing by appointment!!! DO NOT GO IN THE PROPERTY- YOU CAN ONLY GO IN WITH APPOINTMENT! Listing Agent is part owner of the property!

Facts & Features

- Sold On 08/03/2023
- Original List Price of \$1,650,000
- 2 Buildings
- Levels: One, Two
- 0 Total parking spaces
- Cooling: Central Air, Gas
- Heating: Central
- \$219 (Estimated)
- Laundry: Gas Dryer Hookup, Stackable, Washer Hookup
- \$126600 Gross Scheduled Income
- \$125700 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Disposal, Gas Oven, Gas Water Heater, Range Hood, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01232368
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$75
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,200	\$2,200	\$0
2:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$0
3:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$0

4:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$0
5:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$0
6:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$0

- # Of Units With:
- Separate Electric: 6

• Gas Meters: 6

• Water Meters: 1

• Carpet:

• Dishwasher:

• Disposal:

• Drapes:

• Patio:

• Ranges:

• Refrigerator:

• Wall AC:

Additional Information

- Standard sale

• Rent Controlled

• Buyer Agency Compensation: 2%
- 252 - Riverside area

• Riverside County

• Parcel # 211213001

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Re/Max Property Connection

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