

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	219083547DA	S	33366	Navajo TRL	CC	336	STD	2			\$430,000 ↓			1985/ASR	8,276/0.19			2	09/29/22	36/36
2	DW22152157	S	33131	Jamieson ST	LKEL	SRCAR	STD	4	\$60,600	6	\$704,000 ↓	\$195.56	3600	1965/ASR	5,227/0.12	N		0	09/26/22	47/136

Closed • **Single Family Residence**

List / Sold: **\$462,500/\$430,000** ↓

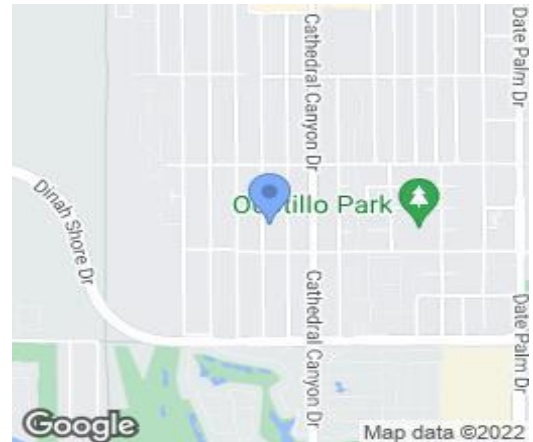
33366 Navajo Trl • Cathedral City 92234

36 days on the market

**2 units • \$231,250/unit • sqft • 8,276 sqft lot • No \$/Sqft data •
Built in 1985**

Listing ID: 219083547DA

USE GPS



Fantastic opportunity to own you own Duplex. You can live in one and rent the other out or just rent them both out for great income. Unit A is 2 Bedroom 2.5 Bathroom larger of the 2 units and comes with a 1 car garage private front courtyard and good size back yard with upgraded kitchen, tile flooring and synthetic grass. Unit B is a 2-bedroom 2 bath clean unit with a 1 car garage, private back yard and side yard. Don't let this investment opportunity get away. New Roof was installed 5 years ago. Tennant's have been there for longer than 5 years and are paying \$1050.00 a month per unit. Do not disturb tenants. Appointment only ! 48 hr notice .

Facts & Features

- Sold On 09/29/2022
- Original List Price of \$462,500
- 1 Buildings
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Evaporative Cooling, Central Air
- Heating: Central
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room
- Floor: Tile

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02065965
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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
- 336 - Cathedral City South area
- Riverside County

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 • **Apartment**

List / Sold: **\$700,000/\$704,000** ↓

33131 Jamieson St • Lake Elsinore 92530

47 days on the market

4 units • **\$175,000/unit** • **3,600 sqft** • **5,227 sqft lot** • **\$195.56/sqft** •
Built in 1965

Listing ID: DW22152157

Grand and Laguna Avenue



****One 2-bedroom unit will be delivered vacant at COE for owner occupied or can be rented for \$1,600-\$1,700 / month**** 4 units - Three units consisting of 2 bedrooms / 1 bath and the fourth unit consisting of 1 bedroom (converted to 2 beds) / 1 bath. 1 parking space assigned to each unit. Laundry room generates approximately \$150 / month. Seller purchased and installed a solar system for each unit / electric meter, electric bill for each unit is minimal due to the solar systems, this is big selling point for the new owner / future tenants. 4 electric meters + 1 gas meter for all four units. Vacancies are rare at this property, however when they have occurred, updating to the unit has coincided. This property will not last, please submit all offers.

Facts & Features

- Sold On 09/26/2022
- Original List Price of \$725,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$4,577 (Estimated)
- Laundry: Community
- Cap Rate: 5.88
- \$60600 Gross Scheduled Income
- \$41192 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Garden, Level, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,408
- Electric: \$2,280.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,140
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$2,100
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,280
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$13,800	\$1,150	\$1,600
2:	1	2	1	0	Unfurnished	\$14,100	\$1,175	\$1,600
3:	1	2	1	0	Unfurnished	\$0	\$0	\$1,600
4:	1	1	1	0	Unfurnished	\$13,500	\$1,125	\$1,400

Of Units With:

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

Additional Information

- Standard sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 387091023

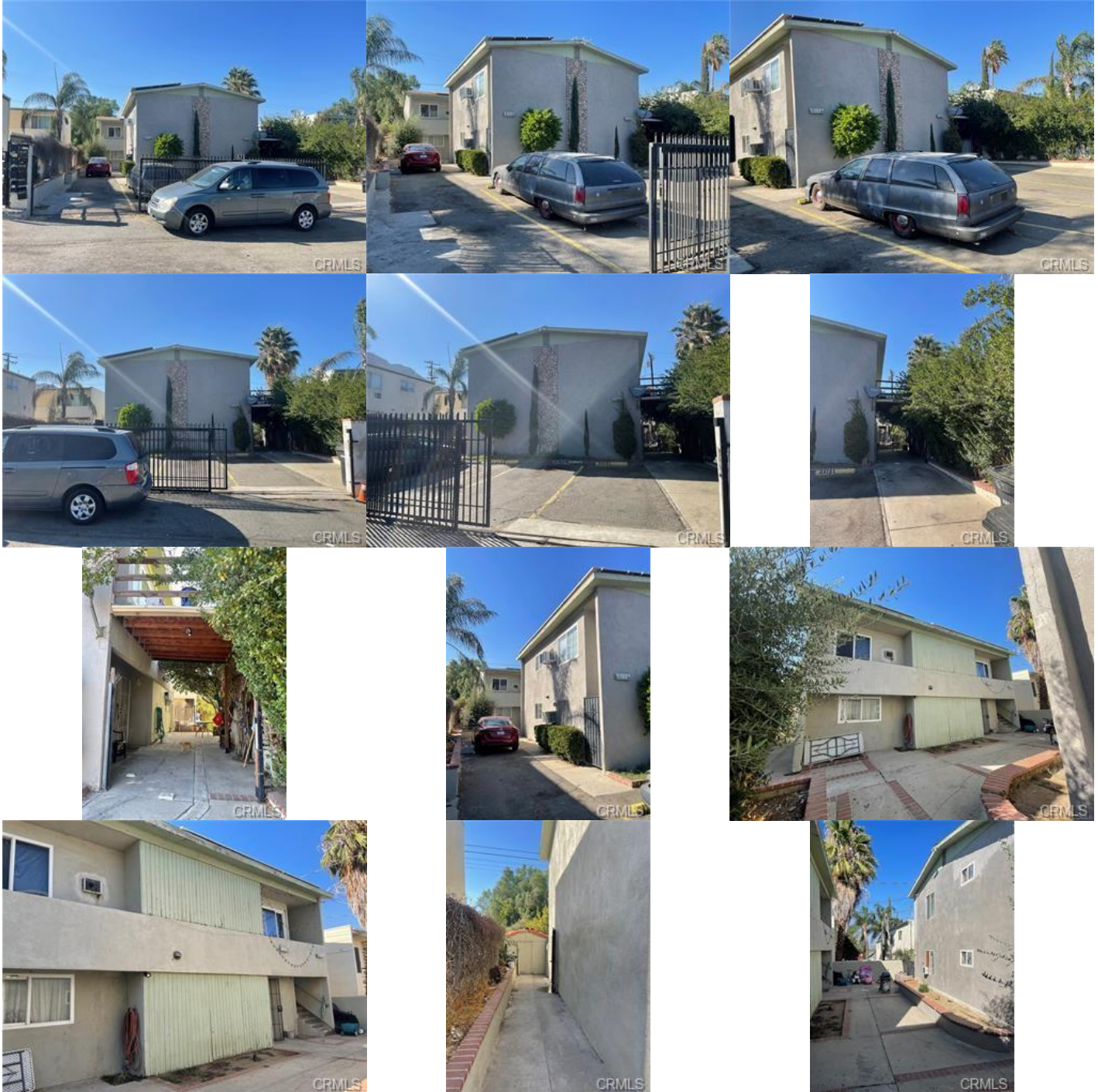
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CUSTOMER FULL: Residential Income LISTING ID: DW22152157

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