

### 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	<a href="#">219080414DA</a>	S	73978	<a href="#">Catalina WAY</a>	PDST	322	STD	2			\$885,000 ↓			1973/ASR	17,424/0.4		10	09/06/22	<a href="#">75/119</a>
2	<a href="#">IV22131529</a>	S	164	<a href="#">S Santa Fe AVE</a>	SJCN	699	STD	2	\$26,400	6	\$374,000 ↓	\$355.51	1052	1944/PUB	7,405/0.17	N	2	09/08/22	<a href="#">45/45</a>
3	<a href="#">PW22133883</a>	S	9833	<a href="#">Mission BLVD</a>	RVSD	252	STD	3	\$44,000		\$650,000 ↓	\$247.15	2630	1970/SLR	10,019/0.23	N	0	09/08/22	<a href="#">32/32</a>

**Closed** •

List / Sold: **\$885,000/\$885,000** ↓

**73978 Catalina Way** • Palm Desert 92260

75 days on the market

**2 units** • **\$442,500/unit** • **sqft** • **17,424 sqft lot** • **No \$/Sqft data** •  
**Built in 1973**

Listing ID: 219080414DA

**Take portola North from Hw111 make a left on Catalina . Property is on your right**



Opportunity Knocks and possibilities are endless on this centrally located Duplex with current 10 car garage. This property sits on a 17424 Square foot corner lot in the heart of Palm Desert. The 2 stories are already grand fathered in and there are amazing opportunities. You can have a two stories with several units . Also per the City the property is zoned for assisted living with submission of plans and going through the city approval process. One unit is 2 br 1 bath currently rented. The downstairs unit is 1 bedroom 1 bath and is being used by the owner as storage. The property is completely walled around and gated and has security system.

### Facts & Features

- Sold On 09/06/2022
- Original List Price of \$985,000
- 2 Buildings
- Levels: Two
- 12 Total parking spaces
- 2 Total carport spaces
- Heating: Central
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: Living Room, Family Room
- Appliances: Water Heater
- Floor: Carpet, Laminate

### Exterior

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527319
- 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:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale
- 322 - North Palm Desert 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** •

List / Sold: **\$374,000/\$374,000** ↓

**164 S Santa Fe Ave** • San Jacinto 92583

45 days on the market

**2 units** • **\$187,000/unit** • **1,052 sqft** • **7,405 sqft lot** • **\$355.51/sqft** •  
**Built in 1944**

Listing ID: IV22131529

**East on Ramona Expressway, right on Santa Fe Ave.**



Price adjustment! Fantastic duplex producing immediate positive cash flow in San Jacinto. Each unit has 1 bed/ 1bath and laundry hook ups in each unit. This good sized property also has a 2 car garage, and an attached storage room. Both currently being used as such by the tenants. A nice sized fenced in front yard and ample back yard complete the property and leave plenty of options to make improvements such as additional parking, expanding the units, or maybe even an ADU. Please be respectful to tenants and do not access property without an appointment.

### Facts & Features

- Sold On 09/08/2022
- Original List Price of \$399,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$112 (Estimated)
- Laundry: Inside
- Cap Rate: 6.2
- \$26400 Gross Scheduled Income
- \$24700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$1,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01218499
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$1,100	\$1,100	\$1,200
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,200

### # 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

- 699 - Not Defined area
- Riverside County
- Parcel # 435151002

## 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: IV22131529

Printed: 09/11/2022 6:44:15 AM



**Closed** •

List / Sold: **\$700,000/\$650,000** ↓

**9833 Mission Blvd** • Riverside 92509

**32 days on the market**

**3 units** • **\$233,333/unit** • **2,630 sqft** • **10,019 sqft lot** • **\$247.15/sqft** •  
**Built in 1970**

**Listing ID: PW22133883**

**Mission BLVD & 60 freeway**



Great Triplex investment opportunity in Riverside. Live in one and rent the rest of the units or rent all of the units. The front two units have two bedrooms, each with their own spacious living room and dining area and a common wall. The rear unit is detached from the front two and has one bedroom as well with its spacious living and dining area. Property is zoned as mixed use, residential / commercial.

### Facts & Features

- Sold On 09/08/2022
- Original List Price of \$700,000
- 2 Buildings
- 0 Total parking spaces
- \$39 (Estimated)
- Laundry: Common Area
- \$44000 Gross Scheduled Income
- \$30900 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Lot 10000-19999 Sqft, Level, Near Public Transit, No Landscaping
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$13,100
- Electric: \$6,000.00
- Gas: \$1,500
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$2,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1					
2:	2	2	1					

### # Of Units With:

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

### Additional Information

- Standard sale
- 252 - Riverside area
- Riverside County

• Parcel # 170150030

---

**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: PW22133883

Printed: 09/11/2022 6:44:15 AM