

(7) Fully-Operational Airbnb Units in Scenic Three Rivers



Sale Price	\$3,150,000
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OFFERING SUMMARY

Building Size:	7,800 SF
Lot Size:	10.86 Acres
Proforma Cap Rate:	8.82%
Proforma NOI:	\$277,932.30
Number of Units:	7
Zoning:	R-3: Residential
Market:	Visalia/Porterville
Submarket:	E Outlying Tulare County
Cross Street:	Sierra Drive

PROPERTY HIGHLIGHTS

- Investment Opportunity: Operational Business & Rental Income
- Turn Key Purchase + Business + Bonus Land in Three Rivers, CA
- Upside Potential: 8.82% Cap Rate & \$450K in Rents
- ±7,800 SF of Air BnB Properties on 10.86 Acres w/ Great Potential
- Established Airbnb Listings with Consistently High Guest Ratings
- Perfect Opportunity For a Family Run Business
- Great Income History - Proven Track Record
- Unique & Beautiful Property Just 4 Miles From Sequoia National Park
- Ample Guest Covered Parking Available + Large Grass Area
- Year-Round Guest Access from Sierra Drive via CA-198
- Close Proximity to Kaweah Lake & Kings Canyon National Park
- Flexible Unit Layouts Cater to Couples, Families & Remote Workers
- Fully Furnished Units with Private Entrances & Full Kitchens
- Secluded Yet Accessible Location Ideal for Nature-Focused Travelers
- Expansion Potential: Additional Land for Future Development or Amenities
- Peaceful Natural Setting Surrounded by Mature Trees, Hillsides, and Wildlife

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Central CA Commercial

Investments | Industrial | Office

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PROPERTY DESCRIPTION

Operational business & rental income opportunity: offering (7) residential units totaling $\pm 7,800$ SF currently utilized as Air BnB properties in Three Rivers, CA. Property consists of (1) triplex (#A-C) and (4) separately metered units with covered parking, all situated on ± 10.86 acres. The triplex includes Unit A, $\pm 1,200$ SF with 2 bedrooms and 2 bathrooms; Unit B, $\pm 1,250$ SF with 2 bedrooms and 2 bathrooms; and Unit C, $\pm 1,200$ SF, also configured as 2 bedrooms and 2 bathrooms. Unit D, located up the road, is ± 900 SF and features 1 bedroom, 1 office, and 1.5 bathrooms. Unit E is $\pm 1,000$ SF and offers 1 bedroom, 1 basement room, and 2 bathrooms. Further up the road, Unit F is $\pm 1,250$ SF and includes 2 bedrooms and 2 bathrooms. Lastly, Unit G is $\pm 1,000$ SF with 1 bedroom, 1 loft room, and 2 bathrooms. The units are spacious, there is on-site parking and exterior lighting throughout the property. Low cost County sewer/water services in place. The property is within a few miles from restaurants, shops, & just 4 miles from the entrance to Sequoia Park.

Value-Add Investment Opportunity: This asset presents a rare opportunity to acquire a stabilized short-term rental property in the high-demand market of Three Rivers, CA, with clear upside potential. The current operation includes 7 Airbnb units 5 of which are restricted to single-bedroom occupancy and marketed exclusively to couples but can accommodate up to 4 to 6 people if needed. However, the property contains a total of 10 bedrooms, offering immediate value-add upside through reconfiguration and utilization of all available sleeping areas. The value-add strategy consists of increasing nightly rates over time, driven by the property's highly desirable location, proximity to Sequoia National Park, and the all-inclusive, turnkey rental experience. Actual rents generate \$394,750.20 in gross annual income with limited operational optimization. A strategic adjustment to fully utilize existing bedrooms and increase average nightly rates by \$50-\$100 positions the property to achieve a realistic stabilized gross income of approximately \$450,000 annually. This unique offering features easy-to-rent, small-format units within an under-supplied market and strong traveler demand. Once stabilized, the investment is projected to yield an 8.82% cap rate, making it a highly attractive option for investors seeking cash-flowing hospitality assets with operational upside.

LOCATION DESCRIPTION

The property is located along Sierra Drive (CA-198), the main thoroughfare through Three Rivers and the primary access route to Sequoia National Park, just 4 miles away. Ideally positioned in a high-visibility, tourism-focused corridor, the property offers close proximity to local restaurants, shops, art galleries, and visitor services. Its location provides year-round exposure to steady tourist traffic, with easy connections to nearby cities such as Visalia and Fresno via CA-198 and Highway 99.



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Cabin A



Cabin A



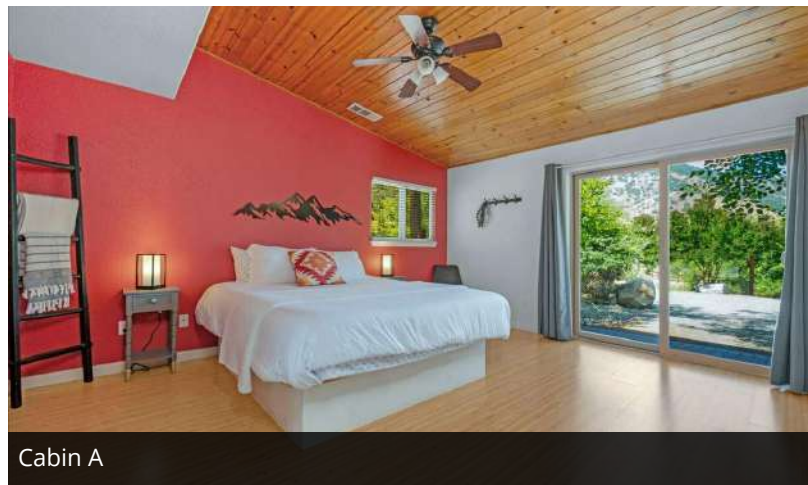
Cabin A



Cabin A



Cabin A



Cabin A

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Cabin B



Cabin B



Cabin C



Cabin C



Cabin A-C

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Cabin D



Cabin D



Cabin D



Cabin D



Cabin D



Cabin D

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Cabin E



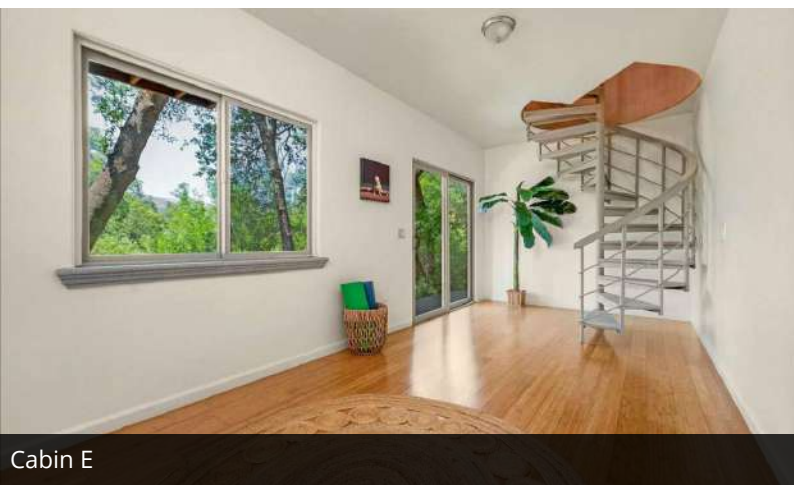
Cabin E



Cabin E



Cabin E



Cabin E



Cabin E

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Cabin F



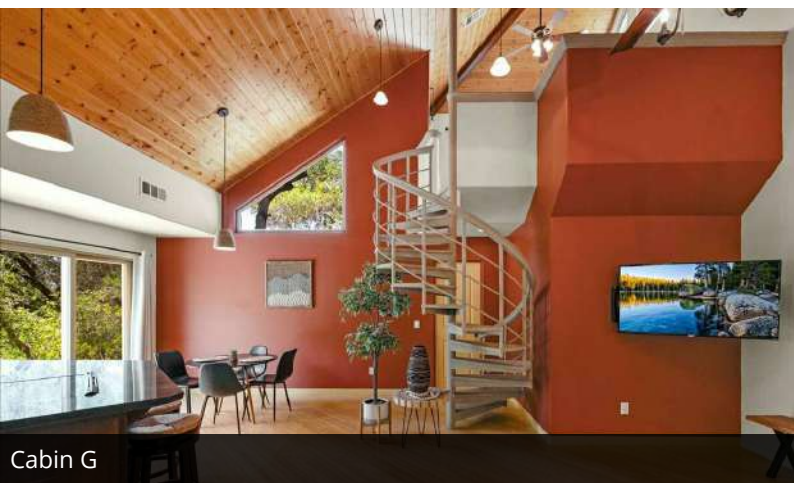
Cabin F



Cabin G



Cabin G



Cabin G



Cabin G

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ADDITIONAL DEVELOPMENT OPPORTUNITY:

A fully prepared development pad is included with the property, offering a shovel-ready opportunity to build an additional short-term rental unit. All utilities are in place, allowing for immediate construction with minimal upfront work. The new unit would directly contribute to the property's gross annual income, increasing overall cash flow and enhancing the investment's long-term value. This added revenue stream positions the property for even stronger returns and greater income stability.

The ability to add a purpose-built short-term rental unit creates a clear path to forced appreciation. With construction-ready conditions, investors can capitalize on this underutilized space to generate additional income without increasing land acquisition costs. This built-in development potential enhances the overall profitability of the asset and creates a scalable model for future growth.

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(7) Fully-Operational Airbnb Units in Scenic Three Rivers

INCOME SUMMARY	(7) FULLY-OPERATIONAL AIRBNB UNITS IN SCENIC THREE RIVERS	PROFORMA
Gross Rents	\$394,914	\$450,000
GROSS INCOME	\$394,914	\$450,000
EXPENSES SUMMARY	(7) FULLY-OPERATIONAL AIRBNB UNITS IN SCENIC THREE RIVERS	PROFORMA
Property Taxes	\$11,697	\$11,697
Property Insurance	\$12,034	\$12,034
Franchise Taxes	\$2,690	\$2,690
TOT & Taxes & Licenses	\$36,088	\$36,088
Utilities	\$11,260	\$11,260
Advertising	\$918	\$918
WIFI	\$3,941	\$3,941
Bank Charges	\$12	\$12
Decorations	\$1,589	\$1,589
Cleaning	\$53,772	\$53,772
Gardening	\$4,908	\$4,908
Legal & Accounting	\$945	\$945
Maintenance & Repairs	\$17,799	\$17,799
Office Expense	\$1,012	\$1,012
Supplies	\$5,612	\$5,612
Propane	\$3,808	\$3,808
Pest Control	\$825	\$825
Replacements	\$951	\$951
Water Rights	\$550	\$550
Waste Disposal	\$1,819	\$1,819
OPERATING EXPENSES	\$172,232	\$172,232
NET OPERATING INCOME	\$222,683	\$277,768

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INVESTMENT OVERVIEW	(7) FULLY-OPERATIONAL AIRBNB UNITS IN SCENIC THREE RIVERS	PROFORMA
Price	\$3,150,000	\$3,150,000
Price per SF	\$404	\$404
Price per Unit	\$450,000	\$450,000
CAP Rate	7.07%	8.82%
Cash-on-Cash Return (yr 1)	7.07%	8.82%
Total Return (yr 1)	\$222,683	\$277,768

OPERATING DATA	(7) FULLY-OPERATIONAL AIRBNB UNITS IN SCENIC THREE RIVERS	PROFORMA
Total Scheduled Income	\$394,914	\$450,000
Gross Income	\$394,914	\$450,000
Operating Expenses	\$172,232	\$172,232
Net Operating Income	\$222,683	\$277,768
Pre-Tax Cash Flow	\$222,683	\$277,768

FINANCING DATA	(7) FULLY-OPERATIONAL AIRBNB UNITS IN SCENIC THREE RIVERS	PROFORMA
Down Payment	\$3,150,000	\$3,150,000

(7) Fully-Operational Airbnb Units in Scenic Three Rivers



Guest Favorite

This home is in the top 5% of eligible listings based on ratings, reviews, and reliability

1,766 Reviews | Cleanliness 5.0 | Location 5.0 | Accuracy 5.0

GOOGLE REVIEWS

- Our stay in Three Rivers was great. We loved the convenience of it's location to both the park and the town. Spacious rooms and a well organized home made it easy to relax and enjoy. -Kathy
- Our stay was fantastic! The location is not far from the entrance of Sequoia National Park. The house was clean, spacious, and packed with all amenities we needed. It was a thoroughly peaceful stay and I would highly recommend this accommodation for anyone looking to visit Three Rivers or Sequoia NP! -Justin
- This was one of our best airbnb experiences. The location is perfect , close to restaurants and brewery and national park. The place is very clean and comfortable and match photos and descriptions. We definitely recommend it. -Asa

GOOGLE REVIEWS

- Excellent unit, super comfy for a family. There is a great attention to details. The kitchen is great and has all appliances and basic things that you need. Everything was perfectly clean and easy to use (there are clear instruction to everything you need)We highly recommend it -Shay
- We loved the convenience of its location. Clean and spacious rooms. Comfortable home made it easy to relax. -Nancy
- We really enjoyed our stay in Three Rivers. The home was very easy to find and in a great location. The covered parking was very nice, especially with the rain we encountered during our stay. The house was sparkling clean and had plenty of room for our family of four. -Matthew
- Awesome house! Perfect to explore the National Parks -Jonas

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Sequoia National Park (4 mi)



Kaweah Lake (5 mi)



Three Rivers, CA

THREE RIVERS, CA

Three Rivers, California, is a picturesque gateway community located in the foothills of the Sierra Nevada mountains in Tulare County. Strategically positioned along California State Route 198, it provides direct access to the main entrance of Sequoia National Park, just 4 miles away, and connects easily to nearby destinations such as Visalia, Fresno, and Kings Canyon National Park. Its central location makes it a sought-after base for travelers exploring the Sierra region.

Renowned for its scenic beauty, Three Rivers is bordered by the Kaweah River and surrounded by rolling hills, oak woodlands, and dramatic mountain vistas. Visitors enjoy a wide range of outdoor activities including hiking, river rafting, fishing, horseback riding, and wildlife viewing. The area offers year-round appeal, from spring wildflower blooms to snowy winter landscapes in the higher elevations of the national parks.

Three Rivers' economy is heavily supported by tourism, particularly through short-term rentals, outdoor recreation, and park-related visitation. The area's strong visitor traffic and limited commercial development create sustained demand for lodging, making it a prime location for Airbnb and hospitality-focused real estate investment.

THREE RIVERS, CA

- Three Rivers has a population of approximately 2,200 residents, with a close-knit community that thrives on tourism, outdoor recreation, and small business activity.
- The area features diverse natural landscapes, including the Kaweah River, oak-studded hills, mountain vistas, and proximity to Sequoia and Kings Canyon National Parks.
- Easily accessible via California State Route 198, connecting directly to Visalia, Fresno, and Central Valley highways, and serving as the main entry corridor to Sequoia National Park.
- Located in the Sierra Nevada foothills of Tulare County in Central California, near major outdoor destinations and within driving distance to Fresno Yosemite International Airport.
- Three Rivers benefits from limited commercial development and high visitor demand, creating strong long-term potential for short-term rental investment growth.

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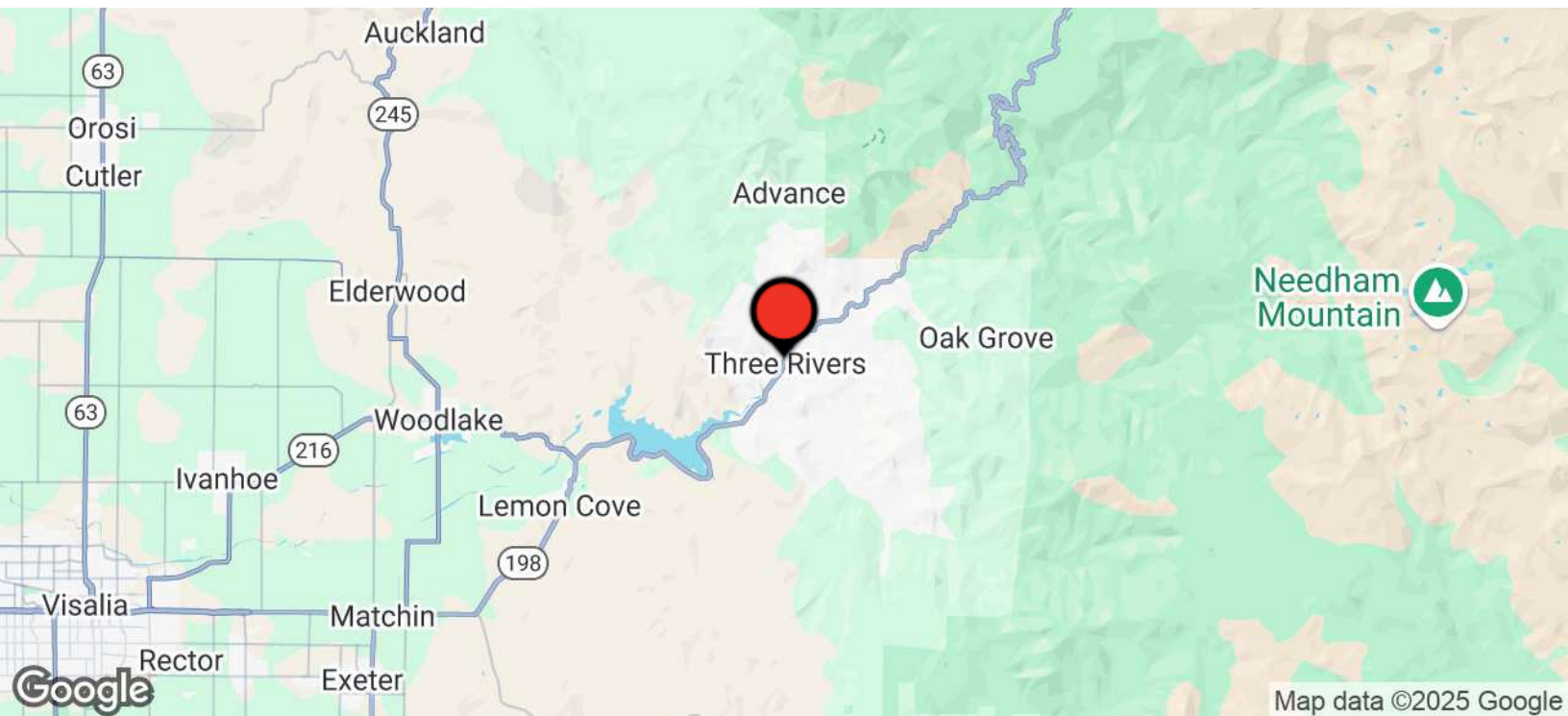
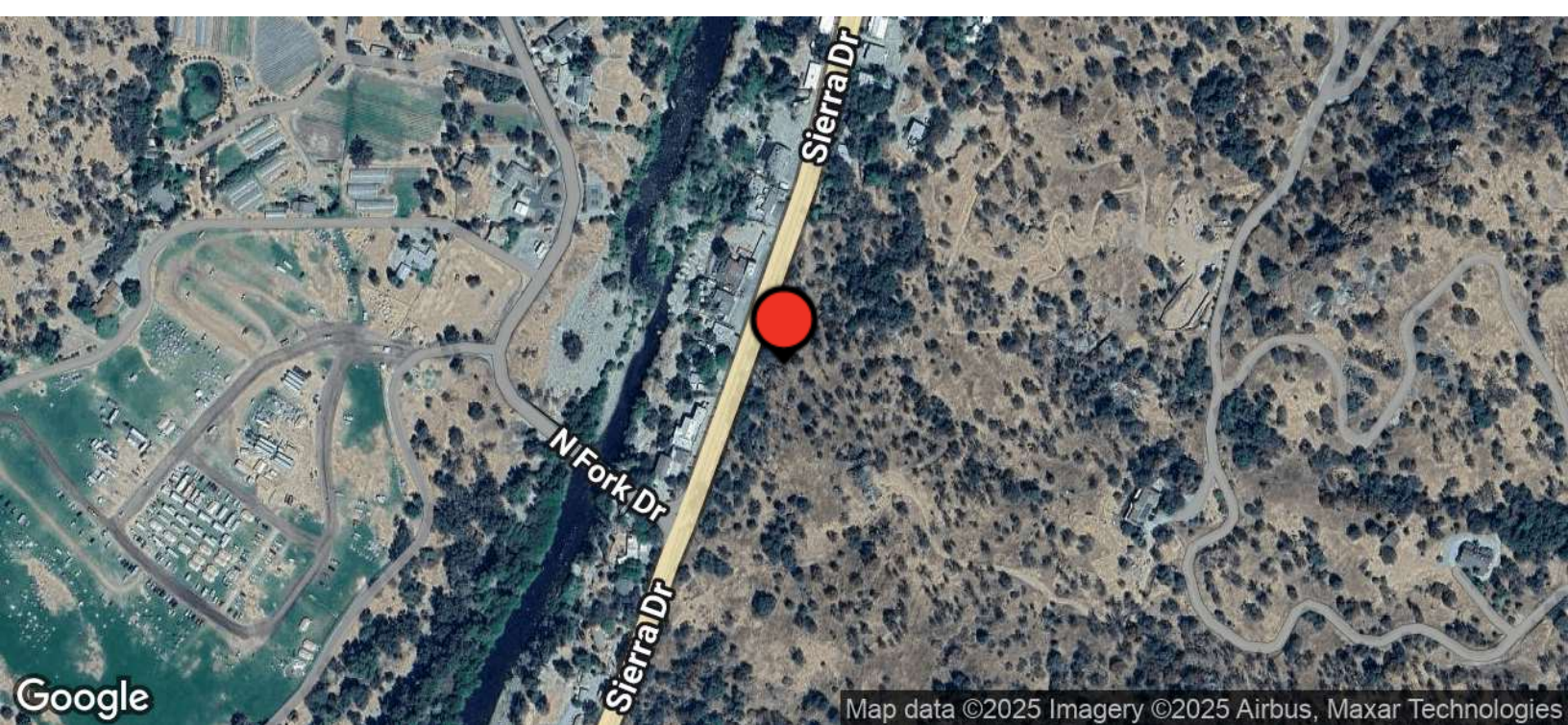
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Hospitality For Sale | 29673 Rock Creek Dr Three Rivers, CA 93271



**CENTRAL CA
COMMERCIAL**

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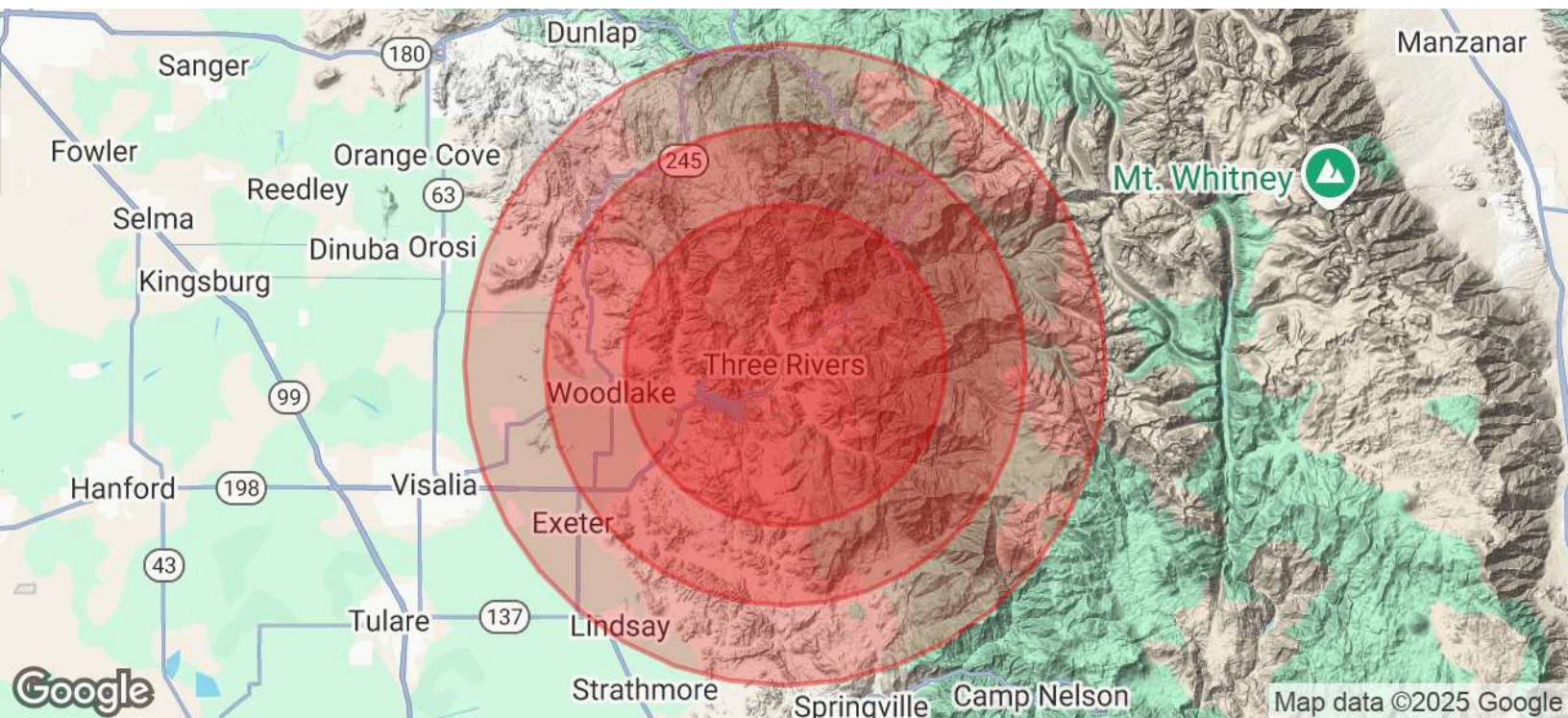
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POPULATION	10 MILES	15 MILES	20 MILES
Total Population	3,309	15,454	67,183
Average Age	50.5	37.7	34.9
Average Age (Male)	50.6	36.5	33.9
Average Age (Female)	50.0	38.6	35.9

HOUSEHOLDS & INCOME	10 MILES	15 MILES	20 MILES
Total Households	1,804	6,091	23,249
# of Persons per HH	1.8	2.5	2.9
Average HH Income	\$71,260	\$66,789	\$63,207
Average House Value	\$321,656	\$268,413	\$244,050

ETHNICITY (%)	10 MILES	15 MILES	20 MILES
Hispanic	17.4%	58.2%	66.7%

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