

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	PW23155070	S	33859 Navajo TRL	CC	336	STD	2	\$37,860		\$715,000 	\$286.00	2500	1991/ASR	7,841/0.18	N	4	09/29/23	12/12
2	PW23131607	S	33654 Pueblo	CC	336	STD	2	\$64,200		\$747,400 	\$355.90	2100	1984/PUB	8,276/0.19	N	4	09/25/23	7/7
3	SW23133470	S	217 N Palm	HMT	SRCAR	STD	2	\$0		\$349,000	\$12.93	27000	1940/PUB	26,572/0.61	Y	2	09/28/23	5/5
4	SW23011218	S	27740 Linnel LN	MUR	SRCAR	STD	2	\$36,000		\$1,112,500 	\$337.53	3296	1988/ASR	446,926/10.26	N	6	09/27/23	206/398
5	DW23129999	S	269 S Sheriff AVE	SJCN	699	STD	3	\$2,530		\$580,000 	\$193.40	2999	1962/ASR	10,019/0.23	N	1	09/24/23	53/53
6	230011241SD	S	117 N Lowell	LKEL	SRCAR		4	\$0	0	\$682,750 			1948				09/25/23	34/212
7	CV23147232	S	847 Cherry AVE	BMT	263	STD	49	\$858,926	6	\$13,550,000 	\$284.17	47682	1965/OTH	212,137/4.87	N	0	09/26/23	37/37

Closed • Duplex

List / Sold: **\$728,800/\$715,000** ↓

33859 Navajo Trl • Cathedral City 92234

12 days on the market

2 units • \$364,400/unit • 2,500 sqft • 7,841 sqft lot • \$286.00/sqft •

Listing ID: PW23155070

Built in 1991

From Dinah Shore Dr, head north on Navajo Trail. Property located on the left.



DUPLEX | Beautifully designed duplex in the Whitewater Neighborhood of Cathedral City. Each unit has 3 bedrooms and 2 full bathrooms with respective detached 2 car garage. Each unit also boasts ceramic tile floors throughout, fireplace in the living room, Central HVAC, and a utility/laundry room with plenty of room for additional storage. Unit 1 has updated cabinetry in kitchen and bathrooms with granite counter tops as well as private front and back yard. Just up the street from Cathedral Canyon Golf Club and less than a mile from shopping and restaurants; only 6-7 minute drive to Agua Caliente Casino!

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$728,800
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- \$1,264 (Estimated)
- Laundry: Individual Room, Inside
- \$37860 Gross Scheduled Income
- \$35020 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,840
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$540
- Cable TV: 01753876
- Gardener:
- Licenses:
- Insurance: \$1,100
- 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	3	2	2	Unfurnished	\$1,575	\$18,900	\$2,500
2:	1	3	2	2	Unfurnished	\$1,580	\$18,960	\$2,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 336 - Cathedral City South area
- Riverside County
- Parcel # 680443015

Michael Lembeck

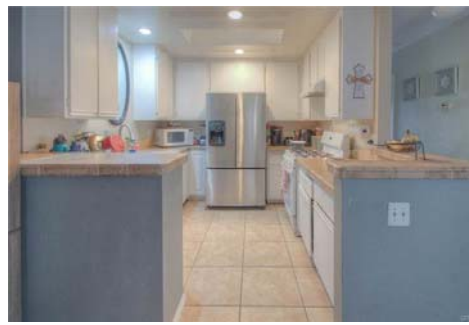
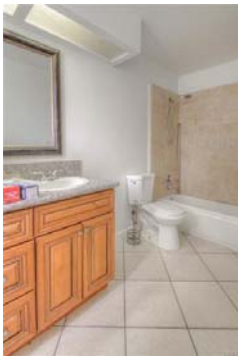
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$770,400/\$747,400** ↓

33654 Pueblo • Cathedral City 92234

7 days on the market

2 units • **\$385,200/unit** • **2,100 sqft** • **8,276 sqft lot** • **\$355.90/sqft** •
Built in 1984

Listing ID: PW23131607



Excellent Investor Opportunity: \$64,200 Annual Income. \$5350.00 monthly rental income. GRM 12%. Low Operating Expenses \$14,466 Profitable NOI \$49734.00. 2-unit Duplex 6 bedrooms 4 full bathrooms both have large 2-car garages with additional driveway parking spots. Renovated and updated July 2023, 100% occupied with new 12-month leases as of July and August 2023. The renovation includes New Roof, all new paint both interior and exterior, each unit has all appliances, a Private Washer & Dryer included in the garage, ceiling fans in the living rooms and some bedrooms, newer bathroom vanities, and LED lighting inside and out. Special Features: Spacious private backyards, maintenance-free front patio play or dining area, and new landscaping. Great location, easy access to all major roads and highways throughout the Coachella Valley, and strong employment opportunities. The neighborhood includes beautiful parks, schools, shopping, entertainment centers for easy living, a nearby casino, and golf courses. High demand for rental housing, and long-term multiple-year tenancies are common in this area.

Facts & Features

- Sold On 09/25/2023
- Original List Price of \$770,400
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,264 (Estimated)
- Laundry: In Garage
- \$64200 Gross Scheduled Income
- \$49734 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Master Bathroom, Master Bedroom
- Floor: Tile
- Appliances: Dishwasher, Electric Oven, Electric Cooktop, Electric Water Heater, Disposal, Microwave, Refrigerator
- Other Interior Features: Open Floorplan, Recessed Lighting, Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Redwood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,466
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$1,836
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:2324Unfurnished\$2,675\$5,350

Of Units With:

- Separate Electric: 2
 - Gas Meters: 0
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 3%
- 336 - Cathedral City South area
 - Riverside County
 - Parcel # 680441035

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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CUSTOMER FULL: Residential Income **LISTING ID:** PW23131607

Printed: 10/01/2023 7:21:15 AM

Closed • **Single Family Residence**

List / Sold: **\$349,000/\$349,000**

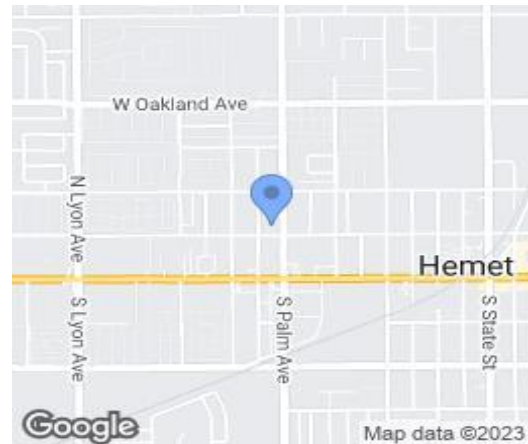
217 N Palm • Hemet 92544

5 days on the market

2 units • **\$174,500/unit** • **27,000 sqft** • **.61 acre(s) lot** • **\$12.93/sqft** •
Built in 1940

Listing ID: SW23133470

Palm north of Latham- west side of street



2 houses on 3 lots! Bring your toolbelt and restore the beauty of this home and the additional house (207 N Palm) currently this one is boarded up.

Facts & Features

- Sold On 09/28/2023
- Original List Price of \$349,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Public Records)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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:	1	2	0	2	Unfurnished	\$0	\$0	\$1,500
2:	1	2	0	0	Unfurnished	\$0	\$0	\$1,000

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: 2.5%
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 442081009

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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CUSTOMER FULL: Residential Income LISTING ID: SW23133470

Printed: 10/01/2023 7:21:15 AM

Closed • **Single Family Residence**

List / Sold:

\$1,799,000/\$1,112,500 ↓

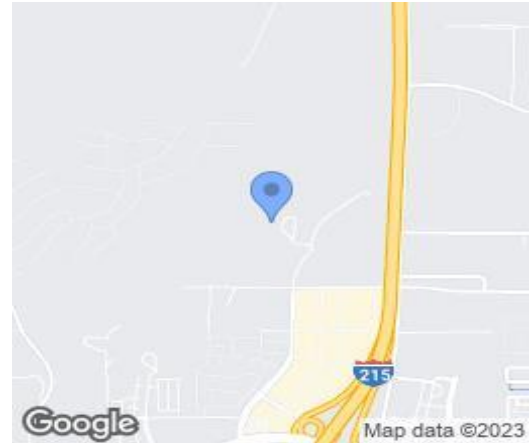
206 days on the market

27740 Linnel Ln • Murrieta 92562

**2 units • \$899,500/unit • 3,296 sqft • 10.26 acre(s) lot • \$337.53/sqft •
Built in 1988**

Listing ID: SW23011218

Clinton Keith to McElwain Rd, to Linnel



Residential Development Opportunity. 10.26 Acres with approximately 5 acres of developable land. Tenant occupied income-producing property, currently Residential Development Opportunity on 10.26 acres in the path of growth. Tenant occupied income-producing property, currently rented under-market generating \$3,500 per month. Easy access to the I-215 freeway with great freeway visibility. Terrific views of the valley. Located across the street from a recently approved multi-family project and approved hotels and Orchards at Stone Creek, Super Target, Starbucks, Subway, and Tractor Supply Company including others with the new Costo just across the freeway. It currently has two rental units totaling 5 bedrooms, and 3 baths with a finished office in the detached garage.

Facts & Features

- Sold On 09/27/2023
- Original List Price of \$1,799,000
- 2 Buildings
- 6 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- \$36000 Gross Scheduled Income
- \$32480 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Irregular Lot
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- 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:	2	5	2	6	Unfurnished	\$3,500	\$3,500	\$54,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 392250005

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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Closed • **Triplex**

List / Sold: **\$594,900/\$580,000** ↓

269 S Sheriff Ave • San Jacinto 92583

53 days on the market

**3 units • \$198,300/unit • 2,999 sqft • 10,019 sqft lot • \$193.40/sqft •
Built in 1962**

Listing ID: DW23129999

South Ramona Blvd. to Main St. East then a left onto S Sheriff Ave. North and the home will be on your right.



Where else can you find a corner lot Tri-plex with tons of potential under \$595,000 that has a total of 6+ bedrooms? Don't wait for it to be too late. Make an appointment to view this large 3 separate unit Triplex. Each unit has its own washer and dryer set up with 2 of the units already being rented which allows you to have your home pay for itself while you move into the vacant unit and make this investment property home today. Unit one is a 3 bedroom 2 bathroom with a 1 car attached garage, unit two is a 2 bedroom 1 bathroom and unit three is a 1 bedroom 1 bathroom used as a 2 bedroom 1 bathroom. Call to make an appointment today this property will not last.

Facts & Features

- Sold On 09/24/2023
- Original List Price of \$594,900
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$226 (Estimated)
- Laundry: In Kitchen
- \$2530 Gross Scheduled Income
- \$2180 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Wood
- Appliances: Gas Oven, Range Hood, Refrigerator, Water Heater

Exterior

- Lot Features: Back Yard, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$410
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV: 02187306
- Gardener:
- Licenses:
- Insurance: \$60
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Furnished	\$2,000	\$2,000	\$2,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0
3:	1	1	1	0	Furnished	\$1,500	\$1,500	\$1,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio:

- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Riverside County
- Parcel # 437042005

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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[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW23129999

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Closed •

List / Sold: **\$728,000/\$682,750** ↓

117 N Lowell • Lake Elsinore 92530

34 days on the market

4 units • **\$182,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1948

Listing ID: 230011241SD

CrossStreet: W Heald Ave



Amazing opportunity in prime Lake Elsinore location! This property has potential for any buyers looking for a great investment property. The fourth unit just got rented so all completed units are rented now. The 5th unit (converted ADU) needs some work to get it up to code as well as some general cleaning up. This is a great opportunity to bring in more income. Owner willing to carry note with the right offer. Give me a call and I will give details.

Facts & Features

- Sold On 09/25/2023
- Original List Price of \$728,000
- 2 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02187306
- 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:		1	1			\$1,000		\$1,300
2:		1	1			\$1,000		\$1,300
3:		1	1			\$1,000		\$1,300
4:		1	1			\$0		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%
- SRCAR - Southwest Riverside County area
- Riverside County

• Parcel # 374183008

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

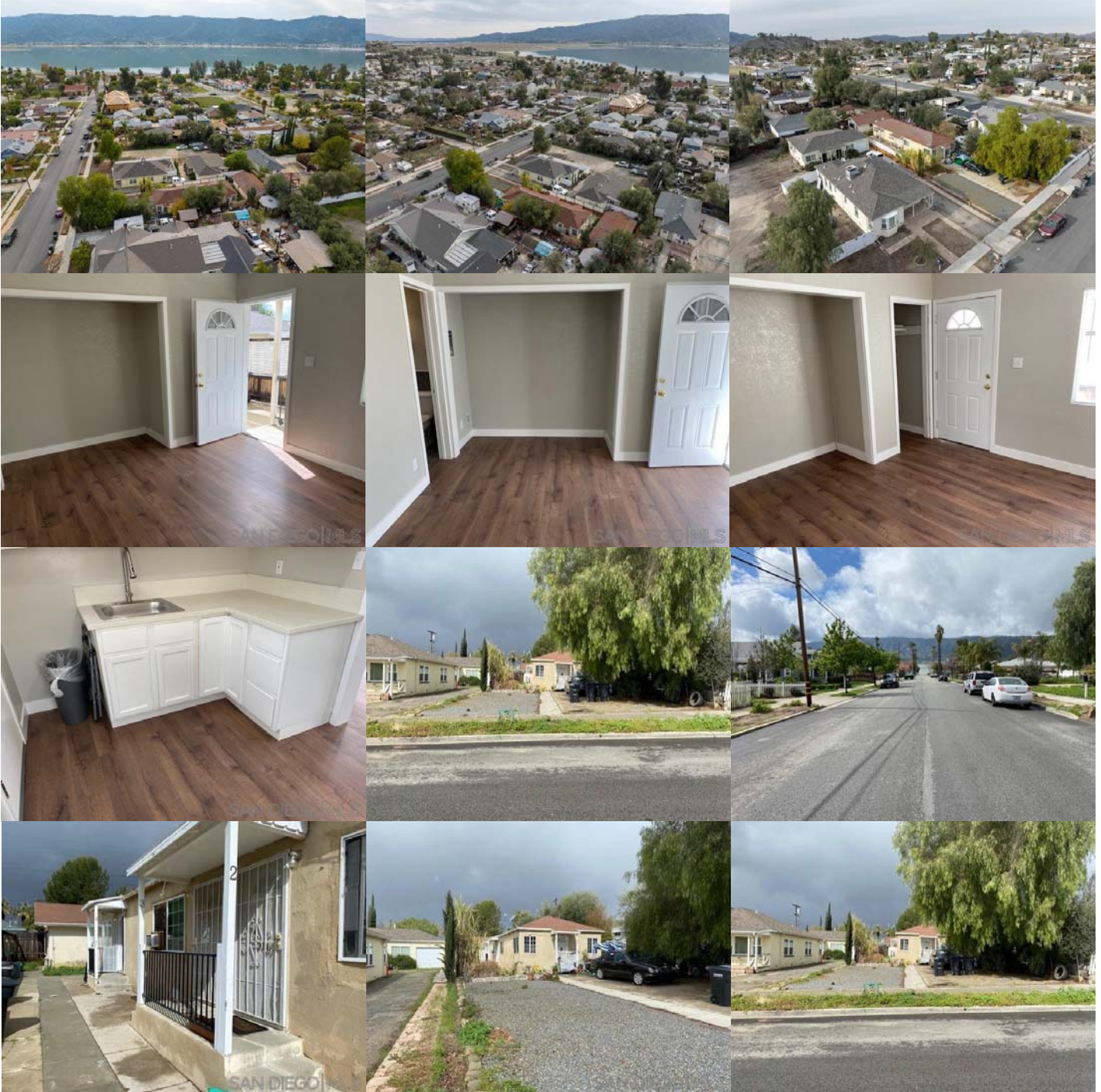
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 230011241SD

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Closed • Commercial/Residential

List / Sold:

\$10,125,516/\$13,550,000 ↑

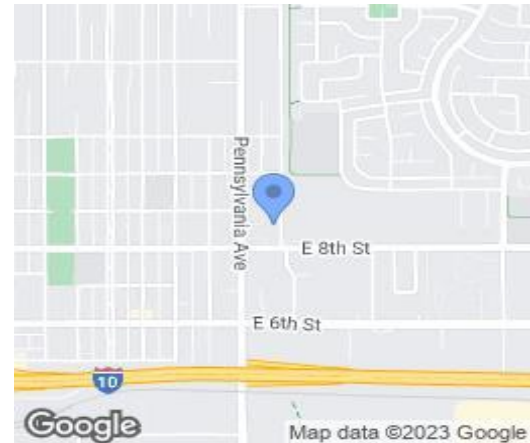
847 Cherry Ave • Beaumont 92223

37 days on the market

49 units • **\$206,643/unit** • **47,682 sqft** • **4.87 acre(s) lot** • **\$284.17/sqft** •
Built in 1965

Listing ID: CV23147232

Cherry Avenue in between E 8th & E 10th Street.



Beaumont Property Portfolio Sale consisting of 13 Assets Apartments, Mix-Use, SFR & Land Outstanding Locations Upside in Rent Call or email us for a full Offering Memorandum

Facts & Features

- Sold On 09/26/2023
- Original List Price of \$10,125,516
- 20 Buildings
- 0 Total parking spaces
- \$0 (Other)
- Cap Rate: 5.58
- \$858926 Gross Scheduled Income
- \$565135 Net Operating Income
- 40 electric meters available
- 40 gas meters available
- 10 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$268,023
- Electric: \$5,735.00
- Gas: \$5,735
- Furniture Replacement:
- Trash: \$13,041
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$40,131
- Maintenance: \$42,946
- Workman's Comp:
- Professional Management: 14400
- Water/Sewer: \$5,735
- Other Expense: \$349
- Other Expense Description: Alarm

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	0	1	0	Unfurnished	\$1,045	\$4,180	\$1,145
2:	10	1	1	0	Unfurnished	\$1,187	\$10,684	\$1,301
3:	18	2	1	0	Unfurnished	\$1,583	\$26,917	\$1,735
4:	1	2	2	0	Unfurnished	\$1,202	\$1,202	\$1,318
5:	2	3	1	0	Unfurnished	\$1,848	\$1,848	\$2,025
6:	14	0	0	0	Unfurnished	\$1,532	\$21,442	\$1,679

Of Units With:

- Separate Electric: 40
- Gas Meters: 40
- Water Meters: 10
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 263 - Banning/Beaumont/Cherry Valley area
- Riverside County
- Parcel # 415303015

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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