

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	Spes	Date	DOM/CDOM
1	219077898PS	S	33085	Moreno RD	CC	336	STD	3			\$750,000↓			1986/ASR	9,148/0.21			6	08/29/22	113/113
2	IV21193703	S	13680	Day ST	MORV	259	STD	4	\$57,600		\$2,500,000↑	\$45.37	55103	1970/EST	220,414/5.06	N		4	09/02/22	241/241

Closed •

List / Sold: **\$799,900/\$750,000** ↓

33085 Moreno Rd • Cathedral City 92234

113 days on the market

3 units • \$266,633/unit • sqft • 9,148 sqft lot • No \$/Sqft data •

Built in 1986

Listing ID: 219077898PS

Take Cathedral Canyon Drive to 33rd Avenue, to Moreno Road. Property on the corner of Moreno Road and Cedar Road



Fully occupied triplex in desirable Cathedral City neighborhood. Close to shopping and schools. Each apartment unit has 2 bedrooms 2.5 baths with two-car garage and laundry hook ups.

Facts & Features

- Sold On 08/29/2022
- Original List Price of \$840,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Natural Gas, Central
- \$32143 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Living Room
- Floor: Tile, Vinyl
- Appliances: Gas Water Heater, Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$931
- Maintenance:
- Workman's Comp:
- Professional Management: 2284
- Water/Sewer: \$690
- Other Expense:
- Other Expense Description:

Unit Details

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
- 336 - Cathedral City South area
- Riverside County
- Parcel # 680395007

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 • **Quadruplex**

List / Sold:

\$2,000,000/\$2,500,000 ↑

241 days on the market

Listing ID: IV21193703

13680 Day St • **Moreno Valley 92553**

4 units • **\$500,000/unit** • **55,103 sqft** • **220,414 sqft lot** • **\$45.37/sqft** •
Built in 1970

from the 215 exit Alessandro and go east go left Day st



The Seller is currently working with the city to split these lots. The sales price does not include the 5 units only the 4 acres of vacant land to the east of the units. This is an excellent property for development, it is made up of 2-2.5 acre parcels, one of the parcels has 2 duplexes on it, the other parcel has a single family home on it, it is zoned R3. Located close to major shopping, restaurants, medical facilities and the 215 and 60 freeways, the location is great. It is on a highly traveled main street, right on the corner. All utilities are already to the site. The water company recently ran a new 12" water main to service the property. There are 2 duplexes and 1 single family home on the site with rents over \$5,000 per month, for development, these structures will be scrape offs. Parcel number (291-150-013) can be included in sale in the sale, for a total of 5.06 acres. Do not hesitate to submit all offer

Facts & Features

- Sold On 09/02/2022
- Original List Price of \$2,000,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Estimated)
- Laundry: Inside
- \$57600 Gross Scheduled Income
- \$48912 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Lot Over 40000 Sqft, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01129578
- Gardener:
- Licenses:
- Insurance: \$1,400
- 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:	4	2	1	1	Unfurnished	\$1,200	\$4,800	\$6,000

Of Units With:

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

Additional Information

- Standard sale
- 259 - Moreno Valley area
- Riverside County
- Parcel # 291150004

Michael Lembeck

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: IV21193703

Printed: 09/04/2022 5:32:03 AM