

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	PW24120429	S	66673 Ironwood DR	DHS	340	STD	2	\$67,200	6	\$650,000	\$246.49	2637	2006/ASR	8,276/0.19	N	4	09/30/24	76/76
2	PW24119287	S	66651 Ironwood DR	DHS	340	STD	2	\$67,200	6	\$650,000	\$246.49	2637	2006/ASR	9,583/0.22	N	4	09/30/24	80/80
3	219111537DA	S	12800 Quinta WAY	DHS	340	STD	3			\$680,000	\$283.33		1987	7,840/0.18	N	3	10/04/24	112/112
4	PW24067901	S	13901 Courage ST	MORV	259	STD	4	\$71,280		\$1,050,000		1	1965/PUB	7,405/0.17	N	4	09/30/24	137/137

Closed • Duplex

List / Sold: **\$650,000/\$650,000**

66673 Ironwood Dr • Desert Hot Springs 92240

76 days on the market

**2 units • \$325,000/unit • 2,637 sqft • 8,276 sqft lot • \$246.49/sqft •
Built in 2006**

Listing ID: PW24120429

South Hacienda Ave and Palm Dr



This property features two units, each with 3 bedrooms and 2 bathrooms, presenting an excellent investment opportunity. The duplex, built in 2006, spans a total of 8276 sq ft, with each unit approximately 1250 sq ft. Ideal for investors seeking a high performing asset with a solid cap rate. Utilities outside of water and trash are paid by tenants. Located in a peaceful neighborhood, with easy access to nearby amenities, shops, restaurants, and renowned hot springs. Duplex 66651 Ironwood next door with the same layout is also listed and can be sold together.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- \$1,140 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- Cap Rate: 6
- \$67200 Gross Scheduled Income
- \$42174 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,026
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$978
- Cable TV: 00755869
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$1,800
- Workman's Comp:
- Professional Management: 1512
- Water/Sewer: \$1,638
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,150	\$2,150	\$2,800
2:	1	3	2	2	Unfurnished	\$2,700	\$2,700	\$2,800

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

- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641301004

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





CUSTOMER FULL: Residential Income LISTING ID: PW24120429

Printed: 10/06/2024 8:42:59 AM

- Standard sale

- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 641301005

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CUSTOMER FULL: Residential Income LISTING ID: PW24119287

Printed: 10/06/2024 8:43:00 AM

Closed •

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

12800 Quinta Way • Desert Hot Springs 92240

112 days on the market

3 units • \$226,667/unit • sqft • 7,840 sqft lot • \$283.33/sqft • Built in 1987 Listing ID: 219111537DA

Mountain View, Left on Hacienda then right on Quinta Way. Property will be on your right.



3 unit all units are 2 bed 1 bath units. All units have garages. Unit 1: \$1,800.00 per month Unit 2: \$1,700.00 per month Unit 3: \$2,000.00 per month Gross rental income: \$67,200.00 Expenses Gardner: \$200.00 Water: \$91.80 Trash: \$140.01 Insurance: \$1,919.00 New property taxes: \$8,781.31 Yearly Expense total: \$15,882.03 Net income: \$51,317.97 Can also be purchased with 11583 Cactus Drive Desert Hot Springs

Facts & Features

- Sold On 10/04/2024
- Original List Price of \$680,000
- 1 Buildings
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating:
- Seller Consider Concession YN:
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Entry

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 340 - Desert Hot Springs area
- Riverside County
- Parcel # 642144003

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CUSTOMER FULL: Residential Income LISTING ID: 219111537DA

Printed: 10/06/2024 8:43:01 AM

Closed • **Quadruplex**

List / Sold:

\$1,100,000/\$1,050,000 ↓

137 days on the market

Listing ID: PW24067901

13901 Courage St • Moreno Valley 92553

4 units • \$275,000/unit • 1 sqft • 7,405 sqft lot • No \$/Sqft data • Built in 1965

Major Crossed Streets are Alessandro & Courage



Take a look at this Great investment opportunity for cash flow or first-time home buyers looking for a deal! Buy to cash flow or live in one and rent the rest of the units! This remarkable property offers a total of 4 units. The biggest unit offers 3 bedrooms, and 2 baths with a fully renovated kitchen. The other 3 units are approximately 800 SQFT with 2 bedrooms and 1 bath. 2 units are on a contract lease and the other 2 are out of contract. There is a one-car garage for each unit & on-site laundry. It is Conveniently located near shopping centers, restaurants, Schools, Home Depot and more!

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,161 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$71280 Gross Scheduled Income
- \$59655 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,300
- Electric: \$700.00
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	3	2	1	Furnished	\$2,600	\$2,600	\$3,000
2:	1	2	1	1	Furnished	\$1,700	\$1,700	\$2,000
3:	1	2	1	1	Furnished	\$1,297	\$1,192	\$2,000
4:	1	2	1	1	Furnished	\$1,515	\$1,392	\$2,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 259 - Moreno Valley area
- Riverside County
- Parcel # 291291005

Michael Lembeck

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