



Colliers

# Offering Memorandum 7-Property Portfolio

571, 581 & 591 W. Ashlan Avenue  
605 & 637 W. Ashlan Avenue  
1136 Sylmar Avenue  
Clovis | California

464 E. Calimyrna Avenue  
Fresno | California

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31 Units in 7 Properties

Fully Leased Multi-Family  
Investment Opportunity located within  
Fresno/Clovis Areas

## CONTACT US

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## Offering Summary

Colliers | Fresno is pleased to present this 7-property portfolio of multi-family investment properties available for sale located in the Clovis and Fresno, California area. 571, 581 and 591 W. Ashlan Avenues are five unit properties, 605 and 637 W. Ashlan Avenues are four unit properties, 1136 Sylmar Avenue is a four unit property and 464 E. Calimyrna Avenue is a four unit property.

The properties are available for sale as a portfolio or can be purchased individually.



# Investment Summary



Price:

Ashlan Aves. | Sylmar Ave. | Calimyma Ave.

**\$6,105,650**

## HIGHLIGHTS



Huge upside in rents, properties are currently being rented for approximately 25% below market value.



Properties can be purchased individually or as a portfolio for a bulk discount.



Located in the highly desirable Clovis and Fresno neighborhoods offering a prime investment opportunity with strong rental demand.

# 571 W. Ashlan Avenue

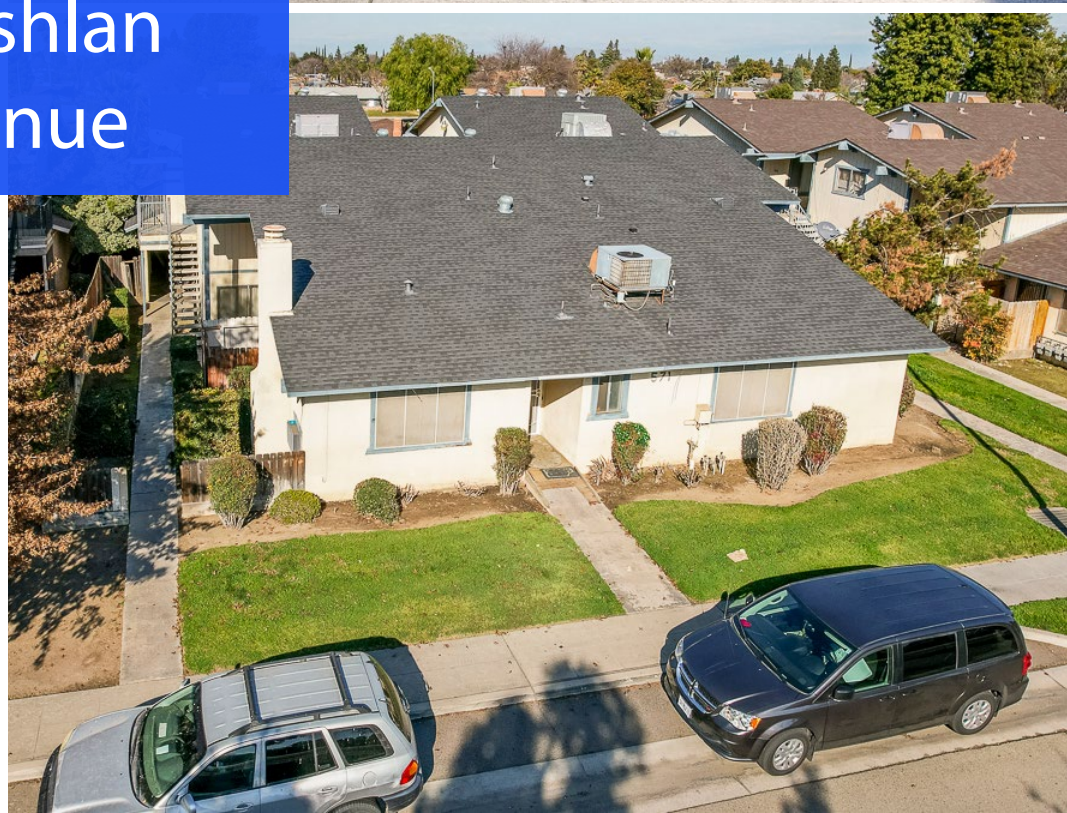
## Property Summary

Property Location:	571 W. Ashlan Avenue   Clovis, CA On Ashlan Avenue between Helm and Terry Avenues
Number of Units:	Five (5)
Unit Size:	±955 square feet
Total Building Size:	±4,783 square feet
Lot Size:	±8,160 square feet
Number of Garages:	Five (5)
Zoning:	R3
APN:	430-632-28
Year Built:	1978
Unit Types:	2 bed/2 bath with washer/dryer hookup & 2 bed/1 bath
Sale Price:	\$929,900
Price PSF:	\$194.42
Separate laundry room available to generate additional income	





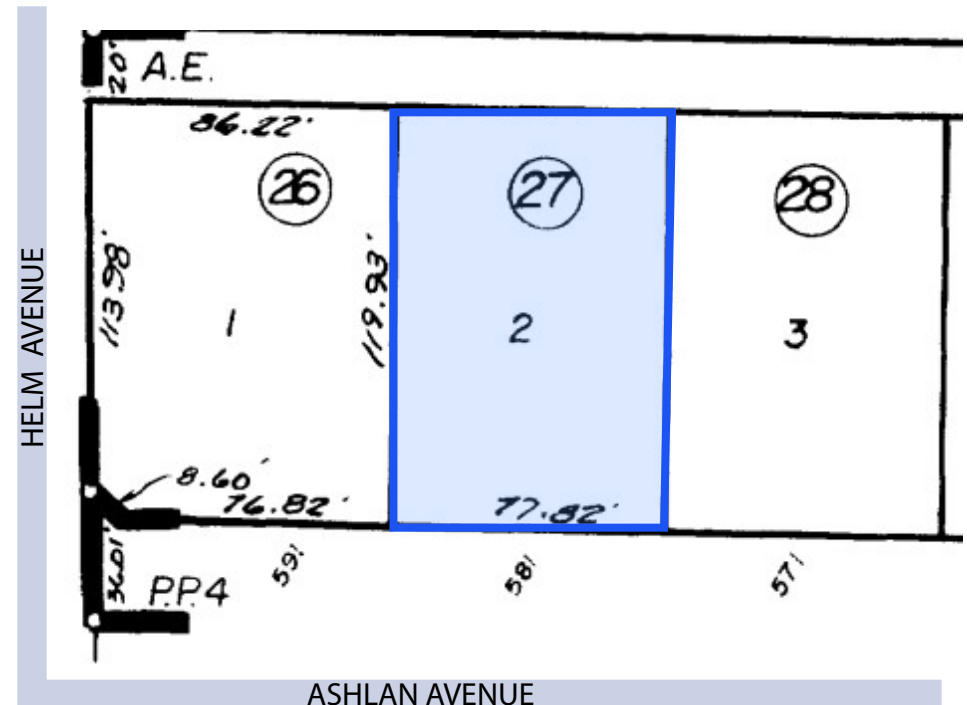
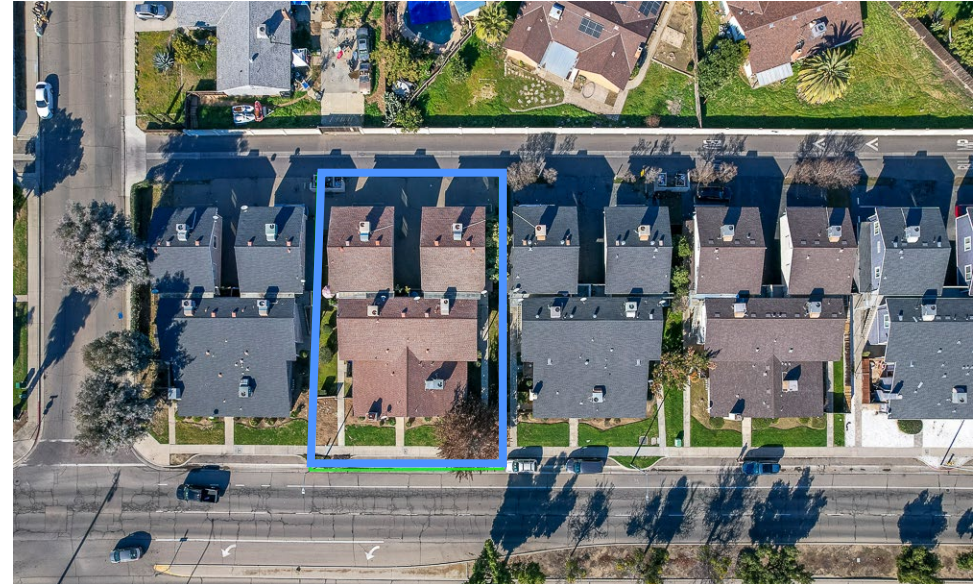
571  
W. Ashlan  
Avenue



# 581 W. Ashlan Avenue

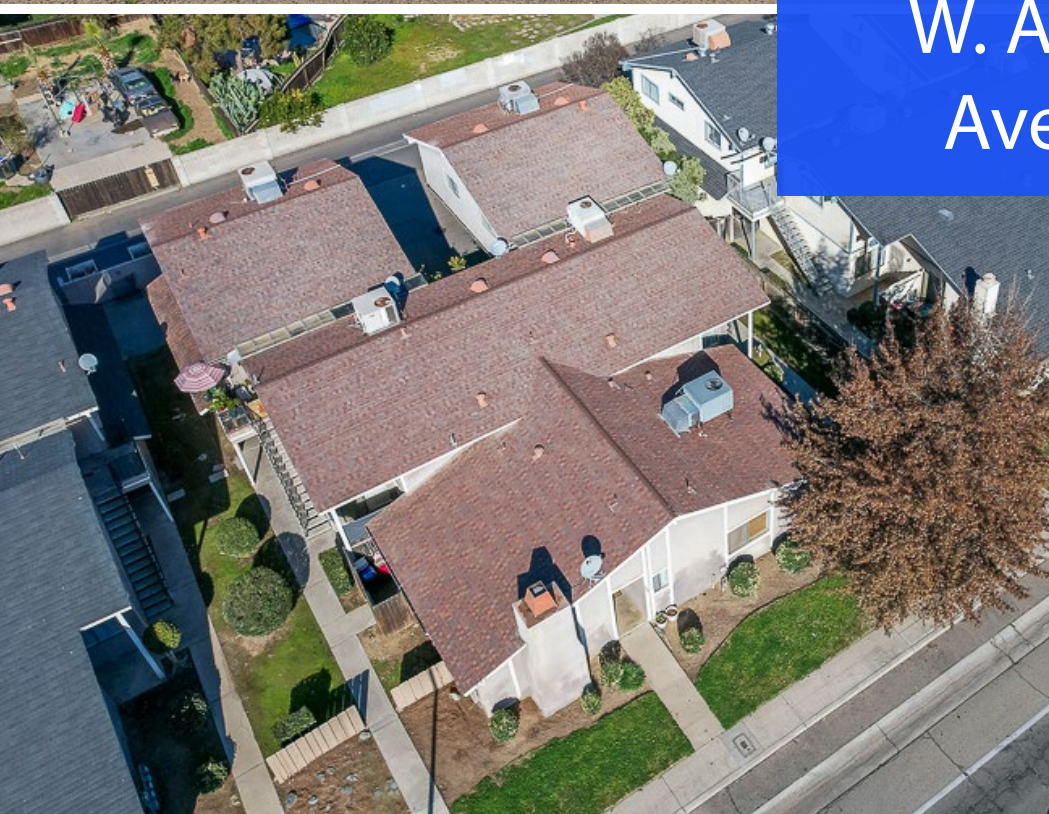
## Property Summary

Property Location:	581 W. Ashlan Avenue   Clovis, CA On Ashlan Avenue between Helm and Terry Avenues
Number of Units:	Five (5)
Unit Size:	±955 square feet
Total Building Size:	±4,783 square feet
Lot Size:	±9,240 square feet
Number of Garages:	Five (5)
Zoning:	R3
APN:	430-632-27
Year Built:	1979
Unit Types:	2 bed/2 bath with washer/dryer hookup & 2 bed/1 bath
Sale Price:	\$929,900
Price PSF:	\$194.42
Separate laundry room available to generate additional income	





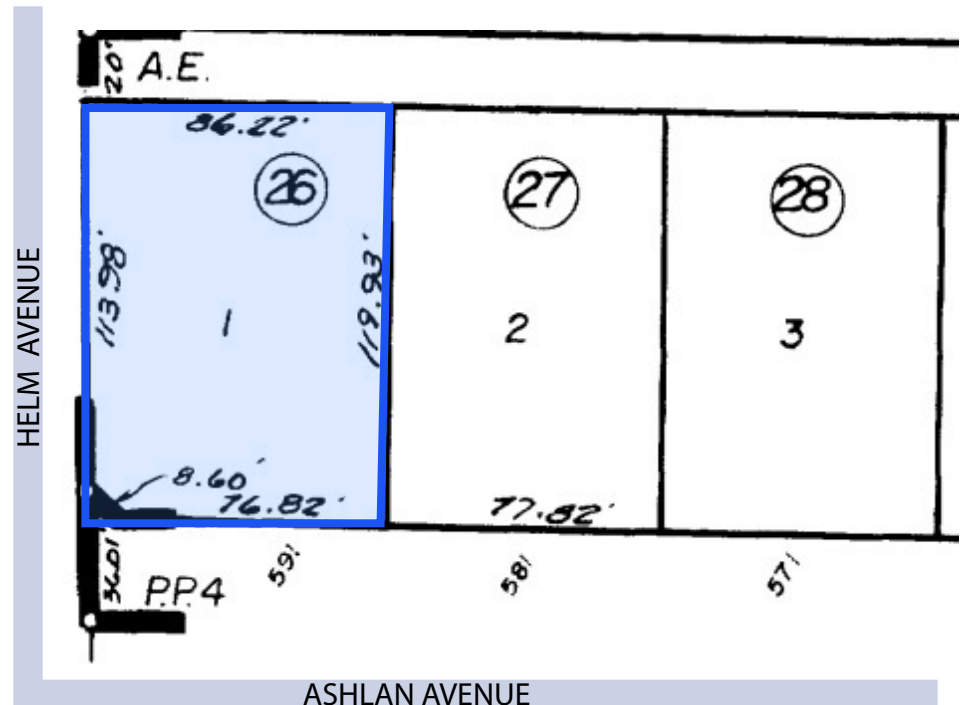
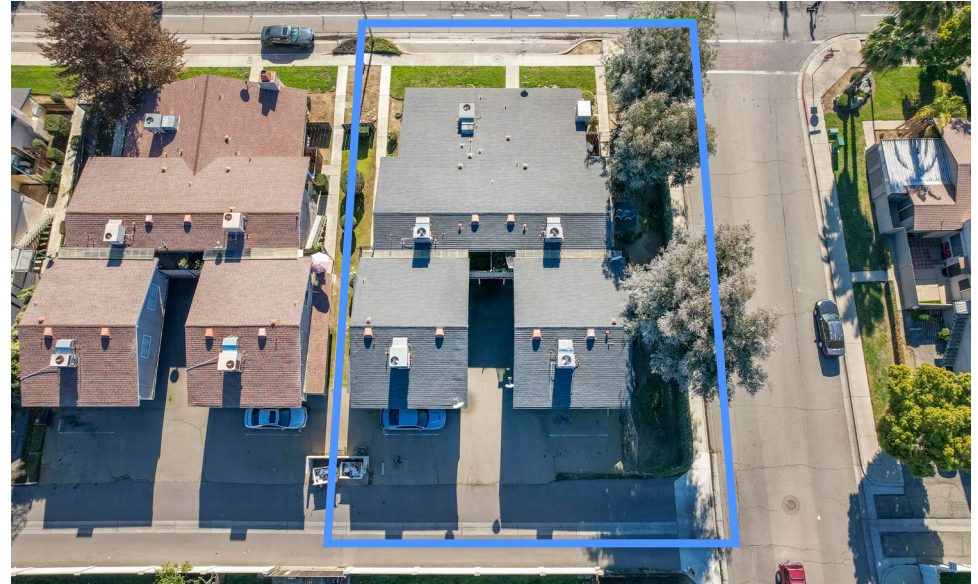
581  
W. Ashlan  
Avenue



# 591 W. Ashlan Avenue

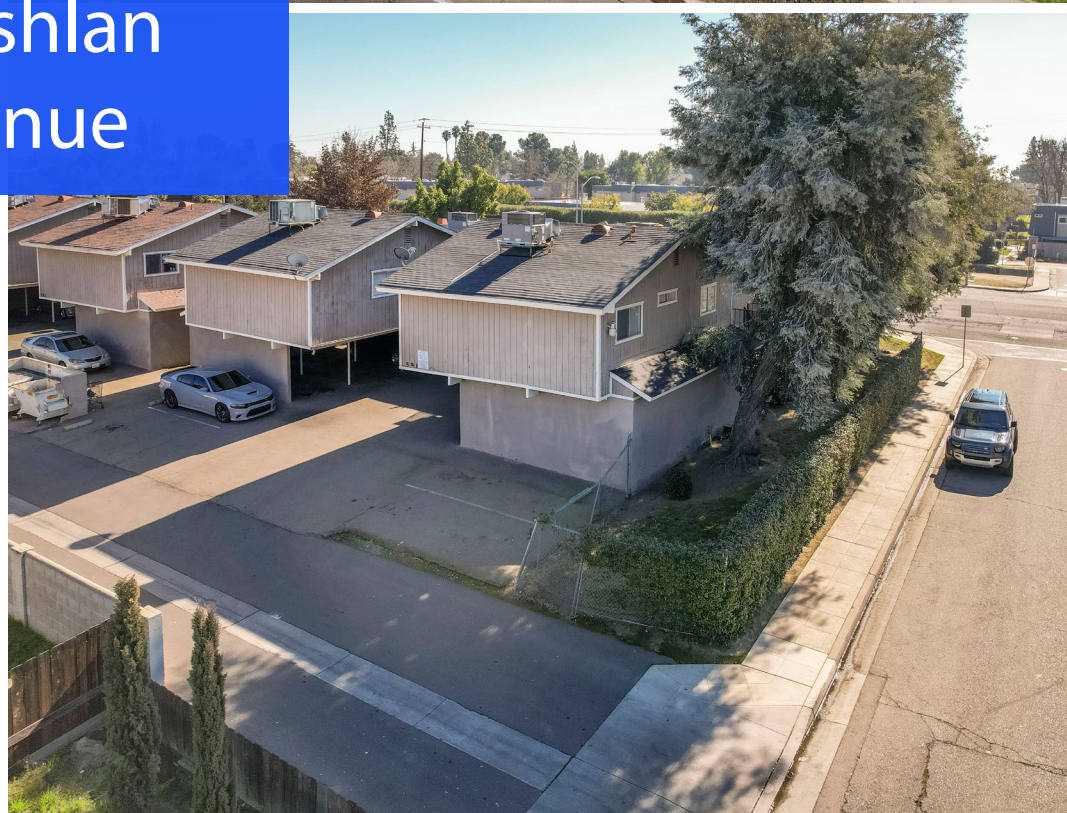
## Property Summary

Property Location:	591 W. Ashlan Avenue   Clovis, CA On Ashlan Avenue between Helm and Terry Avenues
Number of Units:	Five (5)
Unit Size:	±955 square feet
Total Building Size:	±4,783 square feet
Lot Size:	±10,320 square feet
Number of Garages:	Five (5) carports
Zoning:	R3
APN:	430-632-26
Year Built:	1976
Unit Types:	2 bed/2 bath with washer/dryer hookup & 2 bed/1 bath
Sale Price:	\$929,900
Price PSF:	\$194.42
Separate laundry room available to generate additional income	





591  
W. Ashlan  
Avenue



# 605 W. Ashlan Avenue

## Property Summary

Property Location: 605 W. Ashlan Avenue | Clovis, CA  
On Ashlan Avenue between Helm and Willow Avenues

Number of Units: Four (4)

Unit Size:  $\pm 1,036$  square feet

Total Building Size:  $\pm 4,144$  square feet

Lot Size:  $\pm 8,052$  square feet

Number of Garages: Four (4)

Zoning: R3

APN: 430-612-11

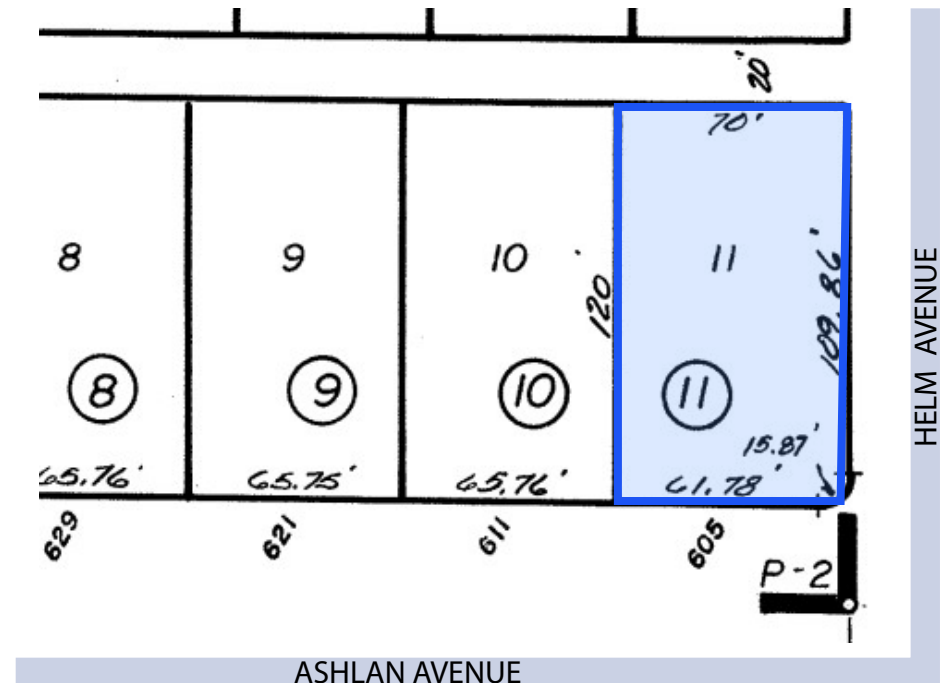
Year Built: 1978

Unit Types: 2 bed/1.5 bath; 3 bed/2 bath and  
3 bed/1 bath

Sale Price: \$834,900

Price PSF: \$201.47

Separate laundry room available to generate additional income





605  
W. Ashlan  
Avenue

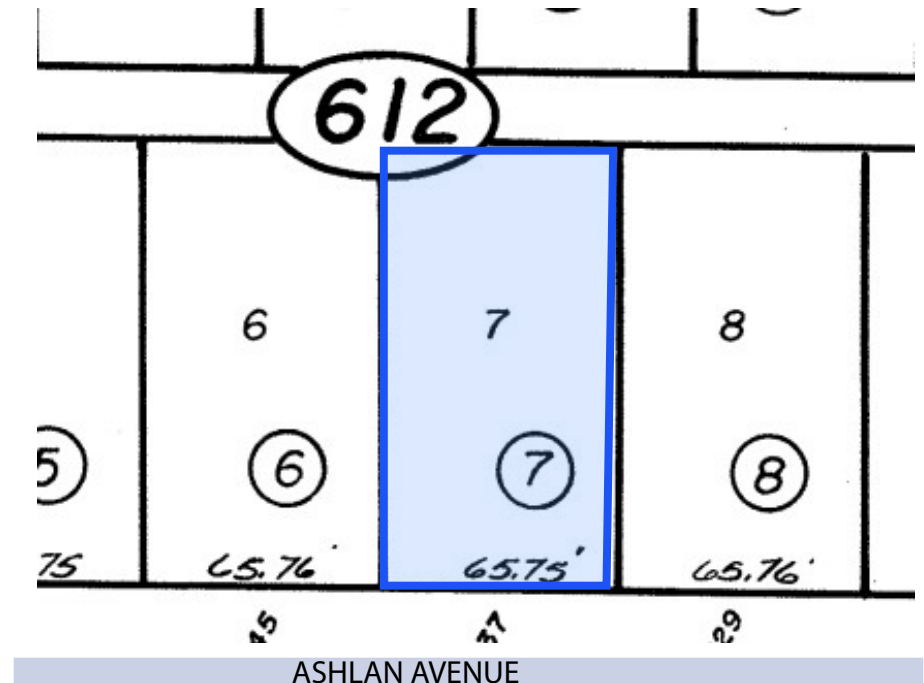


# 637 W. Ashlan Avenue

## Property Summary

Property Location:	637 W. Ashlan Avenue   Clovis, CA On Ashlan Avenue between Helm and Willow Avenues
Number of Units:	Four (4)
Unit Size:	±1,036 square feet
Total Building Size:	±4,144 square feet
Lot Size:	±7,920 square feet
Number of Garages:	Four (4)
Zoning:	R3
APN:	430-612-07
Year Built:	1976
Unit Types:	2 bed/1.5 bath; 3 bed/2 bath and 3 bed/1 bath
Sale Price:	\$834,900
Price PSF:	\$201.47

Separate laundry room available to generate additional income





637  
W. Ashlan  
Avenue



# 1136 Sylmar Avenue

## Property Summary

Property Location: 1136 Sylmar Avenue | Clovis, CA  
Northwest corner of Sylmar and Barstow Avenues

Number of Units: Four (4)

Unit Size:  $\pm 931$  square feet

Total Building Size:  $\pm 3,720$  square feet

Lot Size:  $\pm 10,000$  square feet

Number of Garages: Four (4) carports

Zoning: R4

APN: 420-142-06

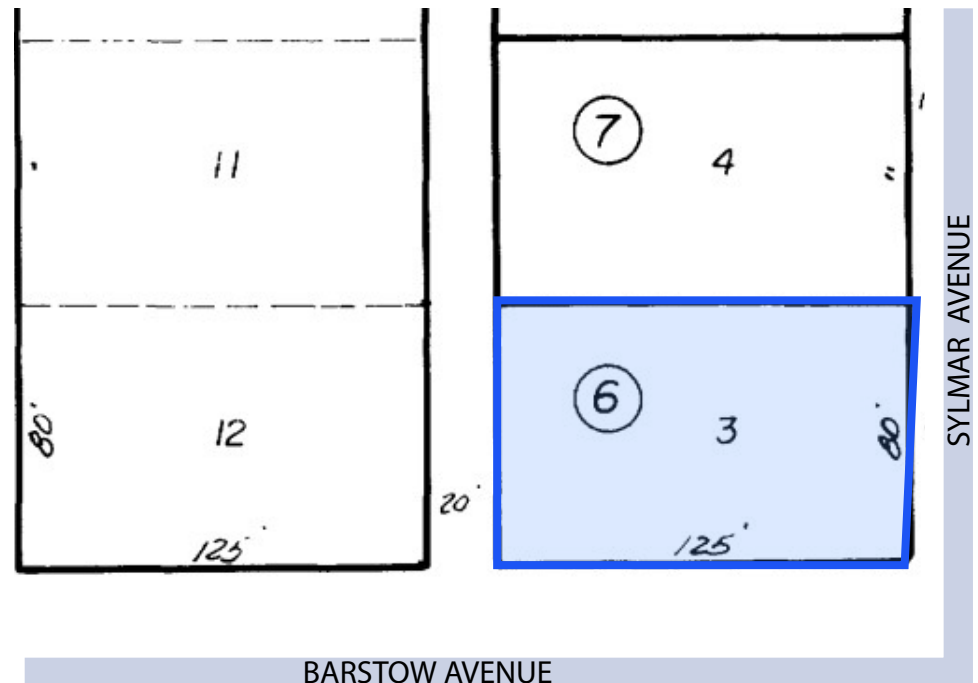
Year Built: 1976

Unit Types: 2 bed/2 bath & 2 bed/1 bath

Sale Price: \$811,250

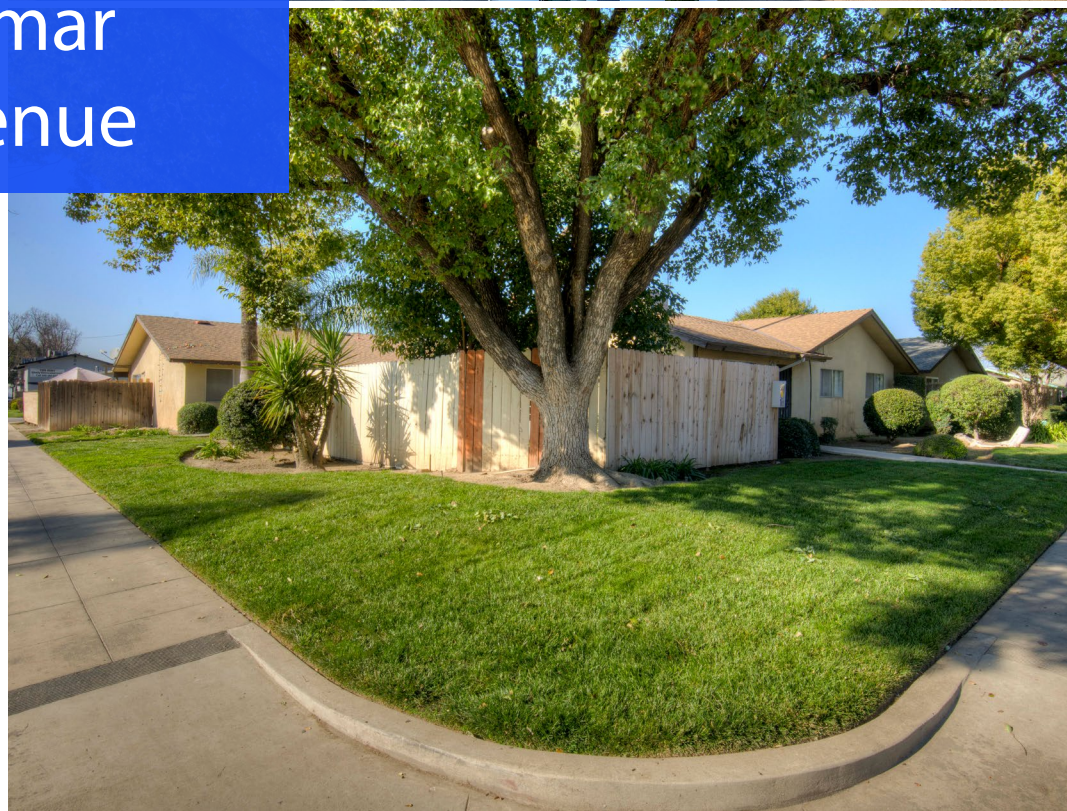
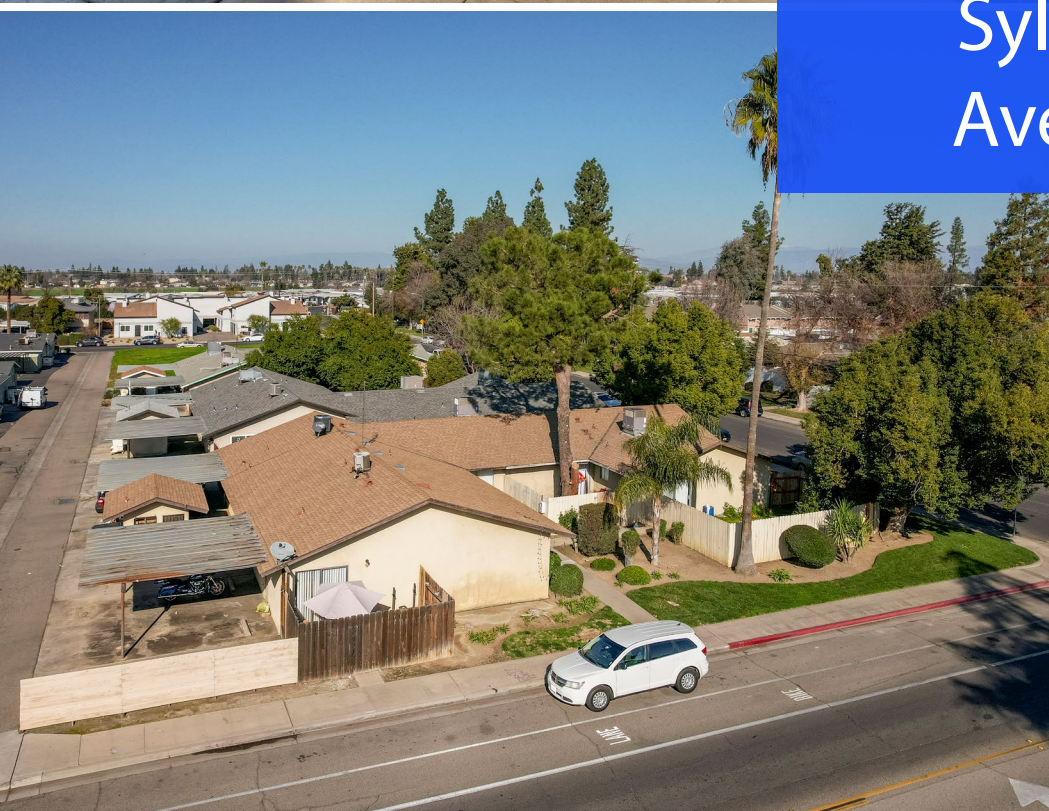
Price PSF: \$218.08

Separate laundry room available to generate additional income





1136  
Sylmar  
Avenue



# 464 E. Calimyrna Avenue

## Property Summary

Property Location: 464 E. Calimyrna Avenue | Fresno, CA  
On Calimyrna Avenue, just east of Fresno Street

Number of Units: Four (4)

Unit Size: N/A

Total Building Size:  $\pm 4,526$  square feet

Lot Size:  $\pm 10,625$  square feet

Number of Garages: Three (3) carports

Zoning: RM1

APN: 409-491-04

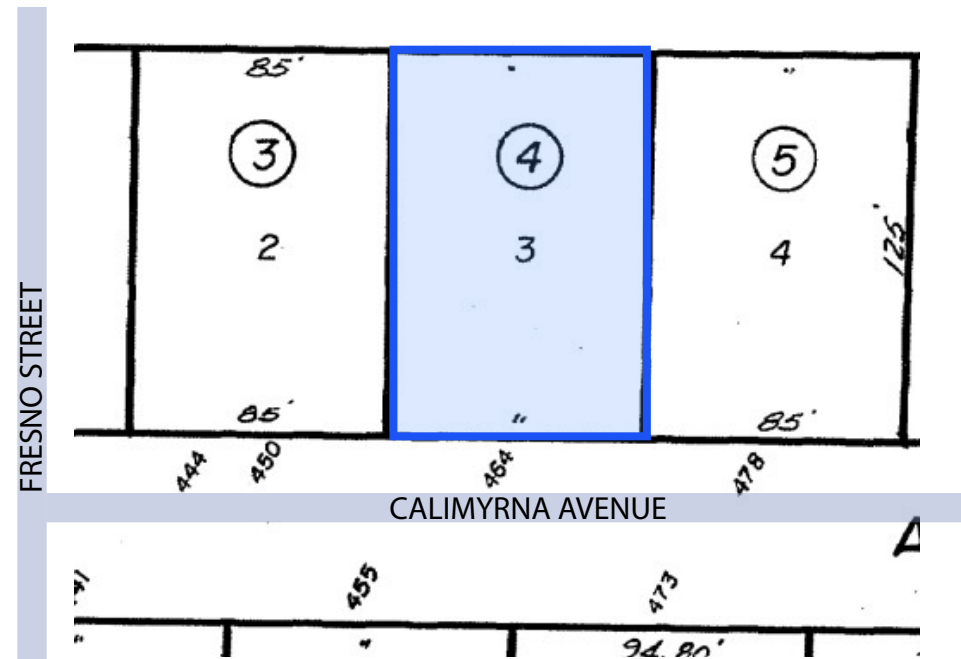
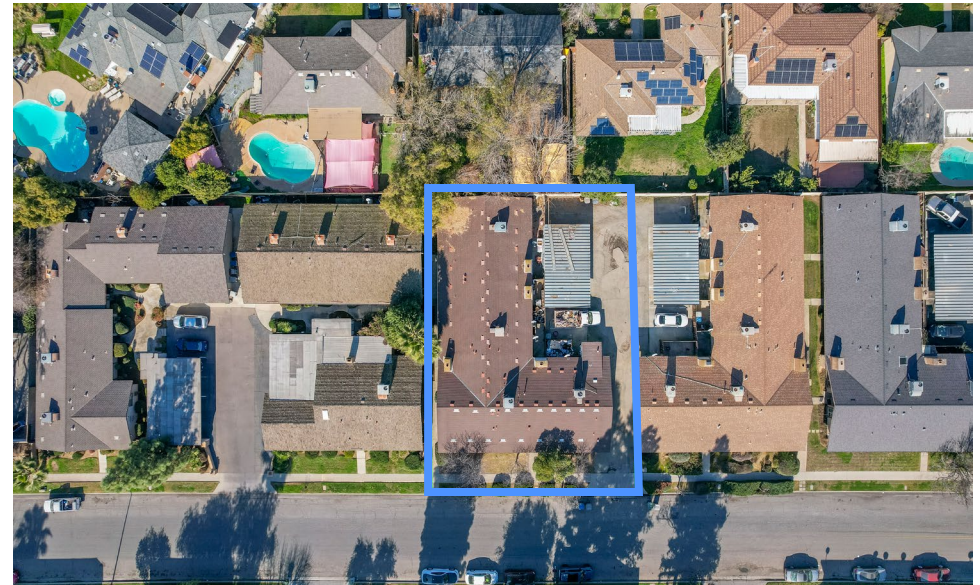
Year Built: 1973

Unit Types: 3 bed/2 bath & 2 bed/2 bath

Sale Price: \$834,900

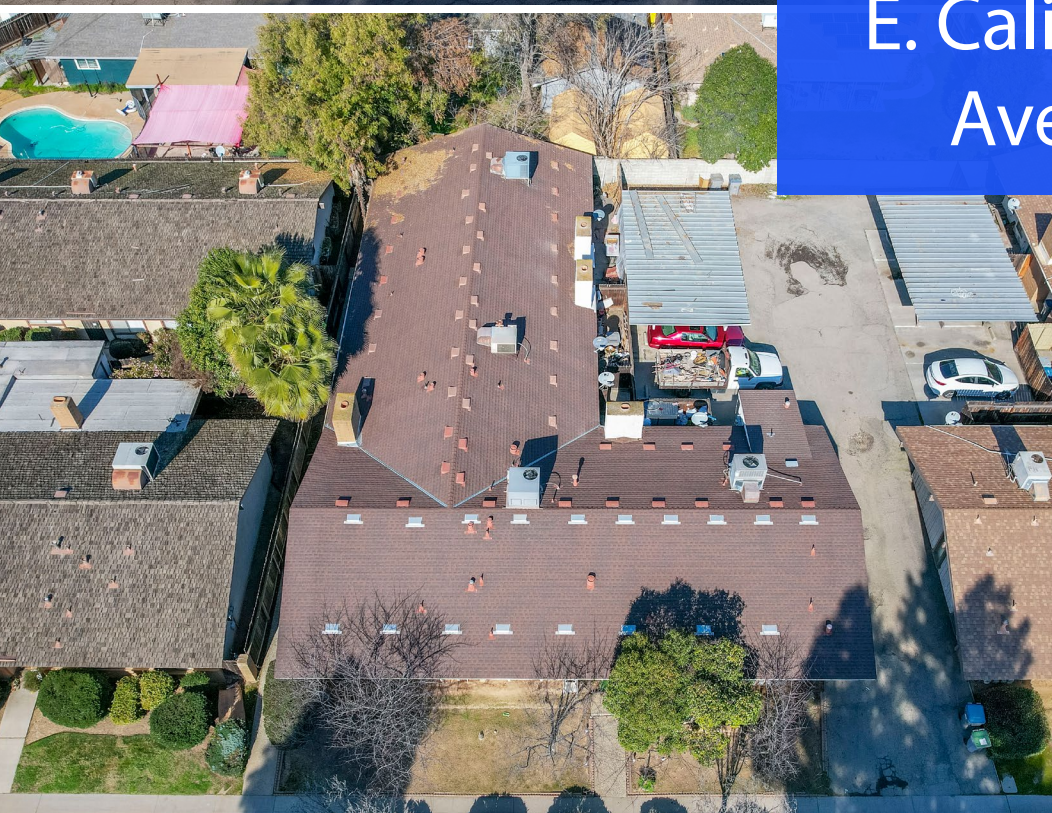
Price PSF: \$184.47

Separate laundry room available to generate additional income





464  
E. Calimyrna  
Avenue



# Financial Summary



## Unit Mix & Rent

Property	Unit Number	Unit Type	Square Feet	Current Rent	Proforma Rent
571 W. Ashlan Avenue, Clovis	101	2 bed/2 bath W/D	4,783 Total SF	\$1,360.00	\$1,600.00
	102	2 bed/1 bath		\$1,355.00	\$1,500.00
	103	2 bed/1 bath		\$1,133.00	\$1,500.00
	204	2 bed/1 bath		\$1,251.00	\$1,500.00
	205	2 bed/1 bath		\$1,250.00	\$1,500.00
581 W. Ashlan Avenue, Clovis	101	2 bed/2 bath W/D	4,783 Total SF	\$1,298.00	\$1,600.00
	102	2 bed/1 bath		\$1,168.00	\$1,500.00
	103	2 bed/1 bath		\$1,152.00	\$1,500.00
	204	2 bed/1 bath		\$1,195.00	\$1,500.00
	205	2 bed/1 bath		\$1,305.00	\$1,500.00
591 W. Ashlan Avenue, Clovis	101	2 bed/2 bath W/D	4,783 Total SF	\$715.00	\$1,600.00
	102	2 bed/1 bath		\$1,387.00	\$1,500.00
	103	2 bed/1 bath		\$1,275.40	\$1,500.00
	204	2 bed/1 bath		\$1,295.00	\$1,500.00
	205	2 bed/1 bath		\$1,195.00	\$1,500.00
605 W. Ashlan Avenue, Clovis	101	3 bed/2 bath	4,144 Total SF	\$1,100.00	\$1,650.00
	102	2 bed/1.5 bath		\$1,387.00	\$1,600.00
	103	2 bed/1.5 bath		\$1,360.00	\$1,500.00
	204	3 bed/1 bath		\$1,468.80	\$1,500.00
637 W. Ashlan Avenue, Clovis	101	3 bed/2 bath	4,144 Total SF	\$1,625.00	\$1,500.00
	102	2 bed/1 bath		\$1,350.00	\$1,500.00
	103	2 bed/1 bath		\$1,350.00	\$1,500.00
	204	3 bed/1 bath		\$1,395.00	\$1,500.00
1136 Sylmar Avenue, Clovis	101	2 bed/2 bath	3,720 Total SF	\$1,495.00	\$1,600.00
	102	2 bed/1 bath		\$1,250.00	\$1,500.00
	103	2 bed/1 bath		\$1,306.69	\$1,500.00
	104	2 bed/1 bath		\$1,305.00	\$1,500.00
Totals for Clovis Properties	27		26,357	\$34,726.89	\$41,150.00

# Financial Summary



## Unit Mix & Rent

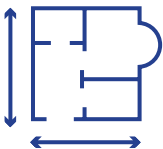
Property	Unit Number	Unit Type	Square Feet	Current Rent	Proforma Rent
464 E. Calimryna Avenue, Fresno	101	2 bed/2 bath	4,526 Total SF	\$1,349.00	\$1,600.00
	102	3 bed/2 bath W/D		\$1,474.00	\$2,000.00
	103	2 bed/2 bath		\$1,305.00	\$1,600.00
	104	2 bed/2 bath		\$1,305.00	\$1,600.00
Totals for Fresno Properties	4		4,526	\$5,433.00	\$6,800.00

### Totals for 8-Property Portfolio



TOTAL NUMBER OF UNITS

31



TOTAL SQUARE FOOTAGE

30,883



CURRENT RENT TOTAL

\$40,159  
per month



PROFORMA RENT TOTAL

\$47,950  
per month

### Portfolio Sale Price

\$6,105,650.00

Properties can be purchased individually or as a portfolio for a bulk discount.

# The Area Fresno & Clovis, California



Fresno and Clovis, California, are neighboring cities that together form a dynamic duo in the heart of the San Joaquin Valley, each with its own unique character but sharing a strong sense of community and regional pride.

**Fresno**, as the larger of the two cities, is known for its agricultural roots, being one of the biggest farming centers in the U.S. It's also a cultural melting pot, with a vibrant mix of ethnic communities that contribute to the city's diverse food scene and festivals. Fresno is also home to a number of parks and outdoor spaces, including the expansive Woodward Park, and its proximity to the Sierra Nevada Mountains makes it a gateway to outdoor adventures in iconic spots like Yosemite and Sequoia National Parks. The city's downtown area has seen efforts in recent years to revitalize, with new businesses, entertainment, and public spaces adding to the city's energy.

**Clovis**, just a short drive to the northeast, offers a more suburban, small-town feel while still being close to all the amenities of Fresno. Often referred to as "The Gateway to the Sierra," Clovis has grown rapidly over the years but still retains its charm, with a historic Old Town district that hosts local events, farmers markets, and a range of independent shops and restaurants. The city prides itself on its family-friendly atmosphere and is home to excellent schools and recreational facilities. Clovis is also known for its strong sense of community, with frequent events like the Clovis Rodeo, one of the longest-running rodeos in the country.

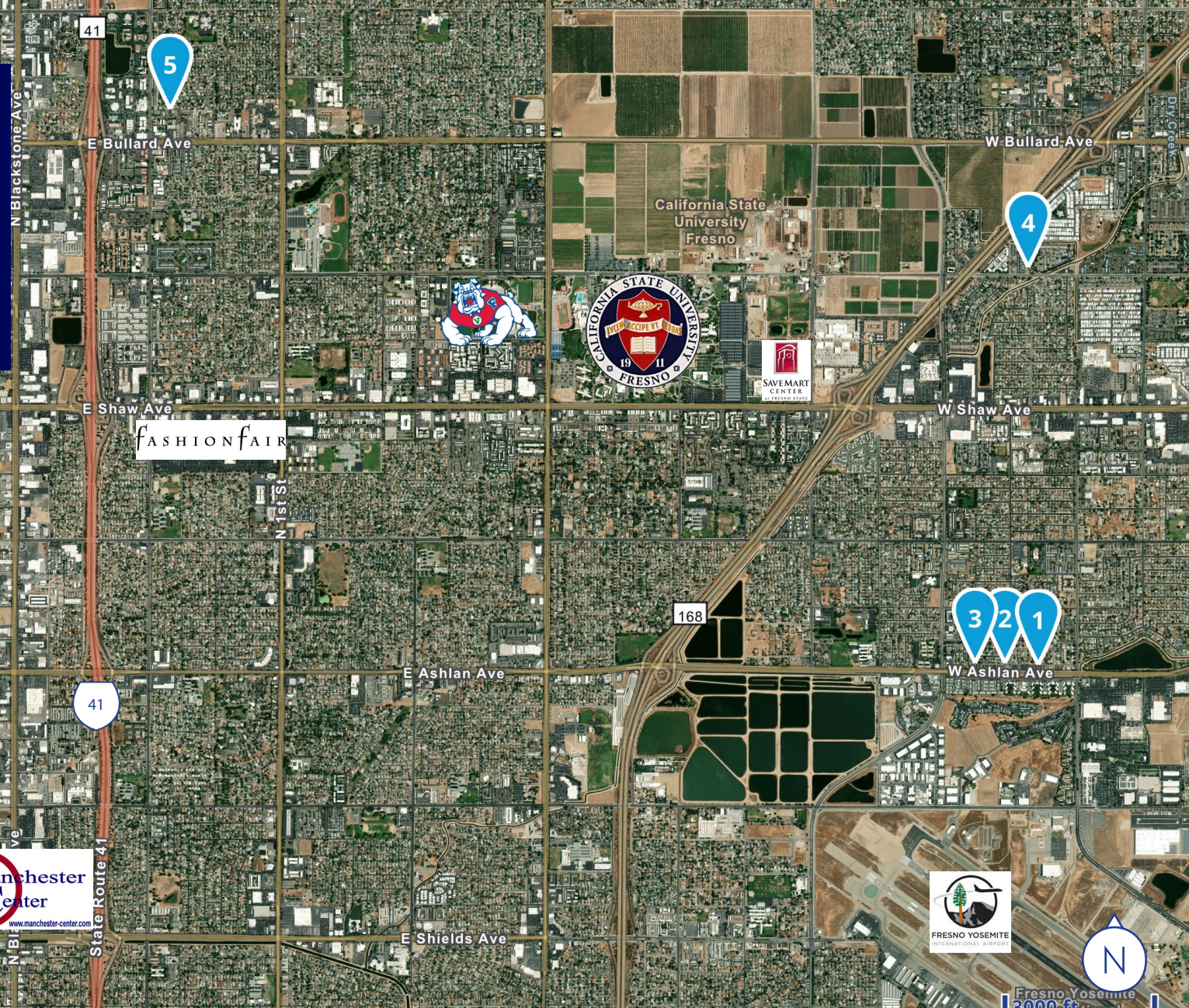
Together, Fresno and Clovis offer a mix of urban amenities and small-town warmth, blending diverse cultural influences, family-oriented living, and access to some of California's best natural landscapes. Whether you're into outdoor activities, exploring local history, or enjoying good food, both cities provide plenty of reasons to visit or call home.



## Location Map

1. 571, 581 & 591 W. Ashlan Ave., Clovis
2. 605 W. Ashlan Ave., Clovis
3. 637 W. Ashlan Ave., Clovis
4. 1136 Sylmar Ave., Clovis
5. 464 E. Calimyrna Ave., Fresno

# 7-Property Portfolio



## Offering Memorandum

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