

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 | <a href="#">HD22170444</a> | S | 1260 E <a href="#">8th ST</a>        | BMT  | 263  | PRO | 2     | \$25,200 |     | \$405,000    | \$266.80 | 1518 | 1961/ASR | 9,583/0.22  | N       | 4        | 09/16/22 | <a href="#">2/2</a>   |
| 2 | <a href="#">HD22149292</a> | S | 830 <a href="#">Pennsylvania AVE</a> | BMT  | 263  | STD | 2     | \$36,000 |     | \$405,000    | \$207.69 | 1950 | 1910/PUB | 16,553/0.38 | N       | 0        | 09/15/22 | <a href="#">50/50</a> |
| 3 | <a href="#">CV22151157</a> | S | 1124 W <a href="#">9th ST</a>        | COR  | 248  | STD | 4     | \$52,560 |     | \$1,170,000  | \$307.89 | 3800 | 1970/EST | 7,841/0.18  | N       | 0        | 09/12/22 | <a href="#">32/32</a> |

**Closed •**

List / Sold: **\$400,000/\$405,000** ↑

**1260 E 8th St • Beaumont 92223**

**2 days on the market**

**2 units • \$200,000/unit • 1,518 sqft • 9,583 sqft lot • \$266.80/sqft •**

**Listing ID: HD22170444**

**Built in 1961**

**Cross Street Pennsylvania**



## Facts & Features

- Sold On 09/16/2022
- Original List Price of \$400,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$64 (Estimated)
- Laundry: Inside
- \$25200 Gross Scheduled Income
- \$22200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

## Interior

## Exterior

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

## Annual Expenses

- Total Operating Expense: \$3,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01527168
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

## Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$1,050     | \$1,050    | \$1,500   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,050     | \$1,050    | \$1,500   |

## # Of Units With:

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

## Additional Information

- Probate Listing sale
- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 415303007

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031

 **Click arrow to display photos**



**CUSTOMER FULL:** Residential Income **LISTING ID:** HD22170444

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**Closed** •

List / Sold: **\$465,000/\$405,000** ↓

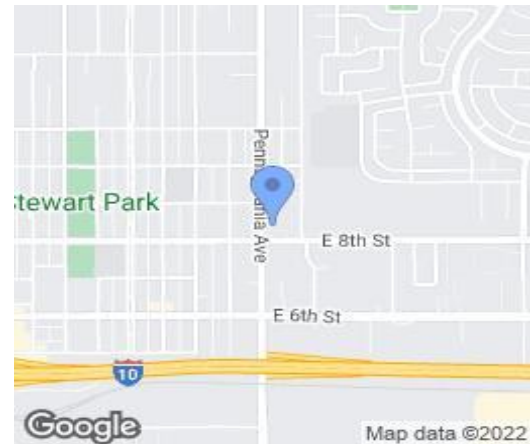
**830 Pennsylvania Ave** • Beaumont 92223

**50 days on the market**

**2 units** • **\$232,500/unit** • **1,950 sqft** • **16,553 sqft lot** • **\$207.69/sqft** •  
**Built in 1910**

**Listing ID: HD22149292**

**Pennsylvania Ave-Between E 8th and E 9th**



Investors! .38 Acres High-Density Residential (HDR) Property with Multi-family housing (townhomes, condominiums, apartments, etc.) Land Use Designations. Currently has 2 homes sitting on this parcel of land. This Property has so much more income producing potential.

### Facts & Features

- Sold On 09/15/2022
- Original List Price of \$595,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$64 (Estimated)
- Laundry: Inside
- \$36000 Gross Scheduled Income
- \$33000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01527168
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 1     | 0      | Unfurnished | \$2,000     | \$2,000    | \$2,000   |
| 2: | 1     | 3    | 1     | 0      | Unfurnished | \$1,000     | \$1,000    | \$2,000   |

### # Of Units With:

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

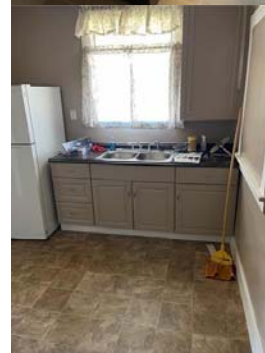
### Additional Information

- Standard sale
- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 415303005

**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: HD22149292

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**Closed** •

List / Sold:

**\$1,200,000/\$1,170,000** ↓

**32 days on the market**

**Listing ID: CV22151157**

**1124 W 9th St • Corona 92882**

**4 units • \$300,000/unit • 3,800 sqft • 7,841 sqft lot • \$307.89/sqft •**

**Built in 1970**

**9th & Lincoln**



Great opportunity to acquire a fourplex in the city of Corona. All units are 2 bedroom 2 bath and have laundry hookups in each apartment. This value added property features long term tenants and has lots of upside income potential. Carports are behind the units with alley access.

### Facts & Features

- Sold On 09/12/2022
- Original List Price of \$1,200,000
- 1 Buildings
- 0 Total parking spaces
- \$80 (Estimated)
- Laundry: Washer Hookup
- \$52560 Gross Scheduled Income
- \$28231 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 0 water meters available

### Interior

### Exterior

- Lot Features: Front Yard
- Sewer: None

### Annual Expenses

- Total Operating Expense: \$24,329
- Electric: \$226.00
- Gas: \$946
- Furniture Replacement:
- Trash: \$2,808
- Cable TV: 01406566
- Gardener:
- Licenses:
- Insurance: \$1,246
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,103
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 4     | 2    | 2     | 0      | Unfurnished | \$4,380     | \$4,380    | \$7,180   |

### # Of Units With:

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

### Additional Information

- Standard sale
- Rent Controlled
- 248 - Corona area
- Riverside County
- Parcel # 110072004

**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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