

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	Grg	Spes	Date	DOM/CDOM
1	PW20196815	S	3843 1st ST	RVSD	252	STD	2	\$0	\$0	\$440,000	\$343.75	1280	1928/ASR	6,098/0.14	2		01/16/21	65/65
2	PW20187344	S	4155 McArthur RD	RVSD	252	STD	2	\$0	\$0	\$520,000	\$273.68	1900	1960/ASR	6,970/0.16	0		01/15/21	58/58
3	219052257DA	S	78484 Avenue 42 #A & B	BD	312	STD	2			\$584,750			2005/ASR	0.25	4		01/14/21	70/70
4	SW20197729	S	975 W Devonshire AVE	HMT	SRCAR	STD	4	\$43,200		\$650,000	\$191.18	3400	1989/ASR	9,148/0.21	2		01/12/21	62/62
5	SW20197670	S	955 W Devonshire AVE	HMT	SRCAR	STD	4	\$50,400		\$650,000	\$191.18	3400	1989/ASR	8,712/0.2	4		01/12/21	62/62
6	PW20210098	S	330 W Mantiscal RD	PSPR	332	STD	6	\$52,382		\$795,000	\$331.25	2400	1950/OTH	20,038/0.46	0		01/15/21	29/29

Closed • Duplex

List / Sold: **\$458,000/\$440,000** ↓

3843 1st St • Riverside 92501

65 days on the market

2 units • \$229,000/unit • 1,280 sqft • 6,098 sqft lot • \$343.75/sqft •

Listing ID: PW20196815

Built in 1928

South of 60 Fwy, Exit Market St, West of 91 Fwy Exit 3rd St, West to Market St, Turn N to 1st, Turn W on Rt Side.



Charming 2 Unit Duplex. Each Unit 1 Bedroom and 1 Bathroom. 2 Car Garage and Spacious Backyard. Great Investment Property or For Owner Occupied. Close Proximity to Downtown Riverside Shopping Centers and Mission Inn. Easy Access to Multiple Freeways, 91,60/215. Don't Miss this Gem of Opportunity That's Priced to Sell!

Facts & Features

- Sold On 01/16/2021
- Original List Price of \$448,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	1	Unfurnished	\$975	\$975	\$975
2:	1	1	1	1	Unfurnished	\$0	\$0	\$0

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
- 252 - Riverside area
- Riverside County

- Parcel # 209194009

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

CUSTOMER FULL: Residential Income LISTING ID: PW20196815

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Closed •

List / Sold: **\$520,000/\$520,000**

4155 McArthur Rd • Riverside 92503

58 days on the market

2 units • \$260,000/unit • 1,900 sqft • 6,970 sqft lot • \$273.68/sqft • Built in 1960

Listing ID: PW20187344

McArthur



Great opportunity for the first time and second time buyers. This duplex is great you live in one and rent the other and save money. One unit has 2 bedrooms, 1 full bath, kitchen and living room and a carport. The second unit has 2 bedrooms, 1 full bath, living room with a enclosed patio. This is a must see and will be going fast. Agents please see remarks first

Facts & Features

- Sold On 01/15/2021
- Original List Price of \$520,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Landscaped, Lot 6500-9999, Yard
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01941290
- 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	2	1	0	Unfurnished	\$1,425	\$1,425	\$2,850

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
- 252 - Riverside area
- Riverside County
- Parcel # 191272009

Michael Lembeck
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW20187344

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Closed •

List / Sold: **\$598,900/\$584,750** ↓

78484 Avenue 42 # A & B • Bermuda Dunes 92203

70 days on the market

2 units • **\$299,450/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 2005

Listing ID: 219052257DA

Washington to Avenue 42



Fantastic opportunity to own one of the best custom built duplex properties in Bermuda Dunes!! Each unit has 3 bedrooms, 2 full baths, a 2 car garage and an inside laundry closet- washers and dryers are included as well as the refrigerators. Both are highly upgraded open floor plans with high ceilings, granite counter tops in kitchen, ceramic tile floors throughout. Large, desert landscaped private outdoor area for each unit. Low maintenance both inside and out. It has been extremely well cared for as owners are managing the property. The apartments are currently rented with good tenants. This is a prime rental location. Priced to sell- this one won't last.

Facts & Features

- Sold On 01/14/2021
- Original List Price of \$598,900
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater

Exterior

- Lot Features: Landscaped
- Security Features: Security Lights

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio: 3
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale

- 312 - Bermuda Dunes, Myoma area
- Riverside County
- Parcel # 607141038

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Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 219052257DA

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Closed •

List / Sold: **\$699,900/\$650,000** ↓

975 W Devonshire Ave • Hemet 92543

62 days on the market

4 units • \$174,975/unit • 3,400 sqft • 9,148 sqft lot • \$191.18/sqft • Built in 1989

Listing ID: SW20197729

W Devonshire between N Western and N Palm



Investor Alert! Instant Cash Flow...Extremely rare opportunity to own one of the the premier income properties in Hemet. Very well maintained property with long term tenants in place. Roof is only 5 years old. Low maintenance rock landscaping with nice mature shade trees. All units are 2 bedroom 2 bath units. 1 unit comes with an attached 2 car garage and the other 3 units have covered carports. There is also a laundry room with coin operated washer/dryer for extra income. Adjoining property at 955 Devonshire Ave also available.

Facts & Features

- Sold On 01/12/2021
- Original List Price of \$699,900
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- \$43200 Gross Scheduled Income
- \$28201 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room, Master Bedroom
- Appliances: Free-Standing Range
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,648
- Electric: \$420.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,524
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$1,868
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,836
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$950	\$950	\$1,300
2:	1	2	2	0	Unfurnished	\$850	\$850	\$1,300
3:	1	2	2	0	Unfurnished	\$850	\$850	\$1,300
4:	1	2	2	0	Unfurnished	\$950	\$950	\$1,300

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 442081023

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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SW20197729

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Closed • **Quadruplex**

List / Sold: **\$699,900/\$650,000** ↓

955 W Devonshire Ave • Hemet 92543

62 days on the market

4 units • **\$174,975/unit** • **3,400 sqft** • **8,712 sqft lot** • **\$191.18/sqft** •
Built in 1989

Listing ID: SW20197670

W Devonshire between N Western and N Palm



Investor Alert! Instant Cash Flow...Extremely rare opportunity to own one of the the premier income properties in Hemet. Very well maintained property with long term tenants in place. Roof is only 5 years old. Low maintenance rock landscaping with nice mature shade trees. All units are 2 bedroom 2 bath units. 1 unit comes with an attached 2 car garage and the other 3 units have covered carports. There is also a laundry room with coin operated washer/dryer for extra income. Adjoining property which is a model match 975 W Devonshire Ave also available.

Facts & Features

- Sold On 01/12/2021
- Original List Price of \$699,900
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- \$50400 Gross Scheduled Income
- \$41512 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Appliances: Disposal, Gas Range
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Front Yard, Level
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,968
- Electric: \$20.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$127
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$1,868
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,836
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,250	\$1,250	\$1,300
2:	1	2	2	0	Unfurnished	\$800	\$800	\$1,300
3:	1	2	2	0	Unfurnished	\$1,300	\$1,300	\$1,300
4:	1	2	2	0	Unfurnished	\$850	\$1,300	\$1,300

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 442081022

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SW20197670

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Closed •

List / Sold: **\$785,000/\$795,000** ↑

330 W Mariscal Rd • Palm Springs 92262

29 days on the market

6 units • **\$130,833/unit** • **2,400 sqft** • **20,038 sqft lot** • **\$331.25/sqft** •
Built in 1950

Listing ID: PW20210098

Junipero and Mariscal Road



Tremendous investment opportunity in Palm Springs! Six-unit apartment building with consistent rental income, located West of Palm Canyon Drive and within walking distance to downtown. Property has excellent potential for redevelopment. Recent changes to State law would allow construction of up to two ADUs (Accessory Dwelling Units) in addition to the redevelopment of the existing six units on the property. Contact listing agent for additional information. Buyers to confirm with the city regarding zoning and development potential. All information not guaranteed. Buyers to perform due diligence. Drive by only - Do not disturb tenants or walk property without permission.

Facts & Features

- Sold On 01/15/2021
- Original List Price of \$785,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air, Combination
- Laundry: Community
- \$52382 Gross Scheduled Income
- \$24744 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,638
- Electric: \$3,197.00
- Gas: \$226
- Furniture Replacement:
- Trash: \$1,643
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,311
- Maintenance: \$2,620
- Workman's Comp:
- Professional Management: 750
- Water/Sewer: \$1,833
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$750	\$750	\$750
2:	1	0	1	0	Unfurnished	\$635	\$635	\$635
3:	1	0	1	0	Unfurnished	\$650	\$650	\$650
4:	1	0	1	0	Unfurnished	\$750	\$725	\$725
5:	1	1	1	0	Unfurnished	\$855	\$850	\$850
6:	1	0	1	0	Unfurnished	\$655	\$655	\$655

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- 332 - Central Palm Springs area
- Riverside County
- Parcel # 504300007

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

CUSTOMER FULL: Residential Income LISTING ID: PW20210098

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