



# Broker Price Opinion

Exterior Inspection  
 Interior Inspection

Property Address:	443 E MEAD STREET	Vendor ID:	11944560.1_402925
City, State, Zip:	SAN JACINTO, CA 92583	Deal Name:	
Loan Number:	443EMeadStreet	Inspection Date:	05/21/2021
2nd Loan / Client #:		Subject APN:	437101008
Borrower / Owner of Record	NA NA	Lender / Client	Trimark Funding, Inc.

Property Occupancy Status:  Does the Property Appear Secure?  Est. Monthly Rent:

Currently Listed:  Currently List Broker:  List Broker Contact #:  Initial List Price:  Initial List Date:  Current List Price:  DOM / CDOM:

Is the Subject Listing Currently Pending?  Date of Contract:  CDOM to Contract:

Sold in the last  Months?  
Sale Price:   
Sale Date:

### Subject Property Comments / External Influences

4-unit single level multifamily with 1-car attached garage each unit. In average condition.

Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3	
Address	443 E MEAD STREET SAN JACINTO, CA 92583	437 E 1ST ST SAN JACINTO, CA 92583	4182 TREVOR LN HEMET, CA 92544	199 N INEZ ST HEMET, CA 92543	145 N VICTORIA AVE SAN JACINTO, CA 92583	222 N ALESSANDRO ST HEMET, CA 92543	298 S SANTA FE AVE SAN JACINTO, CA 92583
Proximity	0.07	3	2.83	0.85	2.79	0.59	
Sale/List Price	\$395,000	\$460,395	\$450,000	\$550,000	\$450,000	\$449,900	
Sale Date	04/01/2021	05/18/2021	03/11/2021	05/13/2021	05/10/2021	09/16/2020	
Price Per Sq.ft.	\$170.45	\$173.40	\$160.25	\$225	\$179.04	\$264.71	\$184.08
Initial List Price	\$462,000	\$395,000	\$459,900	\$488,000	\$550,000	\$435,000	\$449,900
Initial List Date	05/15/2021	11/17/2020	01/29/2021	06/21/2020	05/13/2021	05/10/2021	09/16/2020
Current/Final List	\$462,000	\$395,000	\$470,000	\$450,000	\$550,000	\$450,000	\$449,900
DOM/CDOM	1 /	135 / 135	109 / 109	263 / 263	12 / 12	15 / 15	146 / 146
Sales Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	2640	2278	2873	2000	3072	1700	2444
#Rooms/Bed/Bath 1	3 / 2 / 1	3 / 2 / 1	6 / 3 / 2	2 / 1 / 1	3 / 2 / 1	2 / 1 / 1	5 / 3 / 2
#Rooms/Bed/Bath 2	3 / 2 / 1	3 / 2 / 1	3 / 2 / 1	2 / 1 / 1	3 / 2 / 1	2 / 1 / 1	3 / 2 / 1
#Rooms/Bed/Bath 3	3 / 2 / 1	3 / 2 / 1	3 / 2 / 1	2 / 1 / 1	3 / 2 / 1	2 / 1 / 1	//
#Rooms/Bed/Bath 4	3 / 2 / 1	//	//	2 / 1 / 1	3 / 2 / 1	2 / 1 / 1	//
#Rooms/Bed/Bath All	12 / 8 / 4	9 / 6 / 3	12 / 7 / 4	8 / 4 / 4	12 / 8 / 4	8 / 4 / 4	8 / 5 / 3
Year Built	1962	1980	1978	1970	1964	1982	2019
Bsmnt SqFt/Finished							
Lot Size	0.29	0.22	0.19	0.13	0.37	0.16	0.22
Property Type	4 unit	3 unit	3 unit	4 unit	4 unit	4 unit	2 unit
Style / Quality	Multi-Unit / Q5	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4
# of Units	4	3	3	4	4	4	2
Condition	C5	C4	C4	C3	C4	C4	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / No / No	No / Yes / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	4 Attached	3 Attached	2 Attached	None	2 Attached	None	4 Attached
Other Features	None	None	None	None	None	None	None
Subdivision	HEMET	HEMET	HEMET	HEMET	HEMET	HEMET	HEMET
School District	SAN JACINTO	SAN JACINTO	HEMET	HEMET	SAN JACINTO	HEMET	SAN JACINTO
Common Amenities		No	No	No	No	No	No
Data Source - ID	MLS-	MLS-EV20241369	MLS-OC21018641	MLS-IG20120470	MLS-SW21102849	MLS-21730066	MLS-SW20193506

### Market Time 0-30 days

90-Day Marketing Time

### As-Is Price Estimate

\$450,000

### As-Repaired Price Estimate

\$480,000

### Land Only Price

\$110,000

### 30-Day Quick Sale Price

\$425,000

Recommended List Price

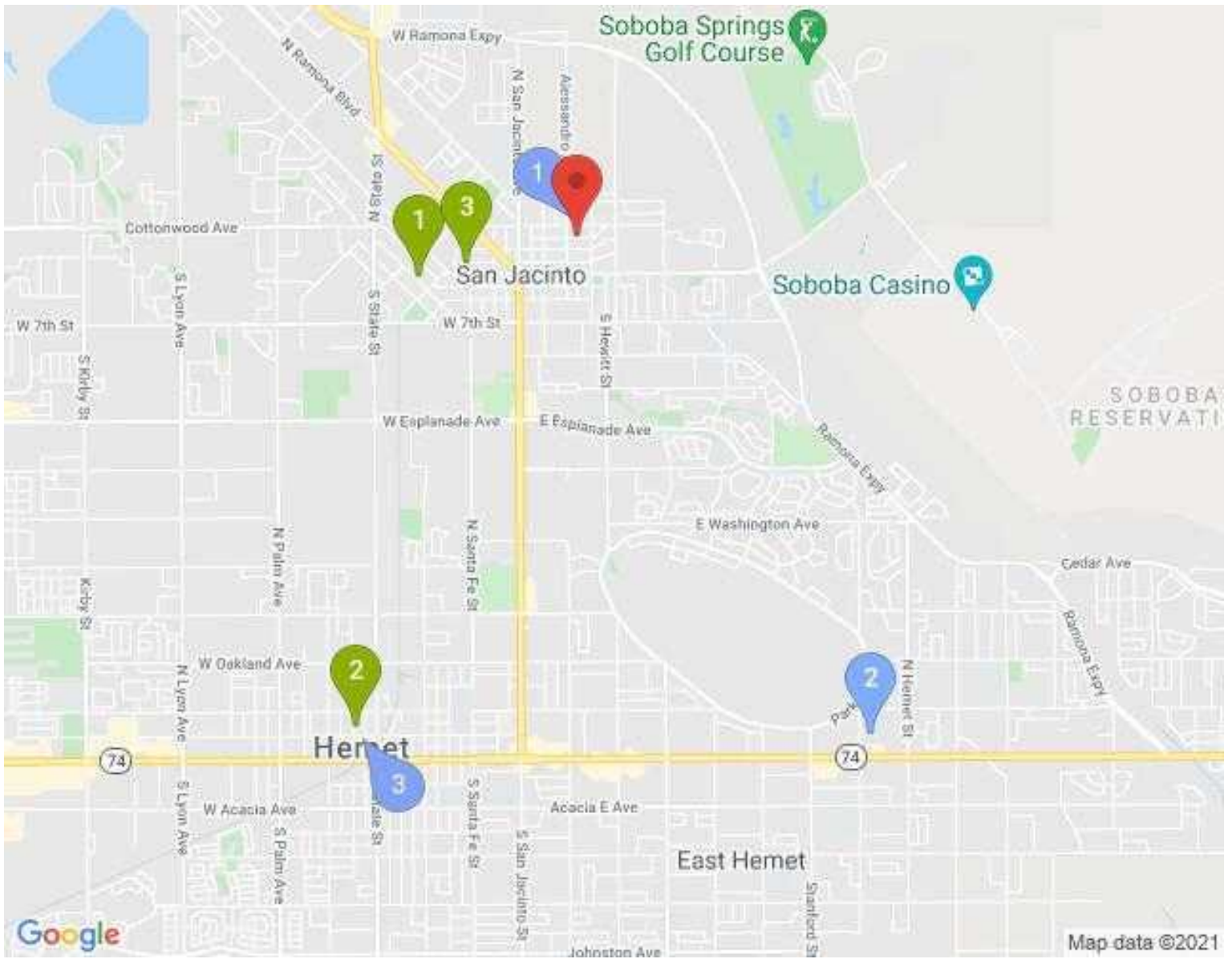
\$460,000

\$480,000

Recommended Sales Strategy:

As - Is

Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	443 E MEAD STREET	SAN JACINTO	8	4	0.29		1962		
1	437 E 1ST ST	SAN JACINTO	6	3	0.22	04/01/2021	1980	\$395,000	0.07
2	4182 TREVOR LN	HEMET	7	4	0.19	05/18/2021	1978	\$460,395	3
3	199 N INEZ ST	HEMET	4	4	0.13	03/11/2021	1970	\$450,000	2.83
1	145 N VICTORIA AVE	SAN JACINTO	8	4	0.37	05/13/2021	1964	\$550,000	0.85
2	222 N ALESSANDRO ST	HEMET	4	4	0.16	05/10/2021	1982	\$450,000	2.79
3	298 S SANTA FE AVE	SAN JACINTO	5	3	0.22	09/16/2020	2019	\$449,900	0.59

**Neighborhood Data:**

Location Type: <input type="text" value="Suburban"/>	Market Trend: <input type="text" value="Appreciating"/>	Economic Trend: <input type="text" value="Stable"/>	Neighborhood Trend: <input type="text" value="Declining"/>
Housing Supply: <input type="text" value="Declining"/>	REO Driven?: <input type="text" value="No"/>	Avg Age of Home: <input type="text" value="50"/>	
Sale to List Ratio: <input type="text" value="85"/>		Avg Marketing Time of Comparable Listings: <input type="text" value="Under 3 Mos."/>	
Price Range: <input type="text" value="\$285,000"/> to <input type="text" value="\$625,000"/>	Median Price: <input type="text" value="\$399,000"/>	Predominate Value: <input type="text" value="\$395,000"/>	Average DOM: <input type="text" value="10"/>
% Tenants: <input type="text" value="100"/>	Number of units for rent: <input type="text"/>	Number of units in complex for sale: <input type="text"/>	

Negative Neighborhood Factors that will detract from the subject:

Neighborhood Comments:

**Marketability of Subject:**Most Likely Buyer: Investor  Types of Financing the Subject will NOT qualify for:

Will this be a problem for resale? If yes, please explain:

**Comparables:**

Sale 1 Comments	This neat 3 unit property is located heart of San Jacinto and professionally managed and maintained by management company. Each unit has 2 bedroom and 1 bath, there are two detached garages.
Sale 2 Comments	Wonderful Investment property and perfect property to live in and rent out the other two units. One 3 bedroom 2 bath with attached garage, laundry. Plus Two 2 bedroom 1 bath units.
Sale 3 Comments	These 1 bed 1 bath apartments are single story, with many upgrades. All units were recently remodeled in the last few years with new dual pane vinyl widows, new 20" title floors throughout
List 1 Comments	Solid income units! Includes: 145, 147, 151 and 153 N. Victoria Ave. Unit #145 and #147 have carports and laundry hookups; #151 & #153 have single car garages.
List 2 Comments	This 4Plex currently has 75% occupancy with the other vacant unit going to be available soon and it will rent in no time! This investment is also great because it can qualify for owner financing!
List 3 Comments	Two homes on one lot, both currently with renters on a month-to-month lease. Recently rebuilt in 2019 home on the lot that features gorgeous plank flooring, granite counters, beautiful cabinetry.

**Comments:**

Service Provider Comments:

There is limited inventory in the class of multi family properties for sale in the area, which is putting upwards pressure on prices. Most buyers are investors looking for cash flow properties. The recommend price points should prove attractive to investors looking to buy in this area. Proximity expanded to generate enough multifamily comps. Most weight placed on List 2 Same # of units as subject, unit mix, closest in GLA. Most weight placed on Sale 2 Closest to subject in unit mix.

Vendor Comments:

Service Provider Signature Service Provider Company 

BPO Effective Date

Service Provider Lic. Num.

<b>Repairs</b>		
Recommended Repairs would bring the subject to: <input type="text" value="\$480,000"/>		
<b>Internal Repairs</b>	<b>Comment</b>	<b>Total</b>
Painting		\$ 0
Walls/Ceiling		\$ 0
Carpet/Floors		\$ 0
Cabinet/Counter		\$ 0
Plumbing		\$ 0
Electrical		\$ 0
Heating/AC		\$ 0
Appliances		\$ 0
Doors/Trim		\$ 0
Cleaning/Trash Removal		\$ 0
Other		\$ 0
Internal Repair Total:		\$ 0
<b>External Repairs</b>	<b>Comment</b>	<b>Total</b>
Roof		\$ 0
Siding/Trim		\$ 0
Structural		\$ 0
Windows/Doors		\$ 0
Painting	Repaint exterior	\$ 4000
Foundation		\$ 0
Garage		\$ 0
Landscaping	Replace sod	\$ 2000
Fence		\$ 0
Other		\$ 0
External Repair Total:		\$ 6000
Repair Total:		\$ 6000



**Subject Front**

443 E MEAD STREET  
SAN JACINTO, CA 92583



**Subject Side**

443 E MEAD STREET  
SAN JACINTO, CA 92583



**Subject Side**

443 E MEAD STREET  
SAN JACINTO, CA 92583





**Subject Address Verification**

443 E MEAD STREET  
SAN JACINTO, CA 92583



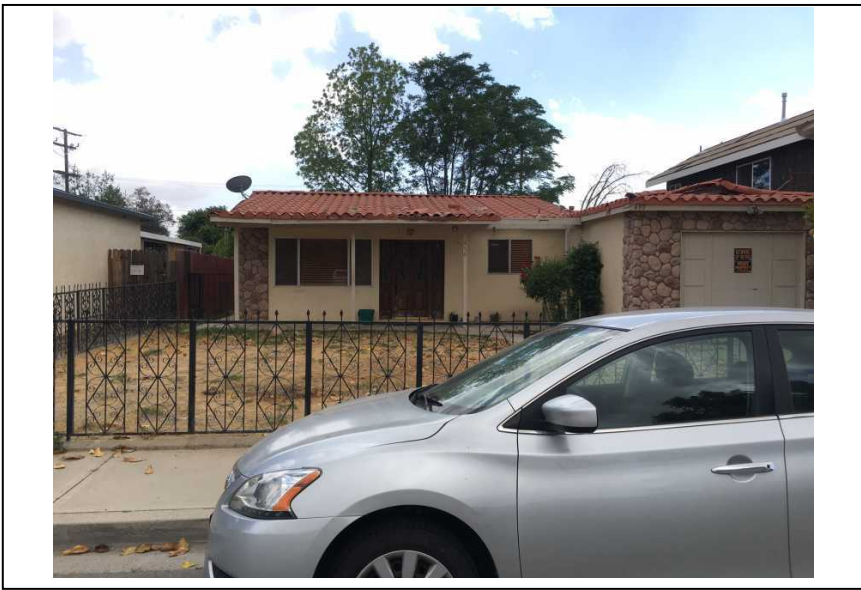
**Subject Street**

443 E MEAD STREET  
SAN JACINTO, CA 92583



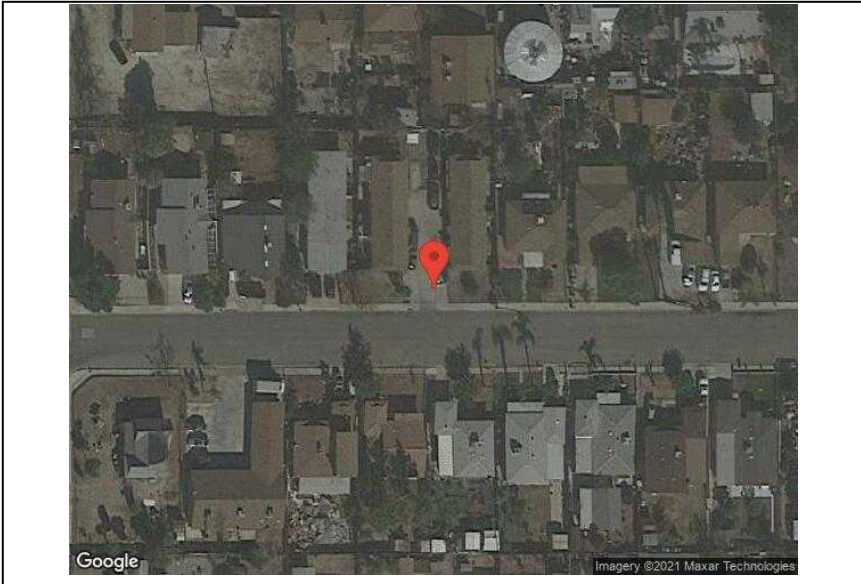
**Subject Street**

443 E MEAD STREET  
SAN JACINTO, CA 92583



**Subject What's across from Subject**

443 E MEAD STREET  
SAN JACINTO, CA 92583



**Subject Satellite View**

443 E MEAD STREET  
SAN JACINTO, CA 92583





**Comparable Sale #1**

437 E 1ST ST  
SAN JACINTO, CA 92583  
Sale Date: 04/01/2021  
Sale Price: \$395,000



**Comparable Sale #2**

4182 TREVOR LN  
HEMET, CA 92544  
Sale Date: 05/18/2021  
Sale Price: \$460,395



**Comparable Sale #3**

199 N INEZ ST  
HEMET, CA 92543  
Sale Date: 03/11/2021  
Sale Price: \$450,000





**Comparable Listing #1**

145 N VICTORIA AVE  
SAN JACINTO, CA 92583  
List Price: \$550,000



**Comparable Listing #2**

222 N ALESSANDRO ST  
HEMET, CA 92543  
List Price: \$450,000



**Comparable Listing #3**

298 S SANTA FE AVE  
SAN JACINTO, CA 92583  
List Price: \$449,900

# Disclaimer

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**Closed** • Triplex

List / Sold: **\$470,000/\$460,395** ↑

**4182 Trevor Ln** • Hemet 92544

18 days on the market

**3 units** • \$156,667/unit • 2,873 sqft • 8,276 sqft lot • \$160.25/sqft •  
Built in 1978

Listing ID: OC21018641

**E Florida make left on Meridian, to Trevor Right (Cross Street Meridian)**



Wonderful Investment property and perfect property to live in and rent out the other two units. One 3 bedroom 2 bath with attached garage, laundry. Plus Two 2 bedroom 1 bath units. Every unit has a patio, close to restaurants, shopping and schools. These units only are available once in a great while. Perfect time to buy and enjoy this great investment. Each unit has it's own gas, water, electric meters and tenants pay their own utilities. Owner pays trash.

**Facts & Features**

- Sold On 05/18/2021
- Original List Price of \$459,900
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- Laundry: Common Area
- \$42024 Gross Scheduled Income
- \$40024 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

**Interior**

- Other Interior Features: Unfurnished

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01872880
- 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:	3	7	4	4	Unfurnished	\$42,024	\$42,024	\$45,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 551281005

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**Ebube Okpala**

State License #: 01735401  
Cell Phone: 619-607-2623

**Harvestline Realty**

State License #:  
29930 Bay View Way  
Menifee, 92584

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CUSTOMER FULL: Residential Income LISTING ID: OC21018641

Printed: 05/25/2021 11:20:25 AM



**Closed** •

List / Sold: **\$395,000/\$395,000**

**437 E 1st St** • San Jacinto 92583

**72 days on the market**

**3 units** • **\$131,667/unit** • **2,278 sqft** • **9,583 sqft lot** • **\$173.40/sqft** • **Built in 1980**

**Listing ID: EV20241369**

**From I-10, South on 79, E on Ramona, Right on Alessandro, Left on 1 St.**



Great Investment property with longtime tenants! This neat 3 unit property is located heart of San Jacinto and professionally managed and maintained by management company. Each unit has 2 bedroom and 1 bath, there are two detached garages.

### Facts & Features

- Sold On 04/01/2021
- Original List Price of \$395,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Inside
- \$23880 Gross Scheduled Income
- \$22440 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Close to Clubhouse
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$1,440
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01847410
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$120
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	3	Unfurnished	\$1,990	\$1,990	\$2,400

#### # Of Units With:

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

### Additional Information

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 434291018

**Ebube Okpala**

**Harvestline Realty**

State License #: 01735401  
Cell Phone: 619-607-2623

State License #:  
29930 Bay View Way  
Menifee, 92584

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CUSTOMER FULL: Residential Income LISTING ID: EV20241369

Printed: 05/25/2021 11:20:25 AM

**Closed** •

List / Sold: **\$450,000/\$450,000** ↓

**199 N Inez St** • Hemet 92543

242 days on the market

**4 units** • **\$112,500/unit** • **2,000 sqft** • **5,663 sqft lot** • **\$225.00/sqft** •  
**Built in 1970**

Listing ID: IG20120470

**FLORIDA TO NORTH INEZ. CROSS STREET: FLORIDA ,LATHAM**



Great apartments in the heart of Hemet! 2 four-plexes side by side for a total of 8 units. Listed separately(191 N INEZ), but will only sell together. Off street parking lot for tenants. These 1 bed 1 bath apartments are single story, with many upgrades. All units were recently remodeled in the last few years with new dual pane vinyl widows, new 20" title floors throughout (no carpet to clean or replace.),New kitchen,New water heater,New AC,Re Piping,New painting. Walking distance to shopping, laundry, etc. Each unit has fenced private yard, washer/dryer hookups inside, separate hot water heaters, separate gas and electric meters. Since the 8 units are separated into 2 four-plexes, 1-4 standard lending applies. No commercial loans needed here!

### Facts & Features

- Sold On 03/11/2021
- Original List Price of \$488,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, In Kitchen
- \$39840 Gross Scheduled Income
- \$31617 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$8,223
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,068
- Cable TV: 01996796
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$830	\$4	\$950

#### # 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

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 443223018

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**Ebube Okpala**

State License #: 01735401  
Cell Phone: 619-607-2623

**Harvestline Realty**

State License #:  
29930 Bay View Way  
Menifee, 92584

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CUSTOMER FULL: Residential Income LISTING ID: IG20120470

Printed: 05/25/2021 11:20:25 AM



Withdrawn • Single Family Residence

**\$449,900**

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

146 days on the market

**2 units • \$224,950/unit • 2,444 sqft • 9,583 sqft lot • \$184.08/sqft • Built in 2019**

**Listing ID: SW20193506**

**Take Esplanade to Santa Fe. Cross Street is 7th**



\*\*\*\*\*Fantastic investment opportunity\*\*\*\*\* Two homes on one lot, both currently with renters on a month-to-month lease. Recently rebuilt in 2019 home on the lot that features gorgeous plank flooring, granite counters, beautiful cabinetry, RV Parking, two 2-car garages, covered porch, recessed lighting, upgraded paint (Back Home). Other home (Front Home) is a craftsman style built in 1915 with two bedrooms/1 bathroom/and a bonus half room. New roof on both homes. The rear property has a fenced in backyard. Each has a separate meter for gas and electricity! New plans show Unit A living area at 1,086 Sq. Ft. and Unit B living area at 1,358 Sq. Ft.. This property was previously listed under Residential. Tenants are willing to sign a lease with the new owner. Excellent investment opportunity with consistent monthly income.

### Facts & Features

- Listed On 06/15/2020
- Original List Price of \$449,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment
- Heating: Central, ENERGY STAR Qualified Equipment
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$26520 Gross Scheduled Income
- \$22700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Entry, Kitchen, Laundry, Living Room, Master Suite
- Appliances: Gas Oven, High Efficiency Water Heater, Microwave, Portable Dishwasher, Self Cleaning Oven, Tankless Water Heater, Vented Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: Ceiling Fan(s), Granite Counters, Open Floorplan

### Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Near Public Transit
- Fencing: Wood
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$3,820
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$1,135
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	3	4	Unfurnished	\$2,210	\$2,210	\$2,400

### # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

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### Additional Information

- Standard sale

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 435152017

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### Ebube Okpala

State License #: 01735401  
Cell Phone: 619-607-2623

### Harvestline Realty

State License # :  
29930 Bay View Way  
Menifee, 92584

**Active** •

**\$450,000** ↑

**222 N Alessandro St** • Hemet 92543

15 days on the market

**4 units** • \$112,500/unit • 1,700 sqft • 6,970 sqft lot • \$264.71/sqft •  
**Built in**

Listing ID: 21730066

use google maps - N of W Florida Ave, W of State St



Great investment opportunity! This 4Plex currently has 75% occupancy with the other vacant unit going to be available soon and it will rent in no time! This investment is also great because it can qualify for owner financing! Live in 1 unit and rent out the other 3. The property will pay for itself, and then some! The grounds are well kept and the tenants take great care of each unit. POSITIVE cash flow on this property when fully occupied with a cap rate over 5%!

**Facts & Features**

- Listed On 05/10/2021
- Original List Price of \$435,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$26655 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$13,595
- 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:	4	1	1		Unfurnished	\$763	\$3,050	\$3,500
2:								
3:								
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:

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### **Additional Information**

- Standard sale

- 220 - Sage-Southwest Hemet area
- Riverside County
- Parcel # 443193011

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### **Ebube Okpala**

State License #: 01735401

Cell Phone: 619-607-2623

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### **Harvestline Realty**

State License #:

29930 Bay View Way

Menifee, 92584

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CUSTOMER FULL: Residential Income LISTING ID: 21730066

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**Active** • **Quadruplex**

**\$550,000**

**145 N Victoria Ave** • San Jacinto 92583

12 days on the market

**4 units** • **\$137,500/unit** • **3,072 sqft** • **16,116 sqft lot** • **\$179.04/sqft** •  
**Built in 1964**

Listing ID: SW21102849

**From Ramona Exp & State St, go S on State to Victoria, turn left, property is on the left.**



Solid income units! Includes: 145, 147, 151 and 153 N. Victoria Ave. Unit #145 and #147 have carports and laundry hookups; #151 & #153 have single car garages. Located within convenient access to transportation, shopping and public services. Sellers pay W/T/S, taxes and insurance. Tenants pay own gas and electricity.

**Facts & Features**

- Listed On 05/12/2021
- Original List Price of \$550,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- Laundry: See Remarks
- \$38400 Gross Scheduled Income
- \$24850 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Vinyl
- Appliances: Disposal, Gas Range, Gas Water Heater

**Exterior**

- Lot Features: Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$17,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,357
- Cable TV:
- Gardener:
- Licenses: 74
- Insurance: \$2,716
- Maintenance: \$4,110
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,190
- Other Expense: \$1,500
- Other Expense Description: 1 HWH

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$900	\$900	\$1,100
2:	1	2	1	0	Unfurnished	\$750	\$750	\$1,100
3:	1	2	1	1	Unfurnished	\$800	\$800	\$1,150
4:	1	2	1	1	Unfurnished	\$750	\$750	\$1,150

**# Of Units With:**

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

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**Additional Information**

- Standard sale
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 435132027

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