

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	IV24004552	S	1624 E La Cadena DR	RVSD	252	STD	2	\$33,600		\$780,000	\$343.46	2271	1970/ASR	13,939/0.32	N	4	05/03/24	22/22
2	QC24057702	S 	79101 Avenue 42	BD	312	STD	3	\$21,480		\$735,000 	\$261.75	2808	1980/PUB	13,068/0.3	N	3	04/29/24	6/6

Closed • **Single Family Residence**

List / Sold: **\$780,000/\$780,000**

1624 E La Cadena Dr • Riverside 92507

22 days on the market

**2 units • \$390,000/unit • 2,271 sqft • 13,939 sqft lot • \$343.46/sqft •
Built in 1970**

Listing ID: IV24004552

From columbia & the 215 go east then make right on La Cadena, Right on Spring garden, Left on La Cadena



Welcome to 1624 & 1626 E La Cadena Drive! Two Houses on one large Lot! Each home has 3 bedroom 2 bath each with its own 2 car garage. This property is centrally located near schools and shopping centers and freeways. Features include separate gas and electric meters, a large lot, garage parking, Rv parking, central air and cooling and much much more! A must see to appreciate!

Facts & Features

- Sold On 05/03/2024
- Original List Price of \$780,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$116 (Estimated)
- Laundry: Inside
- \$33600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01933170
- 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	3	2	2	Unfurnished	\$1,500	\$1,500	\$2,500
2:	1	3	2	2	Unfurnished	\$1,300	\$1,300	\$2,500

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
- Buyer Agency Compensation: 2%

- 252 - Riverside area
- Riverside County
- Parcel # 210071008

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







Triplex. Unit #1 has been completely remodeled. All appliances, cabinets, vanity, tub/Shower enclosure, windows, interior doors are new. New vinyl flooring, newly painted. Great location close to the Bermuda Dunes Golf Course/HOA North Gate.

Facts & Features

- Sold On 04/29/2024
 - Original List Price of \$750,000
 - 1 Buildings
 - Levels: One
 - 9 Total parking spaces
 - Cooling: Central Air, Electric
 - Heating: Central, Fireplace(s)
 - \$1,191 (Estimated)
- Laundry: Electric Dryer Hookup, In Garage, Washer Hookup
 - \$21480 Gross Scheduled Income
 - \$14236 Net Operating Income
 - 3 electric meters available
 - 0 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Vinyl
- Appliances: Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Disposal, Water Heater
 - Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft, Sprinkler System
- Fencing: Chain Link, Wood
 - Sewer: Public Sewer, Sewer Assessments

Annual Expenses

- Total Operating Expense: \$3,489
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$946
 - Cable TV: 02154658
 - Gardener:
 - Licenses:
- Insurance: \$1,469
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,074
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	6	3	3				

Of Units With:

- Separate Electric: 3
 - Gas Meters: 0
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 312 - Bermuda Dunes, Myoma area
- Riverside County
- Parcel # 609171005

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