

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 Spcs	Date	DOM/CDOM
1	219052211DA	S	43145 Kenya DR	IND	699	STD	2			\$240,000 ↓			1972/ASR		0	01/07/21	35/35
2	200046992	S	37200 Glenoaks Rd	TEM			3	\$216,000	9	\$1,300,000 ↓			1995	117,176/2.69		01/06/21	40/40
3	CV20175174	S	2932 5th ST	RVSD	252	STD	3	\$39,540		\$500,000 ↑	\$301.20	1660	1900/ASR	10,019/0.23	3	01/06/21	97/97
4	IV20194784	S	3474 HOLDING #3	RVSD	252	STD,TRUS	3	\$36,300		\$540,000 ↓	\$244.12	2212	1956/ASR	10,890/0.25	2	01/06/21	56/56
5	20616424	S	32525 Canyon Vista RD	CC	336	STD	3			\$750,000 ↓	\$196.59	3815	1989	8,712/0.2	6	01/04/21	45/45
6	IG20260261	S	8175 Philbin AVE	RVSD	252	STD	4	\$43,560	5	\$675,000 ↓	\$242.20	2787	1987/ASR	9,148/0.21	4	01/08/21	0/0
7	219049781DA	S	39955 Estates RD	RM	321	STD	4			\$765,000 ↓			1970/ASR	0.2	0	01/04/21	103/103
8	WS20233632	S	3931 Pacific AVE	RVSD	252	STD	7	\$86,720	6	\$1,160,000 ↑	\$214.02	5420	1960/OTH	16,988/0.39	4	01/08/21	8/8

Closed •

List / Sold: **\$249,000/\$240,000** ↓

43145 Kenya Dr • Indio 92201

35 days on the market

2 units • **\$124,500/unit** • sqft • **No lot size data** • **No \$/Sqft data** •
Built in 1972

Listing ID: 219052211DA

From Jefferson East on Fred Waring go North on Burr, right on Liberia, 2nd street go Left on Kenya towards end on Left hand side. From Freeway at Jefferson go Indio Blvd, Right on Burr, Left on 43rd, 2nd street go right on Kenya 6 down on Right



Duplex with Separate Meters. Great Location near Freeway, La Quinta Border and more new Commercial development coming nearby. Each unit is 2 Bedroom 1 Bath with Central Air & Heat, W&D Hook Ups in Kitchens, Each have their own Private Yards, Carports and Driveways. Extremely Low Maintenance property, Owner also has Duplex across street for Sale 43098 Kenya MLS# 219052199

Facts & Features

- Sold On 01/07/2021
- Original List Price of \$249,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas, Central
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

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

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$823
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$360
- Other Expense:
- Other Expense Description:

Unit Details

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
- 699 - Not Defined area
- Riverside County
- Parcel # 606122006

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: 219052211DA

Printed: 01/11/2021 6:24:30 AM

Closed •

\$1,399,000/\$1,300,000 ↓

40 days on the market

Listing ID: 200046992

37200 Glenoaks Rd • Temecula 92592
3 units • **\$466,333/unit** • **sqft** • **117,176 sqft lot** • **No \$/Sqft data** •
Built in 1995

Property is at the end of the driveway. CrossStreet: Bella Vista Rd



Incredible once in a lifetime property right in the middle of the Temecula Wine Country. This gorgeous 3 unit estate with a 1 bedroom, 2 bedroom, & 3 bedroom house with full kitchens in each is located on 2.7 acres. Surrounding a gorgeous pool & spa, these 3 units are powered by 60 fully paid off solar panels. They have been fully booked Air BnB properties with a gross monthly income of \$18,000. There is extra lot space for an RV or Airstream for additional potential income and 2 RV Garages for parking. Other Fees: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 01/06/2021
- Original List Price of \$1,399,000
- 3 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 9
- \$216000 Gross Scheduled Income
- \$10000 Net Operating Income

Interior

Exterior

- Security Features: Automatic Gate

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

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	3			\$7,125		\$8,500
2:		2	1			\$5,875		\$7,000
3:		1	1			\$2,200		\$4,000
4:			0					

Of Units With:

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

Additional Information

- Riverside County
- Parcel # 924290021

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: 200046992

Printed: 01/11/2021 6:24:30 AM

Closed • Triplex

List / Sold: **\$499,900/\$500,000** ↑

2932 5th St • Riverside 92507

97 days on the market

3 units • **\$166,633/unit** • **1,660 sqft** • **10,019 sqft lot** • **\$301.20/sqft** •
Built in 1900

Listing ID: CV20175174

From the 91 Fwy, exit Mission Inn Ave & Go East, turn left on Commerce St, Turn right on 5th st. Property is on the right hand side before Park Ave.



Looking to add another property to your investment portfolio? Don't miss your chance at this special opportunity in the bustling Riverside area. Located near local freeways and just minutes away from downtown Riverside, your tenants will love the easy commute to the University of California – Riverside and to all of the great local amenities and entertainment. Offering three units, all already tenant occupied and actively paying rent, the return on your investment starts flowing the second you sign the papers. This property has been carefully maintained by the current owner, including a completely updated second-floor unit, all new dual pane windows, upgraded deck, fresh exterior stucco and paint around the entire property including the garage structure and a newer roof. The main floor is split into two separate units while the larger third unit sits alone on the second floor for added privacy and higher rent. Your tenants will love that each unit comes with its own private garage for covered parking or additional storage. Looking to add even more investment opportunity? There's plenty of space in the back of the property for future expansion with limitless possibilities. Don't let this one pass you by! Check it out for yourself today!

Facts & Features

- Sold On 01/06/2021
- Original List Price of \$499,900
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$39540 Gross Scheduled Income
- \$37920 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen
- Floor: Laminate, Tile
- Appliances: Gas Range, Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,620
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,395	\$1,395	\$1,400
2:	1	1	1	1	Unfurnished	\$1,050	\$1,050	\$1,100
3:	1	1	1	0	Unfurnished	\$850	\$850	\$1,100

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet: 0
- Dishwasher: 0
- Disposal: 0

- Drapes: 0
- Patio: 1
- Ranges: 2
- Refrigerator: 0
- Wall AC: 1

Additional Information

- Standard sale

- 252 - Riverside area
- Riverside County
- Parcel # 211071010

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

Closed • Triplex

List / Sold: **\$575,000/\$540,000** ↓

3474 HOLDING # 3 • Riverside 92501

56 days on the market

3 units • \$191,667/unit • 2,212 sqft • .25 acre(s) lot • \$244.12/sqft •
Built in 1956

Listing ID: IV20194784

91 FWY N TO SPRUCE, W TO MULBERRY S TO HOLDING W TO 3474-76-78 HOLDING ST



INVESTOR SPECIAL!! CHECK OUT THIS HARD TO FIND 3 UNIT TRIPLEX NEAR DOWNTOWN RIVERSIDE ON A QUIET TREELINED STREET. NICE OPEN YARD SPACE MAKE IT A POPULAR RENTAL. TWO UNITS ARE 2 BEDROOM 1 BATH AND ONE UNIT IS 1 BEDROOM 1 BATH. LARGE FRONT YARD AND THE BACK YARD IS SHARED WITH ALL 3 UNITS. 2 SINGLE GARAGES FOR FRONT UNITS AND COVERED CARPORT FOR 1 BEDROOM IN REAR. ALL ARE GROUND FLOOR UNITS AND HAVE THEIR OWN ELECTRIC METERS AND GAS METERS. ONLY COMMON UTILITY IS THE WATER, WHICH IS PAID BY THE OWNER. CLOSE TO FREEWAY ACCESS FOR 91 AND 60 FWYS. WALK TO DOWNTOWN SHOPS AND RESTAURANTS. EXCELLENT LONG TIME TENANTS IN PLACE AND EVERYONE IS CURRENT ON RENT AT THIS TIME. NEEDS A LITTLE TLC, AND RENTS ARE UNDER MARKET BUT THIS IS A GREAT INVESTMENT PROPERTY FOR YOUR MOST DISCERNING INVESTORS. OR, GET STARTED ON YOUR INVESTMENT PORTFOLIO AND LIVE IN ONE AND RENT OUT THE REST!! DON'T LET THIS ONE GET AWAY!

Facts & Features

- Sold On 01/06/2021
- Original List Price of \$575,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s), Heat Pump, Electric
- Heating: Wall Furnace, Natural Gas
- Laundry: Gas Dryer Hookup, In Kitchen, Inside, Washer Hookup
- \$36300 Gross Scheduled Income
- \$31404 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl
- Appliances: Gas Range, Water Heater
- Other Interior Features: Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,896
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078365
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance: \$1,518
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$900	\$1,400	\$1,400
2:	1	2	1	1	Unfurnished	\$1,150	\$1,400	\$1,400
3:	1	1	1	0	Unfurnished	\$975	\$1,200	\$1,200

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet: 3
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator:
- Wall AC: 3

Additional Information

- Standard, Trust sale
- 252 - Riverside area
- Riverside County
- Parcel # 209141047

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

Closed •

List / Sold: **\$777,000/\$750,000** ↓

32525 Canyon Vista Rd • Cathedral City 92234

45 days on the market

**3 units • \$259,000/unit • 3,815 sqft • 8,712 sqft lot • \$196.59/sqft •
Built in 1989**

Listing ID: 20616424

From Ramon Rd go south on Canyon Vista. Property is on the SW corner of Canyon Vista and Corral



Renovated and updated triplex on a corner lot. Two units have recently been remodeled and the third within the last several years. All units are spacious townhome style and each with a 2 car attached garages, washer/dryer hookups, and large private patios / yards. Two of the units have 2 bedrooms and 2.5 baths and the third unit has 3 bedrooms and 3 baths.

Facts & Features

- Sold On 01/04/2021
- Original List Price of \$777,000
- 1 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$42388 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$13,090
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,360
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense: \$1,500
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Furnished	\$1,407	\$1,407	\$1,407
2:	2	2	2		Unfurnished	\$1,487	\$1,487	\$1,487
3:	3	3	2		Unfurnished	\$1,645	\$1,730	\$1,730
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 336 - Cathedral City South area
- Riverside County
- Parcel # 680313001

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

Closed •

List / Sold: **\$675,000/\$675,000**

8175 Philbin Ave • Riverside 92503

0 days on the market

4 units • **\$168,750/unit** • **2,787 sqft** • **9,148 sqft lot** • **\$242.20/sqft** •
Built in 1987

Listing ID: IG20260261

Van Buren to Philbin



SOLD BEFORE PROCESSING.

Facts & Features

- Sold On 01/08/2021
- Original List Price of \$675,000
- 1 Buildings
- 4 Total parking spaces
- Cap Rate: 4.6
- \$43560 Gross Scheduled Income
- \$31090 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,470
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 01406566
- Gardener:
- Licenses:
- Insurance: \$1,400
- 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	2	1	1	Unfurnished	\$930	\$930	\$1,100
2:	1	2	1	1	Unfurnished	\$925	\$925	\$1,100
3:	1	2	1	1	Unfurnished	\$875	\$875	\$1,100
4:	1	2	1	1	Unfurnished	\$900	\$900	\$1,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 252 - Riverside area
- Riverside County
- Parcel # 151171025

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: IG20260261

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Closed •

List / Sold: **\$799,000/\$765,000** ↓

39955 Estates Rd • Rancho Mirage 92270

103 days on the market

4 units • **\$199,750/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1970

Listing ID: 219049781DA

See GPS



4 Unit Complex located in Rancho Mirage. Each unit features 2 Bedrooms and 2 bathrooms.

Facts & Features

- Sold On 01/04/2021
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: See Remarks

Exterior

- Sewer: Unknown

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$91
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$70
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 321 - Rancho Mirage area
- Riverside County
- Parcel # 689202004

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 219049781DA

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Closed • Apartment

List / Sold:

\$1,150,000/\$1,160,000 ↑

8 days on the market

3931 Pacific Ave • Riverside 92509

7 units • \$164,286/unit • 5,420 sqft • 16,988 sqft lot • \$214.02/sqft •
Built in 1960

Listing ID: WS20233632

Between Mission and Pacific



Great location great investment 7 unit complex. Newer windows, roof and copper plumbing. Drive by and take a look! Located on a wrap around corner lot. Brings in great income.

Facts & Features

- Sold On 01/08/2021
- Original List Price of \$1,150,000
- 6 Buildings
- Levels: One
- 8 Total parking spaces
- Laundry: See Remarks
- Cap Rate: 5.7
- \$86720 Gross Scheduled Income
- \$65220 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,030	\$1,030	\$1,450
2:	1	1	1	0	Unfurnished	\$850	\$850	\$1,050
3:	1	1	1	0	Unfurnished	\$850	\$850	\$1,050
4:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$1,250
5:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$1,250
6:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$1,250
7:	1	3	1	0	Unfurnished	\$1,250	\$1,250	\$1,450

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 252 - Riverside area
- Riverside County
- Parcel # 182152009

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: WS20233632

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