

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	IV24090039	S	66975 3rd St	DHS	340	STD	2	\$66,000		\$733,000 	\$305.42	2400	2023/BLD	11,326/0.26	N	2	08/16/24	73/73
2	219108812DA	S	476 N Broadway	BLY	374	STD	2			\$215,000 	\$268.17		1943/ASR	8,276/0.19	N	0	08/15/24	67/67

Closed • Duplex

List / Sold: **\$749,000/\$733,000** ↓

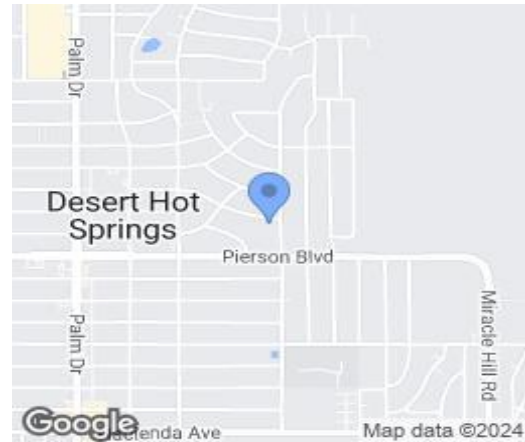
66975 3rd St • Desert Hot Springs 92240

73 days on the market

**2 units • \$374,500/unit • 2,400 sqft • 11,326 sqft lot • \$305.42/sqft •
Built in 2023**

Listing ID: IV24090039

See online maps for directions.



Welcome to the epitome of comfort living in Desert Hot Springs! This stunning brand-new duplex offers a unique blend of contemporary elegance and timeless charm, situated on an expansive 11,326 Sq. Ft. lot in the heart of a thriving economy. Each of the two 1,200 Sq. Ft. units boasts 3 bedrooms, including a walk-in closet, and 2 full baths with exquisite tile showers, designed for a comfort lifestyle. Inside, you'll find a seamless fusion of modern design elements, including recessed lighting, sleek quartz countertops, custom interior doors, and an open floor plan connecting living, dining, and kitchen spaces. Embrace sustainable living with the added bonus of paid-off solar panels, while dual pane windows invite natural light and picturesque views, creating an ambiance of serenity and sophistication throughout. The low-maintenance desert landscaping in the front yard sets the stage for outdoor relaxation and entertainment. Positioned within the booming economy of Desert Hot Springs, this duplex offers more than just a home; it's an investment in a flourishing market with over two million square feet of approved development projects and significant construction underway. Complete with a 2-car garage for convenience and ample storage, this property represents a gateway to a comfort lifestyle, opportunity, and endless possibilities. Welcome to your new chapter in Desert Hot Springs, where comfort meets prosperity in the most captivating way imaginable. Don't miss out on this great investment opportunity.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$750,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- \$1,353 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$66000 Gross Scheduled Income
- \$51120 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Dishwasher, Gas Range, Microwave, Range Hood
- Other Interior Features: Quartz Counters

Exterior

- Lot Features: Back Yard, Front Yard, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,880
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$180
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense: \$3,300
- Other Expense Description: Vacancy

Unit Details

1:	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
	2	6	4	4	Unfurnished	\$2,750	\$2,750	\$2,850

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%
- 340 - Desert Hot Springs area
 - Riverside County
 - Parcel # 639333002

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

Click arrow to display photos







Closed •

List / Sold: **\$219,900/\$215,000** ↓

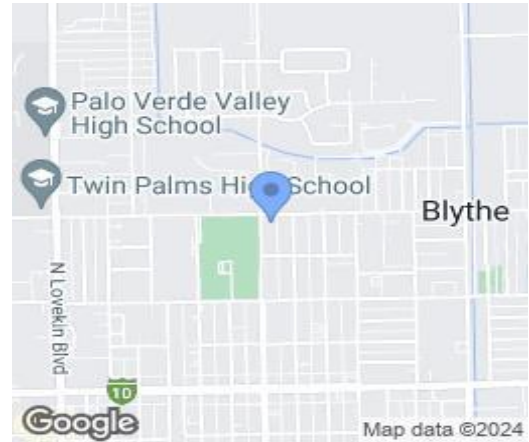
476 N Broadway • Blythe 92225

67 days on the market

2 units • \$109,950/unit • sqft • 8,276 sqft lot • \$268.17/sqft • Built in 1943

Listing ID: 219108812DA

Head North on Broadway, property will be on right hand side



Great Investment Opportunity! Duplex with a 2 bedroom 1 bath in the front and 1 bedroom, 1 bath in the back. Convenient location, close to everything. Lots of upside with this property..

Facts & Features

- Sold On 08/15/2024
- Original List Price of \$239,900
- 2 Buildings
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room

Exterior

- Lot Features: Back Yard, Front Yard, Park Nearby

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01997520
- 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
- 374 - Blythe area
- Riverside County
- Parcel # 845061002

Michael Lembeck

Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: 219108812DA

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