

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	IV24074663	S	3647 Elliotta DR	RVSD	252	STD	2	\$5,160		\$680,000↓	\$325.98	2086	1954/ASR	12,632/0.29	N		1	09/09/24	31/31
2	219107865DA	S	13815 Sarita DR	DHS	340	STD	2			\$620,000↓	\$272.92		2024/BLD	6,970/0.16	N		2	09/11/24	142/1153
3	219104414DA	S	13615 Sarita DR	DHS	340	STD	2			\$620,000↓	\$272.92		2024/BLD	6,970/0.16	N		2	09/11/24	214/1225
4	EV24125821	S	4560 Ambs DR	RVSD	252	STD,TRUS	3	\$0		\$755,000↓	\$269.64	2800	1940/ASR	34,848/0.8	N		0	09/12/24	32/32
5	SW24067496	S	25478 Roufus RD	MENF	SRCAR	TRUS	4	\$4,665		\$695,000↓	\$221.06	3144	1973/ASR	60,113/1.38	N		2	09/09/24	136/136
6	CV24098181	S	3401 Ramona DR	RVSD	252	STD	44	\$771,108	4	\$10,150,000↓	\$285.88	35504	1972/ASR	78,844/1.81	N		0	09/13/24	89/89

Closed

• Duplex

3647 Elliotta Dr • Riverside 92501

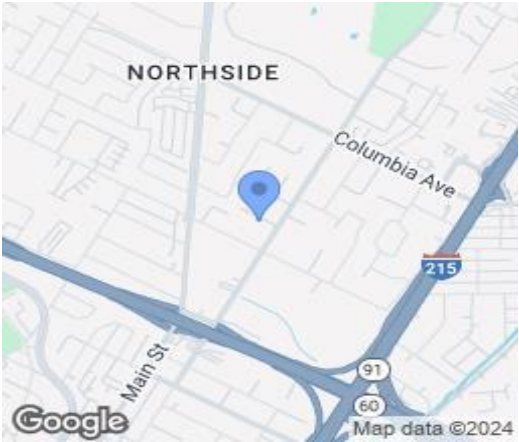
2 units • \$400,000/unit • 2,086 sqft • 12,632 sqft lot • \$325.98/sqft • Built in 1954

3645 - 3647 Elliotta dr. near Orange st and Columbia ave

List / Sold: \$800,000/\$680,000 ↓

31 days on the market

Listing ID: IV24074663



HOT Excellent opportunity! Brand new ADU spacious, with plenty of land for both units existing home and additional unit. Located in the middle of everything, near UCR, near 60 & 91 fwys. Live in one and rent the other, there is plenty of space for both home's toys... beautiful and functional. Mission Inn, Fox Theater, among others are just minutes away. Lots of trees and plenty more space to grow your own. Rear home has not been lived, brand new construction. In the path of development, new tracks all around are being built this home.

Facts & Features

- Sold On 09/09/2024
 - Original List Price of \$1,039,000
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - Heating: Forced Air
 - \$85 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: See Remarks
 - \$5160 Gross Scheduled Income
 - \$4300 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,800
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,800
 - Cable TV: 01927637
 - Gardener:
 - Licenses:
- Insurance: \$8,000
 - 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	2	1	Unfurnished			\$2,000
2:	1	3	2	0	Unfurnished			\$2,800

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

- 252 - Riverside area
- Riverside County
- Parcel # 206191050

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

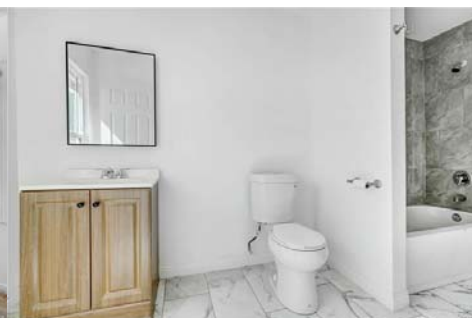
Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

 Click arrow to display photos





Closed •

List / Sold: **\$655,000/\$620,000** ↓

13815 Sarita Dr • Desert Hot Springs 92240

142 days on the market

2 units • \$327,500/unit • sqft • 6,970 sqft lot • \$272.92/sqft • Built in 2024

Listing ID: 219107865DA

Use gps please



Duplex Complete. Each side boasts three bedrooms and 2 baths, encompassing a spacious 1,200 square feet. The inclusion of a two-car garage further enhances the appeal and functionality of this development. Duplex comes with Stove, Microwave oven and buyer can pick the color of the floor covering and it will be installed prior to close of escrow.

Facts & Features

- Sold On 09/11/2024
- Original List Price of \$665,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room
- Floor: Tile
- Appliances: Convection Oven, Dishwasher, Disposal

Exterior

- Security Features: Fire Sprinkler System
- Sewer: Unknown

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01912687
- 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
- 340 - Desert Hot Springs area
- Riverside County

Michael Lembeck

State License #: 01019397

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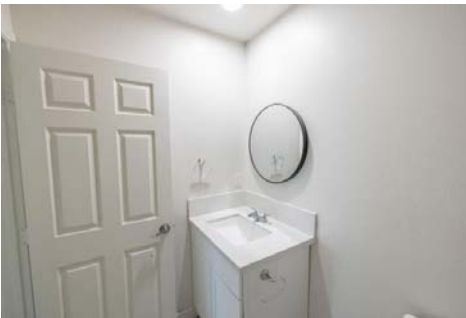
Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed •

List / Sold: **\$655,000/\$620,000** ↓

13615 Sarita Dr • Desert Hot Springs 92240

214 days on the market

2 units • \$327,500/unit • sqft • 6,970 sqft lot • \$272.92/sqft • Built in 2024 Listing ID: 219104414DA
GPS please



Duplex Complete. Each side boasts three bedrooms and 2 baths, encompassing a spacious 1,200 square feet. The inclusion of a two-car garage further enhances the appeal and functionality of this development. Duplex comes with Stove, Microwave oven and buyer can pick the color of the floor covering and it will be installed prior to close of escrow.

Facts & Features

- Sold On 09/11/2024
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Laundry:
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Tile
- Appliances: Water Heater

Exterior

- Security Features: Fire Sprinkler System
- Sewer: Unknown

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01912687
- 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
- 340 - Desert Hot Springs area
- Riverside County

Michael Lembeck

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Cell Phone: 714-742-3700

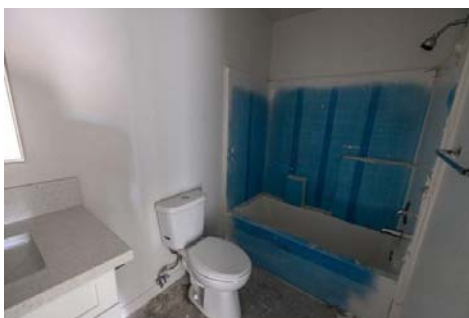
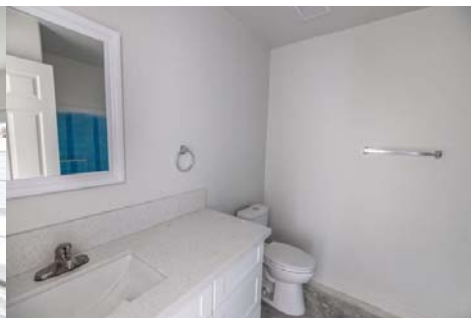
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 219104414DA

Printed: 09/15/2024 9:40:11 AM



Three units on the property, multi-family property, the main house is 3 bedrooms 2 baths, each of the others have 1 bedroom and 1 bath each, permit status on the 1bd units unknown. Zoned R3 MHDR (medium high density residential) which allows up to 14.5 units per acre. Steps from La Sierra University. Also listed in Land EV2412813.

Facts & Features

- Sold On 09/12/2024
 - Original List Price of \$799,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Central
 - \$57 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02022092
 - 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	1	1	0	Unfurnished	\$0	\$0	\$0
2:	1	3	2	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale
- 252 - Riverside area

- Riverside County
- Parcel # 141240009

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CUSTOMER FULL: Residential Income LISTING ID: EV24125821

Printed: 09/15/2024 9:40:11 AM

Closed • **Manufactured On Land**

List / Sold: **\$709,000/\$695,000** ↓

25478 Roufus Rd • Menifee 92584

136 days on the market

4 units • **\$177,250/unit** • **3,144 sqft** • **60,113 sqft lot** • **\$221.06/sqft** •
Built in 1973

Listing ID: SW24067496

Near Bundy Canyon, off Scott and Wright Rd, up the hill.



SELLER MAY CARRY with the right offer. Great 4-unit income investment property with a storage yard and a 2-car garage on a 1.38 acre parcel. The location is quiet, up on a hill and has amazing panoramic views of mountains and hills. All units are rented with established tenants. 60k owned ground mounted solar system installed a few years ago. Each unit has a sub-meter to track energy use. Tenants pay for any usage over what the solar produces. Paved parking galore. Multiple RVs, boats, vehicles and toys can be parked there. Well water with 2 new 5000 gallon water tanks and a subterranean well-pump system recently installed. One unit had some upgrades in 2019, and another unit had some upgraded in 2017. All units have washer and dryer hook-ups and heating and air. Two septic systems on property. One structure just recently had the water heater replaced. Storage yard and units have securable fencing. Property is fully fenced. Rural residential zoning. Cash or seller carry only.

Facts & Features

- Sold On 09/09/2024
- Original List Price of \$729,000
- 3 Buildings
- Levels: One
- 22 Total parking spaces
- \$2,178 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside, Outside, Propane Dryer Hookup, See Remarks, Washer Hookup
- \$4665 Gross Scheduled Income
- \$3103 Net Operating Income
- 1 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 2-5 Units/Acre, Cul-De-Sac
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$5,355
- Electric: \$120.00
- Gas: \$3,600
- Furniture Replacement:
- Trash: \$228
- Cable TV: 02091157
- Gardener:
- Licenses:
- Insurance: \$1,407
- 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	\$1,680	\$1,680	\$2,300
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,500
3:	1	1	1	0	Unfurnished	\$840	\$840	\$1,500
4:	1	2	1	0	Unfurnished	\$945	\$945	\$1,600

Of Units With:

- Separate Electric: 1
- Gas Meters: 0
- Drapes:
- Patio: 1

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 362280013

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CUSTOMER FULL: Residential Income LISTING ID: SW24067496

Printed: 09/15/2024 9:40:12 AM

Closed • **Apartment**

List / Sold:

\$10,550,000/\$10,150,000 ↓

3401 Ramona Dr • Riverside 92506

89 days on the market

**44 units • \$239,773/unit • 35,504 sqft • 78,844 sqft lot • \$285.88/sqft •
Built in 1972**

Listing ID: CV24098181

Take CA-60 E toward Riverside, Merge onto CA-91 W toward Riverside, Take Exit 63 toward 14th, Merge onto Mulberry Street, Turn Right onto 14th Street



We are proud to present an exceptional opportunity to acquire a well-maintained apartment complex located at 3401 Ramona Drive in Riverside. This ±35,504 SF building sits on a generous ±78,844 SF lot. The property is situated at the intersection of Ramona Drive and Olivewood Avenue. 3401 Ramona Drive is conveniently located within minutes to Riverside City College and the University of California Riverside. It provides easy access to the 91 Freeway, Downtown Riverside Metrolink train station, Riverside Community Hospital, Riverside Plaza and a variety of other shopping centers, restaurants, retailers, and parks, all just a short distance away. Showcasing mature and lush landscaping, 3401 Ramona Drive resides in a quiet residential neighborhood in Riverside. The property features a secured parking entrance gate, covered parking and surface parking stalls, a swimming pool, and an on-site laundry facility. Units feature kitchens with dishwashers and electric cooking systems, wood plank and carpet flooring throughout the units, central A/C system for the two-bedrooms and wall A/C for the one-bedrooms, ceiling fans, vertical blinds, and private balconies or patios. Five buildings have brand new roofs, and all 44 units have new windows, screens, and patio doors. Eight of the units (Units 36-44) were subject to a fire in 2017 with the previous owner and all were completely remodeled. Neighboring cities include Moreno Valley, Jurupa Valley, Fontana, Colton, and San Bernardino. Significant local landmarks within a 20-mile radius include: Downtown Riverside, University of California, Riverside (UCR), UC Riverside Botanic Gardens, Mount Rubidoux, Mission Inn Hotel and Resort, Riverside Plaza, Magnolia Town Center, the Moreno Valley Mall, California Baptist University (CBU), Fox Performing Arts Center, and the March Field Air Museum, to name a few. 3401 Ramona Drive is an admirable Inland Empire income-producing property and a great long-term investment. The property offers stability for any type of investor whether it may be a first-time purchaser, seasoned investor, or those seeking a 1031 exchange opportunity.

Facts & Features

- Sold On 09/13/2024
- Original List Price of \$10,550,000
- 6 Buildings
- Levels: One, Two
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,584 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 4.1
- \$771108 Gross Scheduled Income
- \$432627 Net Operating Income
- 44 electric meters available
- 44 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot Over 40000 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$315,348
- Electric:
- Gas: \$16,476
- Furniture Replacement:
- Trash: \$12,240
- Cable TV: 00409987
- Gardener:
- Insurance: \$28,600
- Maintenance: \$28,600
- Workman's Comp:
- Professional Management: 59919
- Water/Sewer: \$25,992
- Other Expense: \$8,800
- Other Expense Description: Reserves

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	20	1	1	0	Unfurnished	\$1,279	\$306,996	\$1,900
2:	24	2	1	0	Unfurnished	\$1,593	\$458,832	\$2,100

Of Units With:

- Separate Electric: 44
- Gas Meters: 44
- 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 # 219174011

Michael Lembeck

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