

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	IG24148928	S	7435 Evans ST	RVSD	252	STD	2	\$3,600		\$550,000 	\$508.32	1082	1934/ASR	12,632/0.29	N	0	09/25/24	3/3
2	219113174PS	S	34682 Eagle Canyon DR	CC	336	STD	3			\$575,000 	\$350.52		1952/ASR	14,000/0.3214	N	0	09/23/24	54/54
3	240016277SD	S	491 E Kimball Ave	HMT	SRCAR		3	\$0	0	\$707,000 			1956	7,840/0.18	N		09/23/24	38/38
4	SW24152767	S	40320 Johnston AVE	HMT	SRCAR	STD	4	\$75,959		\$760,000 	\$143.29	5304	1953/ASR	30,492/0.7	N	0	09/27/24	3/3

Closed • Duplex

List / Sold: **\$549,900/\$550,000** ↑

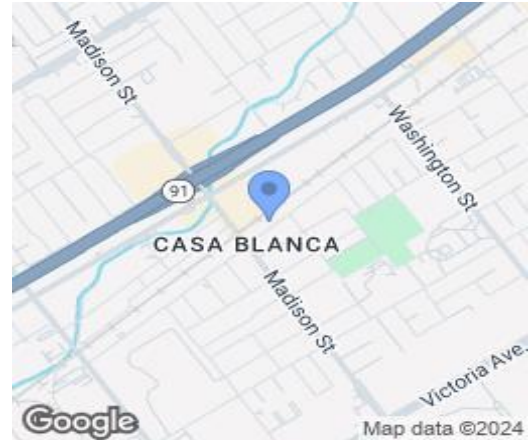
7435 Evans St • Riverside 92504

3 days on the market

2 units • **\$274,950/unit** • **1,082 sqft** • **12,632 sqft lot** • **\$508.32/sqft** •
Built in 1934

Listing ID: IG24148928

/



***CASH OFFER ONLY *** Seller is selling as is - no warranties will be provided. No repairs will be done. Buyer to investigate. This 2-unit property has a huge lot and nice security gate and fence! These are 2 separate units, Front unit has 3 bedrooms and 1 bathroom, Back unit has 2 bedrooms and 1 bathroom. Lots of room for parking in driveway or carport area. Many large trees, grass areas and storage sheds. Units do need some work but will be worth the investment. Come and see for yourself to appreciate this great investment value!!

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$549,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$65 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- \$3600 Gross Scheduled Income
- \$2400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,700
- Electric: \$200.00
- Gas: \$50
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02088261
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	3	Unfurnished	\$0	\$0	\$0
2:	1	2	1	2	Unfurnished	\$0	\$0	\$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
- Buyer Agency Compensation: 1%

- 252 - Riverside area
- Riverside County
- Parcel # 230291019

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

▼ Click arrow to display photos





Closed •

List / Sold: **\$680,000/\$575,000** ↓

34682 Eagle Canyon Dr • Cathedral City 92234

54 days on the market

**3 units • \$226,667/unit • sqft • 14,000 sqft lot • \$350.52/sqft •
Built in 1952**

Listing ID: 219113174PS

From Date Palm Dr, turn left on Victoria Dr., turn right on Eagle Canyon Dr. and the property is on your left.



Investment opportunity. Expansive private lot of approximately 14,000sf with stunning mountain views and great outdoor space for storage, a future pool or to add on. This property is now vacant for easy access. Established high seasonal rental income history. It comprises of a single level home of 1114sf featuring 2BDR-1BA, an attached Studio with kitchenette, bathroom and private W/D, as well as a charming recently renovated detached 2BDR-2BA casita of approximately 825sf with large open concept kitchen-living, one bathroom with W/D and spacious bedroom. The main house features high cathedral ceilings with exposed ceiling beams, open concept remodeled kitchen with large centered island. The very large yard has a bocce ball court, a gazebo with BBQ. Conveniently located to nearby commercial plaza with market, restaurants and popular In-shape gym. Very versatile space for a buyer to take it to the next level. Strong rental history. Recent income averaged approximately \$6400/Month. Fee simple (You own the land) and No HOA. The accuracy of all information, regardless of source, including but not limited to, square footages and lot size, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Facts & Features

- Sold On 09/23/2024
 - Original List Price of \$680,000
 - 2 Buildings
 - Levels: One
 - 9 Total parking spaces
 - 3 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Forced Air, Natural Gas
 - SellerConsiderConcessionYN:
 - Laundry:
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available
-

Interior

- Rooms: Den, Family Room, Guest/Maid's Quarters, Living Room, Sound Studio
 - Appliances: Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Water Heater
 - Floor: Tile
 - Other Interior Features: Cathedral Ceiling(s), High Ceilings, Open Floorplan, Recessed Lighting
-

Exterior

- Lot Features: Landscaped, Rectangular Lot, Level, Paved, Yard
-

Annual Expenses

- Total Operating Expense:
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01525571
 - Gardener:
 - Licenses:
 - Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:
-

Unit Details

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- 336 - Cathedral City South area
- Riverside County
- Parcel # 673171020

Michael Lembeck

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

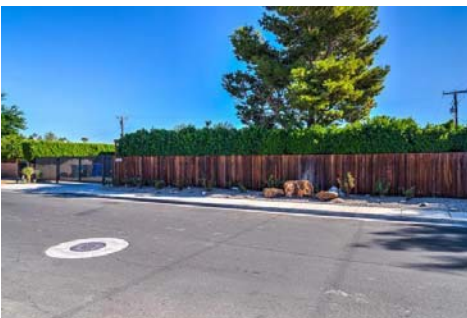
Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 219113174PS

Printed: 09/29/2024 9:51:43 AM

Closed •

491 E Kimball Ave • Hemet 92543

3 units • \$238,333/unit • sqft • 7,840 sqft lot • No \$/Sqft data •

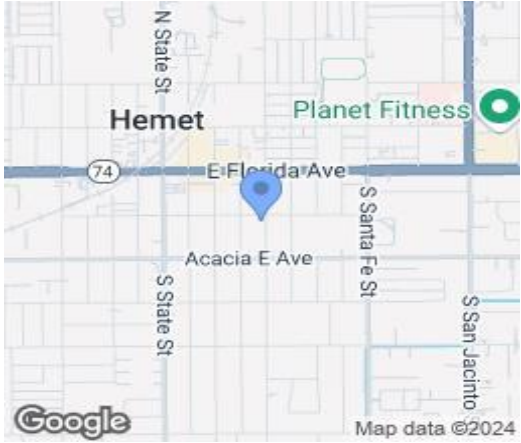
Built in 1956

List / Sold: \$715,000/\$707,000 ↓

38 days on the market

Listing ID: 240016277SD

Located on corner of E Kimball St & S Buena Vista Ave. See Supplemental remarks. CrossStreet: Buena Vista St



TURN KEY Tri-plex ready for tenants or your move in! Primed to command top rental rates. Perfect multi-gen living or live in one, rent others. Three meticulously upgraded units situated on a large corner lot. Each unit has their own electric meter, laundry room, private fenced/gated yard and garage with shared driveway parking. Remodeled/upgraded from top to bottom to include new kitchens and baths, triple pane windows, six pane fiberglass front doors, all new subflooring and flooring, baseboards, interior doors, designer lighting and paint, ceiling fans, plumbing fixtures, and much more. A 30-year roof was installed in 2013. Buildings have new exterior paint. The brand new vinyl fence adds privacy and safety for children and pets. Beautifully designed drought tolerant, low maintenance landscaping with drip irrigation. The attached one bedroom unit is completely refreshed with all the retro charm preserved. This property is not to be missed! Whether you're looking to generate rental income or desire multi-generational living don't miss your chance to own this special property. NOTE: The main house front door faces S Buena Vista Ave., and that address is 205 S Buena Vista; the attached 1 bedroom apartment, attached to the main house, faces E Kimball and that address is 491 E. Kimball. The Unit above the garage address is 207 S Buena Vista Ave.

Facts & Features

- Sold On 09/23/2024
 - Original List Price of \$715,000
 - 2 Buildings
 - Levels: Multi/Split
 - 0 Total parking spaces
 - Cooling: Central Air
 - Heating: Electric, Forced Air, Zoned
 - SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinklers Drip System
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
 - 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:		2	1	1		\$0		\$1,675
2:		1	1	1		\$0		\$1,499

3:	1	1	1	\$0	\$1,550
4:		0			

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric:• Gas Meters:• Water Meters:• Carpet:• Dishwasher: 1• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio: 3• Ranges: 2• Refrigerator: 2• Wall AC: |
|--|---|

Additional Information

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 443314001

Michael Lembeck

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Closed

• Triplex

40320 Johnston Ave • Hemet 92544

4 units • \$187,250/unit • 5,304 sqft • 30,492 sqft lot • \$143.29/sqft • Built in 1953

From Florida go S. on San Jacinto Ave to Johnston Ave and make a left.

List / Sold: \$749,000/\$760,000

3 days on the market

Listing ID: SW24152767



STRONG CASH FLOW FOUR UNIT PROPERTY WITH \$6,280 A MONTH IN RENTAL INCOME ON JUST UNDER AN ACRE. THE FRONT HOUSE HAS FOUR BEDROOMS AND TWO BATHS AND A SEPARATE STUDIO UNIT WITH VAULTED CEILINGS AND A HUGE WOOD BURNING FIREPLACE. ALSO ON THE LOT THERE IS A THREE BEDROOM ONE BATH HOUSE AND ALSO A FOUR BEDROOM ONE BATH HOUSE ALL FULLY RENTED. AT THE BACK END OF THE PROPERTY THERE IS EVEN MORE ROOM TO ADD UP TO TWO ADU'S OR TINY HOUSES (CHECK WITH CITY) FOR EVEN MORE ADDITIONAL INCOME ON THIS CASH FLOW OPPORTUNITY.

Facts & Features

- Sold On 09/27/2024
 - Original List Price of \$749,000
 - 3 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - \$0 (Unknown)
 - SellerConsiderConcessionYN:
- Laundry: Inside, Outside
 - \$75959 Gross Scheduled Income
 - \$57752 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 20000-39999 Sqft
- Fencing: Block, Vinyl
 - Sewer: Conventional Septic, Sewer Paid

Annual Expenses

- Total Operating Expense: \$18,207
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00616212
 - Gardener:
 - Licenses:
- Insurance: \$2,850
 - Maintenance: \$2,400
 - Workman's Comp:
 - Professional Management: 5457
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,400	\$2,400	\$2,400
2:	1	0	1	0	Unfurnished	\$975	\$975	\$975
3:	1	3	1	0	Unfurnished	\$1,457	\$1,457	\$1,457
4:	1	4	1	0	Unfurnished	\$1,450	\$1,450	\$1,450

Of Units With:

- Separate Electric: 3
 - Gas Meters: 3
 - Water Meters: 1
 - Carpet:
- Drapes:
 - Patio:
 - Ranges: 4
 - Refrigerator: 0

- Dishwasher:
- Disposal:

- Wall AC: 4

Additional Information

- Standard sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 447201006

Michael Lembeck

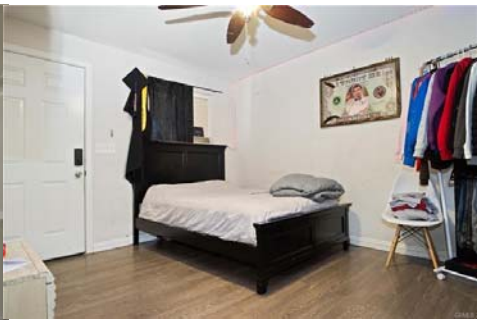
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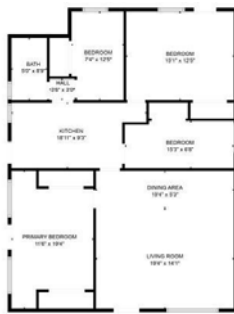
CRMLS



CRMLS



CRML1



CRML5



CRML3

