

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	SB22156705	S	501 Graham AVE W #1-5	LKEL	SRCAR	STD	5	\$90,000		\$1,225,000.↓	\$331.08	3700	2018/SEE	16,000/0.3673	N	2	09/21/22	47/47

Closed •

List / Sold:

\$1,300,000/\$1,225,000 ↓

47 days on the market

Listing ID: SB22156705

501 Graham Ave W # 1-5 • Lake Elsinore 92530

**5 units • \$260,000/unit • 3,700 sqft • 16,000 sqft lot • \$331.08/sqft •
Built in 2018**

Off Fwy 15, West on Main St, Right on Graham Ave, to Poe St, across the Post Office



This little 5 unit apartment complex has been fully remodeled from the foundation up. THE NEW GARAGES WERE ENGINEERED TO GET 2ND STORY ADDITIONS WITHOUT AND WALL OR FOUNDATION CHANGES, HAVE YOUR CONTRACTOR CHECK OUT THE PICTURES OF THE STEEL AND HARDY WINGS. ADD GRANNY GUEST ROOMS WITH 2ND BATH, WITH VIEW DECK AND SOLAR COVERED PATIOS TO ADD 2,000 FEET OF GLA TO THIS COMPLEX. These houses are like luxury mini detached single family homes. It has a high walkability rating because it is a block and a half from the Lake Canoe Launch and the Beach at Lake Elsinore. It is a block away from the Public Library, a short walk to the Lake Elsinore Community Center. It is also a few blocks from Historic Downtown Lake Elsinore, and a short walk to a local Supermarket and varied Main St. Restaurants. Most of the accessories (sinks, faucets, etc.) have been bought and are in place, but can be upgraded to suit the buyer's needs or unique tastes. The kitchens have quartz counters, custom glass backsplashes, plenty of cabinet space, stainless steel dishwasher, stove, refrigerator, and microwave/FanHd. The floors in the bathroom and kitchen are light colored porcelain tile. The bathroom walls have porcelain tiles to the ceiling to match the floors. Please call for an appointment to see these units in person. CALL NOW!!!

Facts & Features

- Sold On 09/21/2022
 - Original List Price of \$1,300,000
 - 10 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: ENERGY STAR Qualified Equipment, High Efficiency, Zoned
 - Heating: Combination, ENERGY STAR Qualified Equipment, High Efficiency, Natural Gas, Wall Furnace
 - \$410 (Public Records)
 - Laundry: Gas Dryer Hookup, In Kitchen, Inside, Stackable, Washer Hookup
 - \$90000 Gross Scheduled Income
 - \$78912 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 5 water meters available
-

Interior

- Rooms: All Bedrooms Down, See Remarks
 - Floor: Bamboo
 - Appliances: Dishwasher, ENERGY STAR Qualified Appliances, Disposal, Gas Oven, Gas Range, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater, Water Purifier
 - Other Interior Features: Granite Counters, Open Floorplan, Stone Counters, Unfurnished
-

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Gentle Sloping, Landscaped, Near Public Transit, Park Nearby, Patio Home, Ranch, Yard
 - Security Features: 24 Hour Security, Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Gated Community, Resident Manager, Security Lights, Security System, Smoke Detector(s), Wired for Alarm System
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$11,088
- Insurance: \$2,000

- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$250
- Cable TV: 00409987
- Gardener:
- Licenses:

- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,120
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	9	5	10	Negotiable	\$7,500	\$7,500	\$7,500

Of Units With:

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

Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 374153021

Michael Lembeck

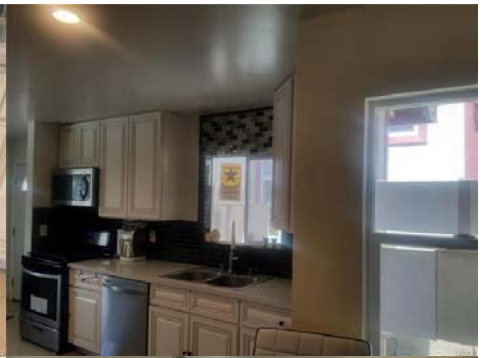
State License #: 01019397
Cell Phone: 714-742-3700

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: SB22156705

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