

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	22156693	S	5024 ETIWANDA AVE	JUR	251	STD	2			\$860,000 	\$230.87	3725/OTH	1947/ASR	39,204/0.9	N		08/23/22	19/19
2	IV22144777	S	3667 Gay WAY	RVSD	252	STD	2	\$4,700		\$685,000 	\$320.84	2135	1963/PUB	7,841/0.18	N	2	08/26/22	28/28
3	IV22163075	S	621 E Wisconsin ST	BLY	374	STD	2	\$2,200		\$250,000 	\$109.65	2280	1957/ASR	20,909/0.48	N	0	08/26/22	1/1
4	WS22151413	S	41771 Briarwood AVE	HMT	699	STD	2	\$22,920		\$480,000 	\$214.29	2240	1970/PUB	8,276/0.19	N	2	08/23/22	14/14
5	JT22132089	S	66365 6th ST	DHS	340	STD	3	\$0		\$185,000 	\$185.00	1000	1946/ASR	6,534/0.15	N	0	08/23/22	11/11
6	OC22103336	S	1030 W Latham AVE	HMT	SRCAR	STD	3	\$38,064		\$460,000 	\$230.00	2000	1963/ASR	5,663/0.13	N	0	08/22/22	83/83
7	IV22125815	S	7721 Janet AVE #4	RVSD	252	STD	4	\$43,920		\$820,000 	\$410.00	2000	1965/EST	16,500/0.3788	N	0	08/23/22	52/52
8	CV22101920	S	68530 Hacienda AVE	DHS	340	STD	4	\$62,100		\$725,000 	\$208.99	3469	1965/ASR	10,019/0.23	Y	2	08/25/22	21/21
9	IG22167768	S	3624 Locust ST	RVSD	252	STD	5	\$6,350		\$1,006,000 	\$287.43	3500	1937/SLR	8,712/0.2	N	3	08/22/22	3/21

Closed •

List / Sold: **\$699,000/\$860,000** ↑

5024 ETIWANDA Ave • Jurupa Valley 91752

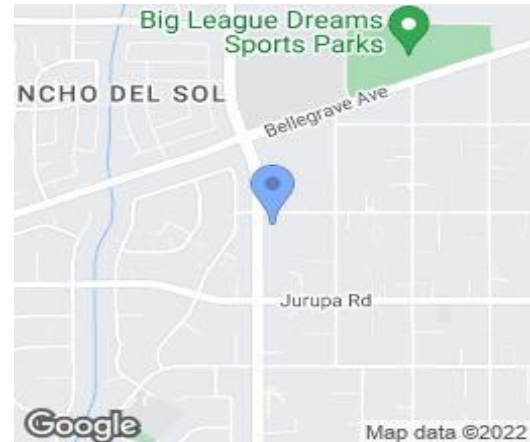
19 days on the market

2 units • **\$349,500/unit** • **3,725 sqft** • **39,204 sqft lot** • **\$230.87/sqft** •

Listing ID: 22156693

Built in 1947

Cross Streets: Etiwanda Ave & 50th St



Opportunity Knocks! Investors dream located in Jurupa Valley/Mira Loma with a huge value add opportunity! 5024 Etiwanda Ave is a unique asset with endless potential to renovate or completely remodel this multi-unit dwelling. The main structure is composed of nearly 3,000 sqft and is situated on an expansive 39,204 sqft lot with two additional detached structures and paved parking. One of the additional structures includes 2 bedrooms, 1 bathroom, and 770 Sqft (per Assessor Report attached). Lot is paved for parking, and has a large fully built aluminum shed located in the back.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$699,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air

Interior

- Rooms: Family Room, Living Room
- Floor: Wood, Carpet

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- 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	4	3		Unfurnished	\$0	\$0	\$0
2:	1	2	2		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 251 - Jurupa Valley area
- Riverside County
- Parcel # 159181005

Michael Lembeck

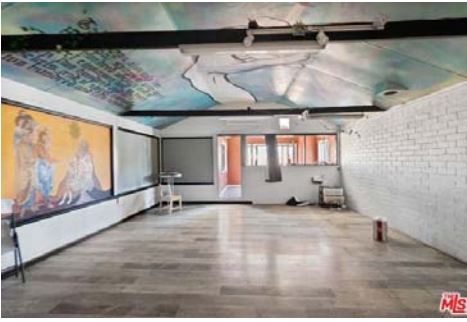
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 22156693

Printed: 08/28/2022 10:31:59 AM

Closed • **Single Family Residence**

List / Sold: **\$685,000/\$685,000**

3667 Gay Way • Riverside 92504

28 days on the market

**2 units • \$342,500/unit • 2,135 sqft • 7,841 sqft lot • \$320.84/sqft •
Built in 1963**

Listing ID: IV22144777

Stella and Gay Way cross streets



Single Family Home with Cash flow potential in a beautiful neighborhood. No HOA and low tax rate. House has 4 bedrooms, plus attached studio/ dwelling/ guest/ next gen unit with private entrance, kitchenette, bathroom and split AC unit. Live in one unit and rent out the other. Airbnb/ Short term/ RV/ or long term furnished or unfurnished. Huge lot with backyard can hold an above ground pool and a cabana. RV/ boat or extra vehicle parking spots on the side behind the fence. Expansive backyard patio for endless summer fun. Half bathroom in the garage for visitors. NEMA 240 volts outlet in garage for EV charging. Enjoy the serenity from kitchen while washing dishes overlooking fruit tress, birds, cats and squirrels. 2 bedrooms with dormer windows and 1 bathroom upstairs. Each room has a ceiling fan. Centrally located within minutes to parks, gym, car rental, bus lines, shopping and dinning. There's a large demand for housing from CBU, RCC, UCR and nearby day care, healthcare workers. Home comes equipped with whole house water filter leaving less water stains and increasing life of appliances. Reverse Osmosis provides satisfying drinking water for the whole family. Energy efficient Whole house fan with attic fan blows in cool air and sucks out hot air from the attic during the hot summer evenings. Low maintenance drought tolerant yard with smart irrigation system with App B-hyve. Well cared for home has newer furnace, water heater, remodeled kitchen and bathroom ready for move in. Upgraded bathrooms have quartz countertops and rainfall shower heads. Split AC in studio/ one bedroom unit can be remotely turned off to save energy. Alexa in kitchen can use command "Alexa, turn on (or off) living room light. Back/ side yard has potential for ADU. Owner has spared over 48k in improvements - see supplement. Come see and fall in love! P.S. check out the new 3D tour!

Facts & Features

- Sold On 08/26/2022
- Original List Price of \$685,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment, High Efficiency, Whole House Fan
- Heating: Central, Forced Air, Natural Gas
- \$85 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$4700 Gross Scheduled Income
- \$4550 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Main Floor Bedroom, Office, Separate Family Room, Workshop
- Floor: Carpet, Tile
- Appliances: Convection Oven, Dishwasher, Gas Range, Microwave, Range Hood, Self Cleaning Oven, Water Line to Refrigerator, Water Purifier, Water Softener
- Other Interior Features: Attic Fan, Ceiling Fan(s), Granite Counters, In-Law Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage

Exterior

- Lot Features: Back Yard, Landscaped, Level, Near Public Transit, Park Nearby, Patio Home, Paved, Sprinklers In Front, Sprinklers In Rear, Sprinklers Manual, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,730
- Electric: \$800.00
- Gas: \$300
- Insurance: \$600
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash: \$480
- Cable TV: 01945842
- Gardener:
- Licenses:

- Professional Management:
- Water/Sewer: \$550
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$3,100	\$3,100	\$3,100
2:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- 252 - Riverside area
- Riverside County
- Parcel # 231112004

Michael Lembeck

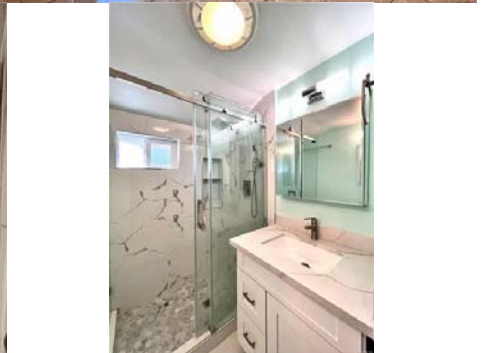
State License #: 01019397
Cell Phone: 714-742-3700

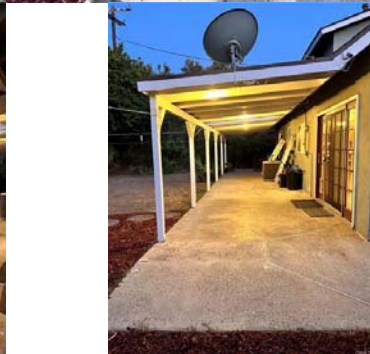
Re/Max Property Connection

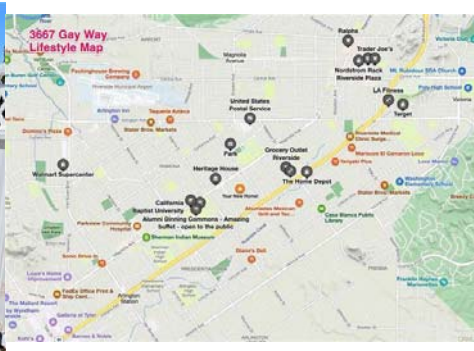
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: IV22144777

Printed: 08/28/2022 10:32:04 AM

Closed •

List / Sold: **\$275,000/\$250,000** ↓

621 E Wisconsin St • Blythe 92225

1 days on the market

**2 units • \$137,500/unit • 2,280 sqft • 20,909 sqft lot • \$109.65/sqft •
Built in 1957**

Listing ID: IV22163075

7th and Chanslorway



Priced to sell 621 & 631 E. Wisconsin St Property features 2 homes on nearly half acre lot, separate with their own front and back yards. Main home features 3 bed 1 bath approximately 1240 square feet, central AC. Two car carport with an additional cover and RV access. Second/Front home features 2 bed 1 bath, approximately 1040 square feet of living space. Patio and RV access as well. Plenty of parking space, great neighborhood. New dual pane windows, flooring, paint inside and out. Separate water meters, electric meters and gas meters. Ready to live in one & rent the other or a great overall rental. Many possibilities. Call me anytime to schedule an appointment to view.

Facts & Features

- Sold On 08/26/2022
- Original List Price of \$275,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- \$43 (Estimated)
- Laundry: Outside
- \$2200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	3	1	0	Unfurnished	\$0	\$0	\$1,250
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,000

Of Units With:

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

Additional Information

- Standard sale
- 374 - Blythe area
- Riverside County
- Parcel # 845091014

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: IV22163075

Printed: 08/28/2022 10:32:04 AM

Closed •

List / Sold: **\$510,000/\$480,000** ↓

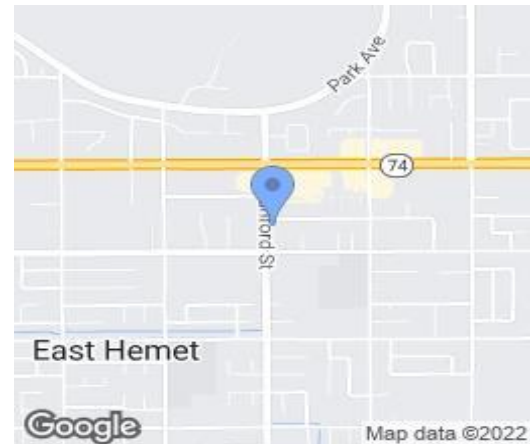
41771 Briarwood Ave • Hemet 92544

14 days on the market

**2 units • \$255,000/unit • 2,240 sqft • 8,276 sqft lot • \$214.29/sqft •
Built in 1970**

Listing ID: WS22151413

Continue on Gilman Springs Rd. Take Ramona Expy to Briarwood Ave in East Hemet



Excellent duplex multifamily investment opportunity in the heart of Hemet, four bedrooms, four baths with 2,240 SqFt at an affordable price. This well-maintained property is an ideal investment for a first-time buyer; rent one while living in the other.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$510,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$62 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$22920 Gross Scheduled Income
- \$18600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Electric Range, Microwave

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,320
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01517229
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$965	\$965	\$1,300
2:	1	2	2	1	Unfurnished	\$945	\$945	\$1,300

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
- 699 - Not Defined area
- Riverside County

• Parcel # 438122001

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: WS22151413

Printed: 08/28/2022 10:32:05 AM

Closed • **Triplex**

List / Sold: **\$300,000/\$185,000** ↓

66365 6th St • Desert Hot Springs 92240

11 days on the market

3 units • \$100,000/unit • 1,000 sqft • 6,534 sqft lot • \$185.00/sqft • Built in 1946

Listing ID: JT22132089

from the 10 fwy, Gene Autry off ramp, (turns into Palm Dr.) go north on Palm to 6th st. Turn left, building will be on the left.



****Attention Investors!**** Take a look at this cute triplex located close to downtown Desert Hot Springs. It consists of 2 studio apartments in one building, and one 2 bed, 1 bath apartment in the other building. One of the two studios has fire damage, and has permits pending with the city to rebuild. The other studio is currently being rented for \$500/mo (way under current market). Both studios have full kitchens and bathrooms. At this price, you can turn this into a great money making investment, and has huge potential to become a passive income generator. More pics to come!

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$300,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Evaporative Cooling
- \$2,862 (Estimated)
- Laundry: In Kitchen
- 3 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01934679
- 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	2	3	0	Unfurnished	\$500	\$500	\$0

Of Units With:

- Separate Electric: 3
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 639211008

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

 Click arrow to display photos







Closed •

List / Sold: **\$449,000/\$460,000** ↑

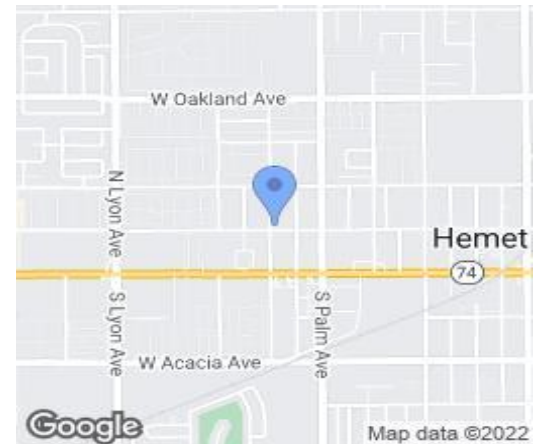
1030 W Latham Ave • Hemet 92543

83 days on the market

**3 units • \$149,667/unit • 2,000 sqft • 5,663 sqft lot • \$230.00/sqft •
Built in 1963**

Listing ID: OC22103336

Off N Hamilton and Florida St



3 Units total. A Single Family House and a Duplex on one lot! Property income is good and has great upside too it. All units are occupied please don't disturb tenants.

Facts & Features

- Sold On 08/22/2022
- Original List Price of \$449,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$591 (Estimated)
- Laundry: Inside
- \$38064 Gross Scheduled Income
- \$33864 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01893217
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,080	\$1,080	\$1,300
2:	1	1	1	0	Unfurnished	\$986	\$986	\$1,300
3:	1	2	1	0	Unfurnished	\$1,106	\$1,106	\$1,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

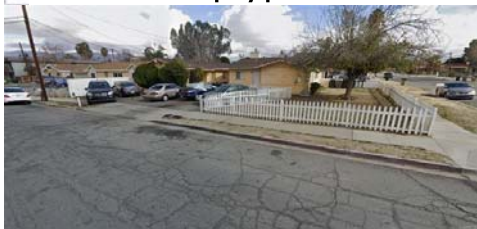
Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 442082014

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:** OC22103336

Printed: 08/28/2022 10:32:08 AM

Closed • **Quadruplex**

List / Sold: **\$849,900/\$820,000** ↓

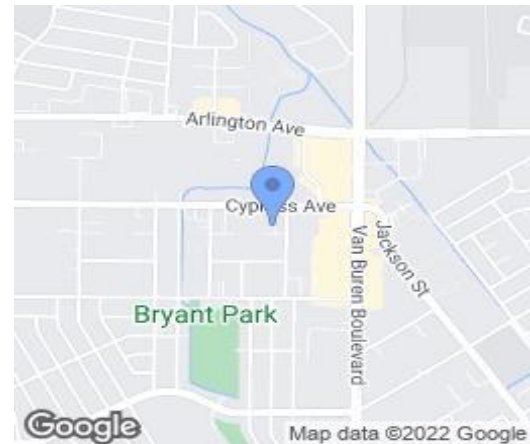
7721 Janet Ave # 4 • Riverside 92503

52 days on the market

**4 units • \$212,475/unit • 2,000 sqft • 16,500 sqft lot • \$410.00/sqft •
Built in 1965**

Listing ID: IV22125815

Arlington Ave and Van Buren



ADJACENT VACANT LOT INCLUDED IN THE SALE!!!!!! Lot size listed includes estimated size of both lots combined. GREAT INVESTMENT OPPORTUNITY! or, live in one and rent out the others! 4 single story 1 bedroom 1 bathroom units. Each unit has it's own private enclosed rear yard. Laundry room on site. 4 electric meters, 4 gas meters. All units in great shape, fully rented with long time tenants. year built is estimated as no data on public info. Prime location. Walk to shopping, good freeway access.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$899,900
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$134 (Estimated)
- Laundry: Community
- \$43920 Gross Scheduled Income
- \$40727 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,193
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$576
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense: \$816
- Other Expense Description: laundry

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	4	4	0	Unfurnished	\$3,660	\$3,660	\$5,600

Of Units With:

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

Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 151162028

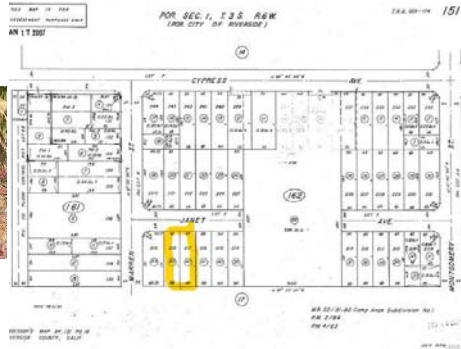
Michael Lembeck

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: IV22125815

Printed: 08/28/2022 10:32:08 AM

Closed •

List / Sold: **\$715,000/\$725,000** ↑

68530 Hacienda Ave • Desert Hot Springs 92240

21 days on the market

4 units • \$178,750/unit • 3,469 sqft • 10,019 sqft lot • \$208.99/sqft • Built in 1965

Listing ID: CV22101920

Please follow your Navigation.



Location, Location, Location situated in one of the best areas of Desert Hot Spring, with beautiful view of the hills and the city lights at Night. This property offers 4 units, Main unit in the front has 3 bedrooms 2 full baths, recently fully remodel with beautiful open floor plan a gorgeous kitchen and new double pane windows. The other building on the back consist of 3 units of 1 bedroom, 1 bath with living room and a kitchen with electric stoves. The court yard offers a in-ground swimming pool for the tenants to enjoy on those Desert hot days. Do not miss the opportunity to own this income producer property.

Facts & Features

- Sold On 08/25/2022
- Original List Price of \$689,900
- 2 Buildings
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$285 (Estimated)
- Laundry: In Kitchen
- \$62100 Gross Scheduled Income
- \$54370 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Electric Range

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Chain Link, See Remarks
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$7,730
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,050
- Cable TV: 02071141
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense: \$1,440
- Other Expense Description: Pool

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,675	\$20,100	\$20,100
2:	1	1	1	1	Unfurnished	\$1,200	\$14,400	\$14,400
3:	1	1	1	1	Unfurnished	\$1,100	\$13,200	\$13,200
4:	1	1	1	1	Unfurnished	\$1,200	\$14,400	\$14,400

Of Units With:

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

Additional Information

- Standard sale

- 340 - Desert Hot Springs area
 - Riverside County
 - Parcel # 644221011
-

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

 Click arrow to display photos











Closed •

List / Sold: **\$999,800/\$1,006,000** ↑

3624 Locust St • Riverside 92501

3 days on the market

**5 units • \$199,960/unit • 3,500 sqft • 8,712 sqft lot • \$287.43/sqft •
Built in 1937**

Listing ID: IG22167768

Right on Locust



Amazing opportunity! This is a 5 plex in the desirable historical area of Riverside. This lot has 2 buildings and 2 meters. the front house is a 2 bedroom 1 bath, and 1 bedroom 1 bath with a den. The back unit is 3 i bedroom 1 bath units with a 3 car garage in the back. Hurry as this one will not last long.

Facts & Features

- Sold On 08/22/2022
- Original List Price of \$999,800
- 2 Buildings
- 3 Total parking spaces
- Heating: Central
- \$181 (Estimated)
- Laundry: Inside
- \$6350 Gross Scheduled Income
- \$200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$300
- Electric: \$50.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV: 00994662
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$50
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	6	0	3	Unfurnished	\$6,350	\$6,350	\$0

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
- 252 - Riverside area
- Riverside County
- Parcel # 214192004

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