

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	IV23149286	S	4059 5th ST #2	RVSD	252	STD	2	\$4,000		\$575,000 	\$520.83	1104	1927/ASR	2,614/0.06	N	0	08/29/23	3/3
2	IV23107666	S	858 Douglas CT	HMT	SRCAR	STD	2	\$28,750		\$465,000 	\$208.71	2228	1978/ASR	8,712/0.2	N	2	08/28/23	33/33
3	219093532DA	S	45791 Smurr ST	IND	699	STD	3			\$530,000 			1952/ASR	6,970/0.16		0	08/30/23	138/501

Closed • Duplex

List / Sold: **\$565,000/\$575,000** ↑

4059 5th St # 2 • Riverside 92501

3 days on the market

2 units • \$282,500/unit • 1,104 sqft • 2,614 sqft lot • \$520.83/sqft •

Listing ID: IV23149286

Built in 1927

Turn onto 5th



Discover the epitome of charm and craftsmanship in this captivating remodeled craftsman 2 unit home, nestled in the heart of downtown Riverside. Boasting two units, this property offers both convenience and versatility. The main house features two bedrooms and one bathroom, adorned with a custom stained glass window that adds a touch of elegance. Step onto the tiled patio and take in the stunning views of Mount Rubidoux and the mesmerizing firework shows on the 4th of July. This home exudes sophistication with its freshly remodeled kitchen and bathrooms, adorned with luxury vinyl flooring that adds a touch of modernity. A new roof and paint, along with a new 200 amp electric panel and full rewire, ensure peace of mind and comfort. Stay cozy with three new ductless heating and air units, while a new water heater provides convenience. Outside, indulge in the lush beauty of the freshly landscaped yard, complete with citrus trees that promise a delightful harvest. Enjoy the tranquil ambiance of the surroundings while still being within walking distance to the iconic Mission Inn, downtown restaurants, and vibrant nightlife. Don't miss this rare opportunity to own a piece of Riverside's history and embrace the harmonious blend of classic craftsmanship and modern amenities. This remodeled craftsman gem is ready to welcome you home.

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$565,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Ductless, ENERGY STAR Qualified Equipment, SEER Rated 16+
- Heating: Ductless, ENERGY STAR Qualified Equipment, Heat Pump
- \$64 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Stackable, Washer Hookup
- \$4000 Gross Scheduled Income
- \$4000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Basement, Family Room
- Floor: Vinyl
- Appliances: Dishwasher, Gas Range, Microwave
- Other Interior Features: Crown Molding, Quartz Counters

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Block, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	\$2,200
2:	1	1	1					\$1,800

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 # 214141009

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: IV23149286

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Closed • Duplex

List / Sold: **\$507,500/\$465,000** ↓

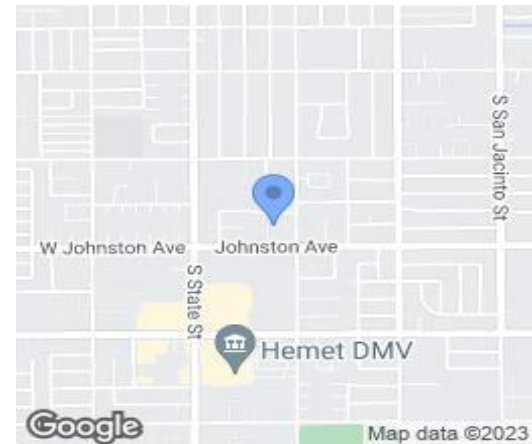
858 Douglas Ct • Hemet 92543

33 days on the market

2 units • **\$253,750/unit** • **2,228 sqft** • **8,712 sqft lot** • **\$208.71/sqft** •
Built in 1978

Listing ID: IV23107666

Northwest of Johnston and S. Buena Vista St.



Great business opportunity for investor, or owner occupy one unit and rent the other. This is a duplex with one unit upstairs and one unit downstairs, on a cul de sac in Hemet, just south of Florida Ave. Each unit has 2 bedrooms, 2 baths, with fireplace in living room, washer/dryer hookups in kitchen, and spacious bedrooms. Seller has obtained ADU approval for 1 unit, with plans, ready for a garage conversion. Do not miss out on this opportunity!

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$520,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- \$104 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$28750 Gross Scheduled Income
- \$22606 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,735
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$630
- Cable TV: 01452228
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,105
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	0	1	Unfurnished	\$1,265	\$1,265	\$0

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: \$10000
- SRCAR - Southwest Riverside County area
- Riverside County

• Parcel # 446232016

Michael Lembeck

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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: IV23107666

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Closed •

List / Sold: **\$548,000/\$530,000** ↓

45791 Smurr St • Indio 92201

138 days on the market

**3 units • \$182,667/unit • sqft • 6,970 sqft lot • No \$/Sqft data •
Built in 1952**

Listing ID: 219093532DA

Please refer to GPS



Location! Location! Location! Great Investment Property Downtown Indio-This is the opportunity you have been waiting for to own a Triplex! The property in the back has been fully remodeled with New kitchen Counters, New Flooring, New Bathroom, New Windows, New Roof, New Interior and Exterior paint. The front unit is a Duplex 2 BR, 1 BA Each need a little TLC. Property is being sold As-Is Sale will include tenants in place. Buyer to do his/her due diligence, buyer also to verify Sq Ft.Appointment only.

Facts & Features

- Sold On 08/30/2023
- Original List Price of \$548,000
- 3 Buildings
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Laminate, Tile
- Appliances: Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01912687
- 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: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

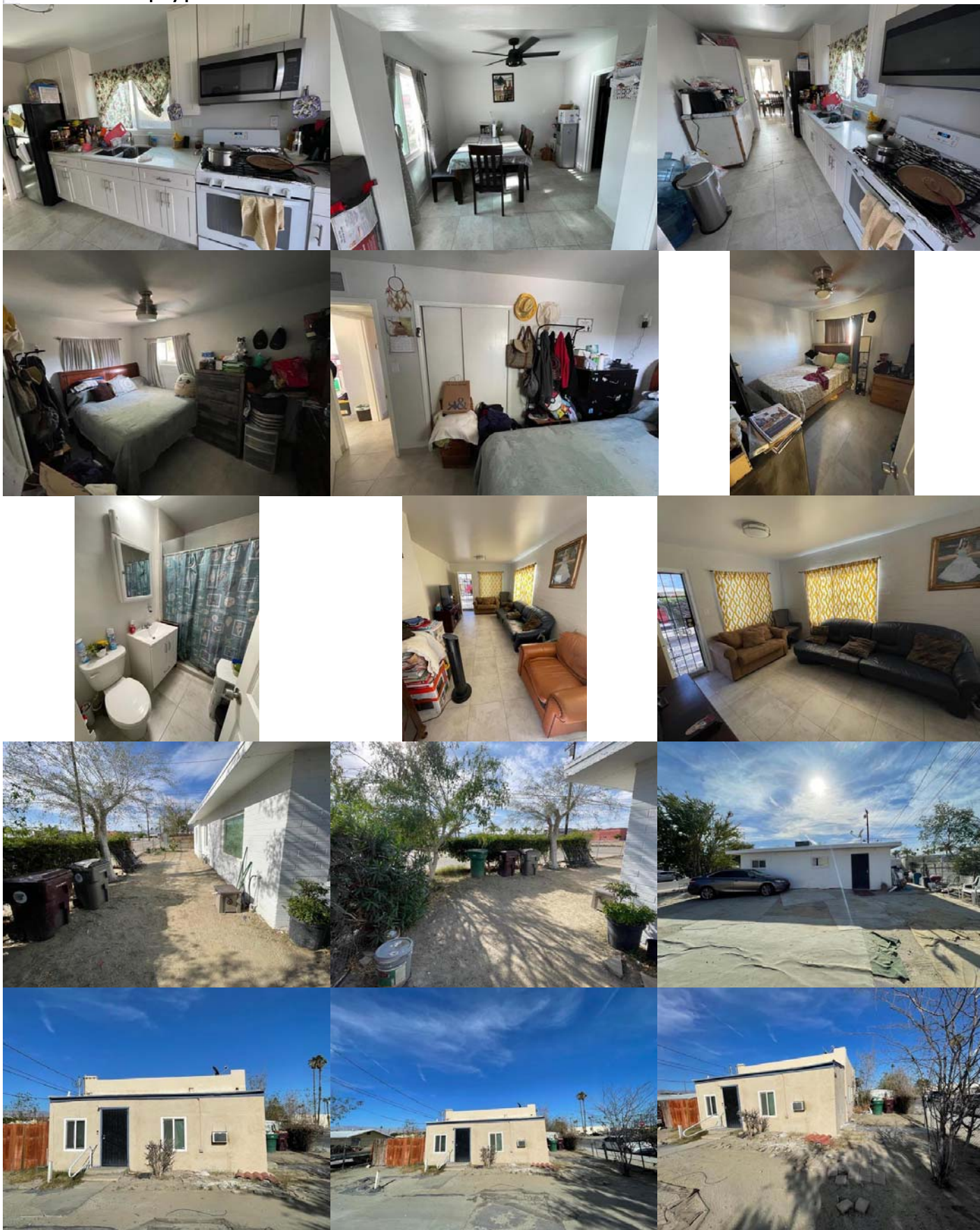
Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- 699 - Not Defined area
- Riverside County
- Parcel # 611222015

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