

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	IV23144326	S	2053 Roberta ST	RVSD	252	STD	2	\$0		\$330,000 	\$282.05	1170	1949/PUB	8,712/0.2	N	0	09/06/23	11/11
2	OC23093763	S	4024 Mckenzie ST	RVSD	252	STD	2	\$41,820		\$650,000 	\$391.33	1661	1961/PUB	6,534/0.15	N	2	09/05/23	45/45

Closed • Single Family Residence

List / Sold: **\$325,000/\$330,000** ↑

2053 Roberta St • Riverside 92507

11 days on the market

2 units • \$162,500/unit • 1,170 sqft • 8,712 sqft lot • \$282.05/sqft •

Listing ID: IV23144326

Built in 1949

60 FWY Exit on 3rd St. Turn Right on Kansas Ave. Turn Right on Roberta St. Property on you right.



FIXER UPPER* INVESTOR'S Dream. Large Lot. So many possibilities!! Sold As-is. This property has two units. Each with 1 Bedroom and 1 Bath. Property is in need of TLC. Surrounded by Industrial zoning.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$300,000
- 2 Buildings
- 0 Total parking spaces
- \$66 (Estimated)
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02036347
- 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:	1	1	1	0	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

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%
- 252 - Riverside area
- Riverside County
- Parcel # 210120018

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: IV23144326

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Closed • Duplex

List / Sold: **\$699,000/\$650,000** ↓

4024 Mckenzie St • Riverside 92503

45 days on the market

2 units • \$349,500/unit • 1,661 sqft • 6,534 sqft lot • \$391.33/sqft • Built in 1961

Listing ID: OC23093763

North of MacArthur, right on Hawthorne to Mckenzie.



Amazing opportunity! Own an income producing duplex on a large lot. Each Unit has its own separate address - 4024 & 4026. Each unit features 2-bedroom, 1 full bathroom, living room, dining room and Kitchen. The units have detached 2 car garages and two separate meters on power and gas lines. Separate Laundry facilities are in the shared garage. The units are in the Arlington neighborhood of Riverside which is a short distance from shops and restaurants and nature centers. Both units are tenant occupied and it has extremely low expenses for a great investment opportunity.

Facts & Features

- Sold On 09/05/2023
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$77 (Estimated)
- Laundry: In Garage
- \$41820 Gross Scheduled Income
- \$35820 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00813875
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense: \$4,500
- Other Expense Description: taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1		\$1,485	\$17,820	\$2,050
2:	1	2	1	1		\$2,000	\$24,000	\$2,050

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
- Rent Controlled
- Buyer Agency Compensation: 2%

- 252 - Riverside area
 - Riverside County
 - Parcel # 191282011
-

Michael Lembeck

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

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: OC23093763

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