



**SPERRY**

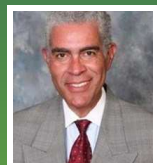
SPERRY COMMERCIAL

**10545**

MAGNOLIA AVE  
RIVERSIDE, CA 92505

PRO CITY  
AFFORDABLE/SENIOR  
APARTMENT  
CONVERSION

Offering Memorandum



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SECTION 1

# PROPERTY INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

Built in 1992, The 'Affordable Housing Conversion Opportunity' is an existing Days Inn Hotel with 68 Rooms in a 3-story Building with approximately 18,166 Square Feet located on an approximate 34,424 Square Foot Lot. The City of Riverside Planning Department has enthusiastically indicated that the current Zoning will allow for a conversion to permanent Affordable Housing/Senior Housing/Senior Care.

## PROPERTY HIGHLIGHTS

- 18,226 SF building with 68 units
- Constructed in 1992, offering modern amenities
- Zoned MU - U for versatile reposition potential
- Excellent street exposure for maximum visibility
- Proximity to significant commercial and medical developments
- Convenient access to the 91 Freeway for seamless connectivity

## OFFERING SUMMARY

Sale Price:	\$11,525,000
Number of Units:	68
Lot Size:	34,424 SF
Building Size:	18,226 SF
NOI:	\$514,280.00
Cap Rate:	4.46%

## DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	995	2,123	6,729
Total Population	2,754	6,413	21,836
Average HH Income	\$75,429	\$78,889	\$86,173

# Property Description



## PROPERTY DESCRIPTION

Built in 1992, The 'Affordable Housing Conversion Opportunity' is an existing Days Inn Hotel with 68 Rooms in a 3-story Building with approximately 18,166 Square Feet located on an approximate 34,424 Square Foot Lot. The City of Riverside Planning Department has enthusiastically indicated that the current Zoning will allow for a conversion to permanent Affordable Housing/Senior Housing/Senior Care.

## LOCATION DESCRIPTION

This Affordable Housing Conversion Opportunity is located on Highly Exposed Magnolia Avenue just West of the 91 Freeway in the City of Riverside. The Location offers appealing amenities to prospective Tenants conducive to permanent residency.



# Property Details and Rooms



Sale Price \$11,525,000

## LOCATION INFORMATION

Building Name Pro City Affordable/Senior Apartment Conversion  
 Street Address 10545 Magnolia Ave  
 City, State, Zip Riverside, CA 92505  
 County Riverside

## BUILDING INFORMATION

Building Size 18,226 SF  
 NOI \$514,280.00  
 Cap Rate 4.46  
 Number of Floors 3  
 Year Built 1992  
 Number of Buildings 1  
 Parking 71 Spaces - Includes Open and Tuck Under parking  
 Elevator 1 Elevator - Access to all 3 Floors  
 Storage Rooms 8 Total  
 Laundry Room Available and Operational  
 Entrance/Exit to Property On Magnolia Only

## PROPERTY INFORMATION

Property Type Multifamily  
 Property Subtype Low-Rise/Garden  
 Zoning MU - U  
 Lot Size 34,424 SF  
 APN # 143290026

## ROOMS:

Suites - Single Bed 10  
 Suites with Sink 10  
 Single Queen Bed 39- Includes Suites - Total  
 Double Queen Bed 29 - Total  
 Deluxe Queen Bed 3- Included in Single Queen Bed Total  
 Business Queen Bed 8 - Included in Single Queen Total  
 Business King Bed 2 - Included in Single Queen Bed  
 Managers Unit 1 - 2 Bedroom/1BA Unit (Not included in Total Units)

# Complete Highlights



## LOCATION INFORMATION

Building Name	Pro City Affordable/Senior Apartment Conversion
Street Address	10545 Magnolia Ave
City, State, Zip	Riverside, CA 92505
County	Riverside

## BUILDING INFORMATION

NOI	\$514,280.00
Cap Rate	4.46%
Number of Floors	3
Year Built	1992
Number of Buildings	1

## PROPERTY HIGHLIGHTS

- - 18,226 SF building with 68 units
- - Constructed in 1992, offering modern amenities
- - Zoned MU - U for versatile reposition potential
- - Excellent street exposure for maximum visibility
- - Proximity to significant commercial and medical developments
- - Convenient access to the 91 Freeway for seamless connectivity
- - Well-maintained property
- - City planning supports conversion to Affordable Housing/Senior Living/Senior Care

FOR SALE |

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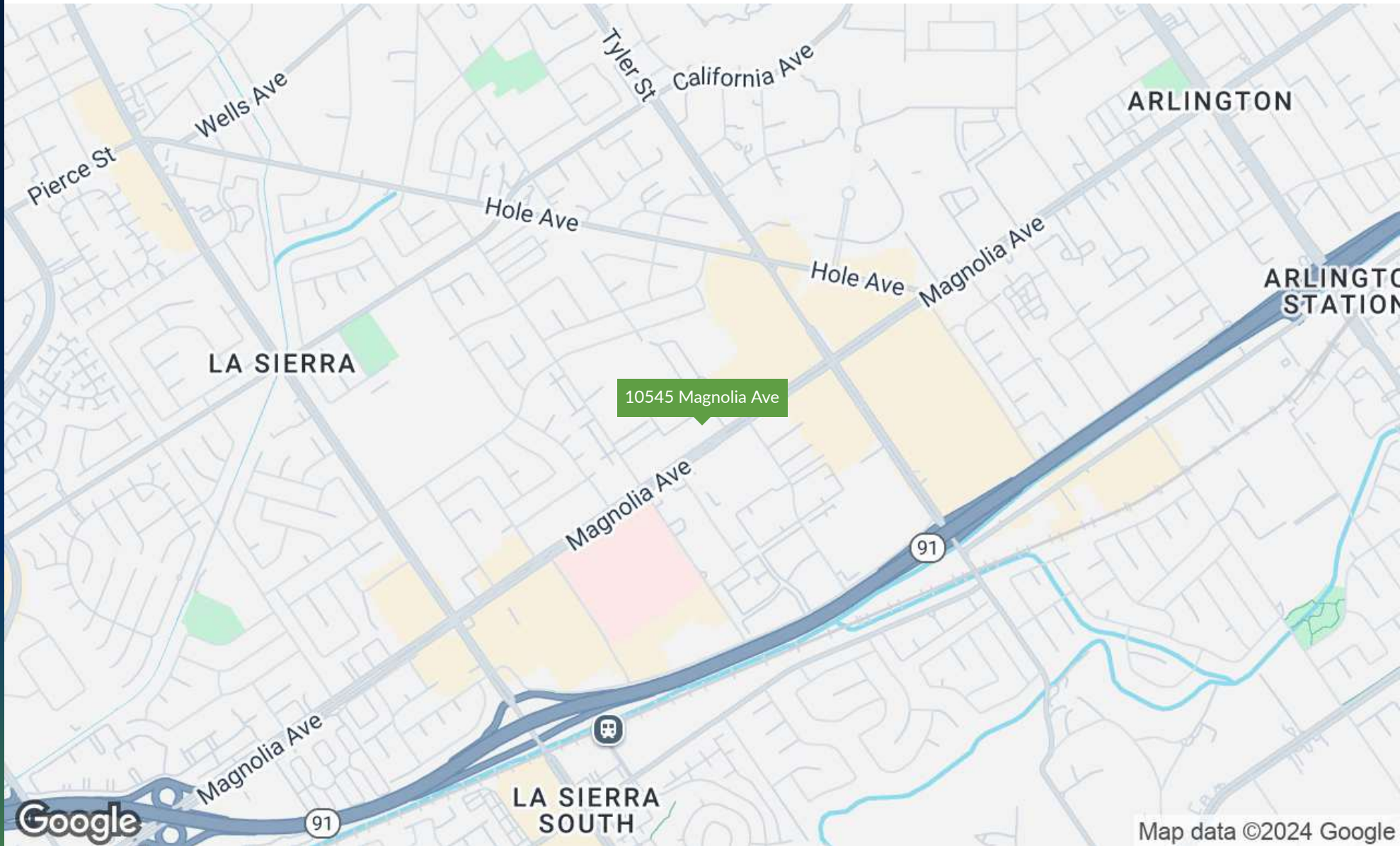


SECTION 2

# LOCATION INFORMATION

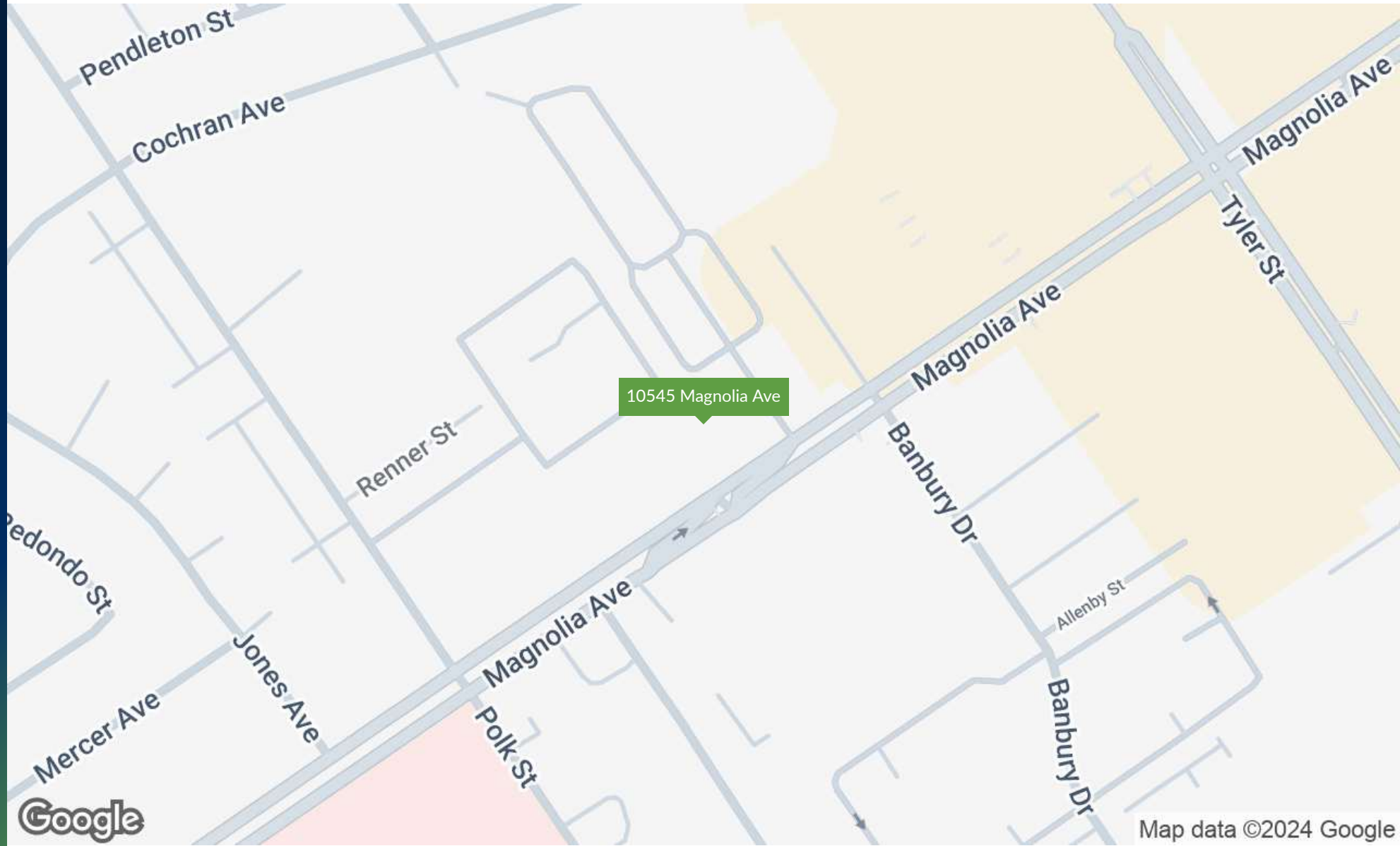


# Regional Map



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# Location Map



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# Aerial Map



10545 Magnolia Ave

Imagery ©2024 Airbus, Maxar Technologies

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# Retailer Map



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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SECTION 3

# FINANCIAL ANALYSIS - PRO FORMA

# Financial Summary



## INVESTMENT OVERVIEW

	FOR PROFIT PRO FORMA	NON PROFIT PRO FORMA
Price	\$11,525,000	\$11,525,000
Price per SF	\$632	\$632
Price per Unit	\$169,485	\$169,485
CAP Rate	4.46%	5.71%
Cash-on-Cash Return (yr 1)	4.46%	5.71%
Total Return (yr 1)	\$514,280	\$658,342

## OPERATING DATA

	FOR PROFIT PRO FORMA	NON PROFIT PRO FORMA
Total Scheduled Income	\$1,028,976	\$1,028,976
Gross Income	\$1,028,976	\$1,028,976
Operating Expenses	\$514,696	\$370,634
Net Operating Income	\$514,280	\$658,342
Pre-Tax Cash Flow	\$514,280	\$658,342

## FINANCING DATA

	FOR PROFIT PRO FORMA	NON PROFIT PRO FORMA
Down Payment	\$11,525,000	\$11,525,000

# Income & Expenses



INCOME SUMMARY	FOR PROFIT PRO FORMA	NON PROFIT PRO FORMA
Gross Scheduled Income	\$1,060,800	\$1,060,800
Less Vacancy (3% Estimated)	(\$31,824)	(\$31,824)
<b>GROSS INCOME</b>	<b>\$1,028,976</b>	<b>\$1,028,976</b>
EXPENSES SUMMARY	FOR PROFIT PRO FORMA	NON PROFIT PRO FORMA
Real Estate Tax (Estimated at 1.25%)	\$144,062	\$0
Property Insurance (Current)	\$36,000	\$36,000
Management (Estimated at 8% of GI)	\$82,317	\$82,317
Utilities (Estimated at \$200 Per Unit Monthly)	\$163,200	\$163,200
Maintenance (Estimated at 8% of GI)	\$82,317	\$82,317
Administration (Estimated at \$100 Per Unit)	\$6,800	\$6,800
<b>OPERATING EXPENSES</b>	<b>\$514,696</b>	<b>\$370,634</b>
<b>NET OPERATING INCOME</b>	<b>\$514,280</b>	<b>\$658,342</b>

Pro Forma Income is based on \$1,300 Per Unit Rent.

Pro Forma Expenses - Non Profit may avoid Property Tax.

Actual Utilities for 2023: 1. Water \$13,945, 2. Electric \$38,026, 3. Sewage \$30,942 and 4. Gas \$24,127 = \$107,040 Total



SECTION 4

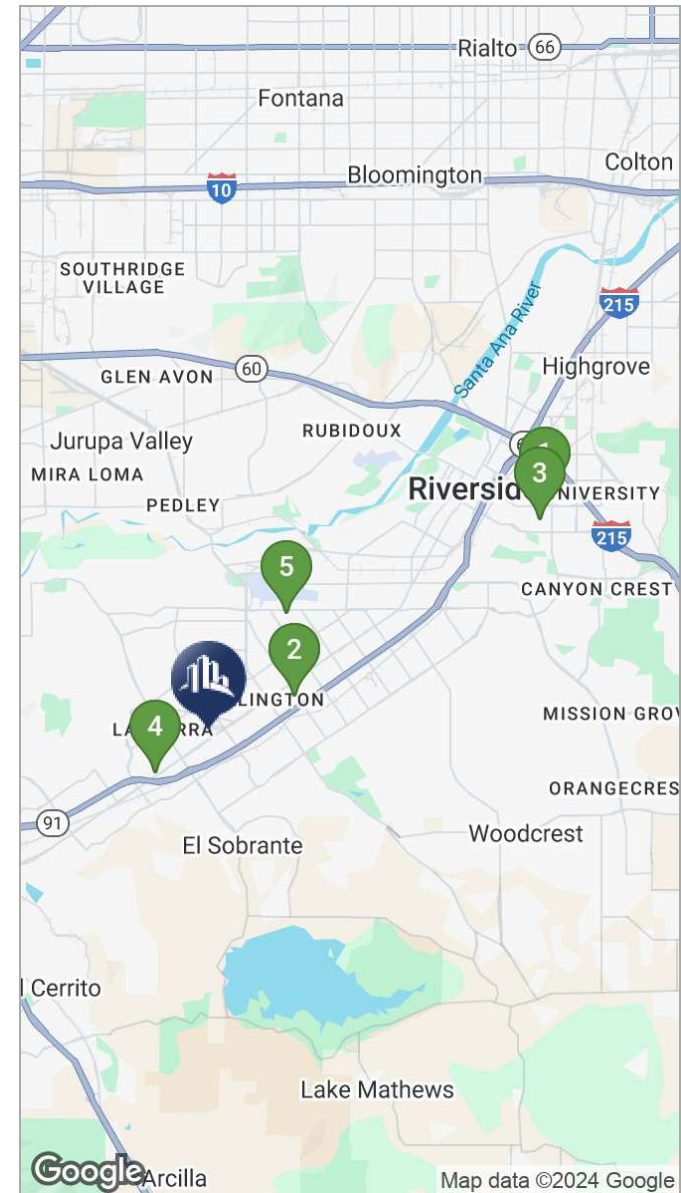
# SALE COMPARABLES



# Sale Comps Map & Summary



	NAME/ADDRESS	NO. UNITS	CAP RATE	YEAR BUILT	PRICE/UNIT	DEAL STATUS
★	Pro City Affordable/Senior Apartment Conversion 10545 Magnolia Ave Riverside, CA	68	4.46%	1992	\$169,485	Subject Property
1	Sandras Apartments 1789 7th Street Riverside, CA	26	-	1966	\$236,538	Sold 5/16/2024
2	Sago Palms Apartments 3626 - 46 Jackson Street Riverside, CA	74	5.35%	1963	\$202,703	Sold 4/12/2024
3	Villa Ava Apartments 1864 12th Street Riverside, CA	20	-	1990	\$241,900	Sold 8/24/2023
4	Tuscan Townhomes 11511 Magnolia Ave. Riverside, CA	25	5.86%	1964	\$422,000	Sold 8/15/2023
5	Dove Ridge Apartments 6556 Arlington Avenue Riverside, CA	96	6.40%	1987	\$240,625	Sold 2/22/2023
<b>AVERAGES</b>		<b>48</b>	<b>5.87%</b>	<b>1974</b>	<b>\$268,753</b>	



FOR SALE |



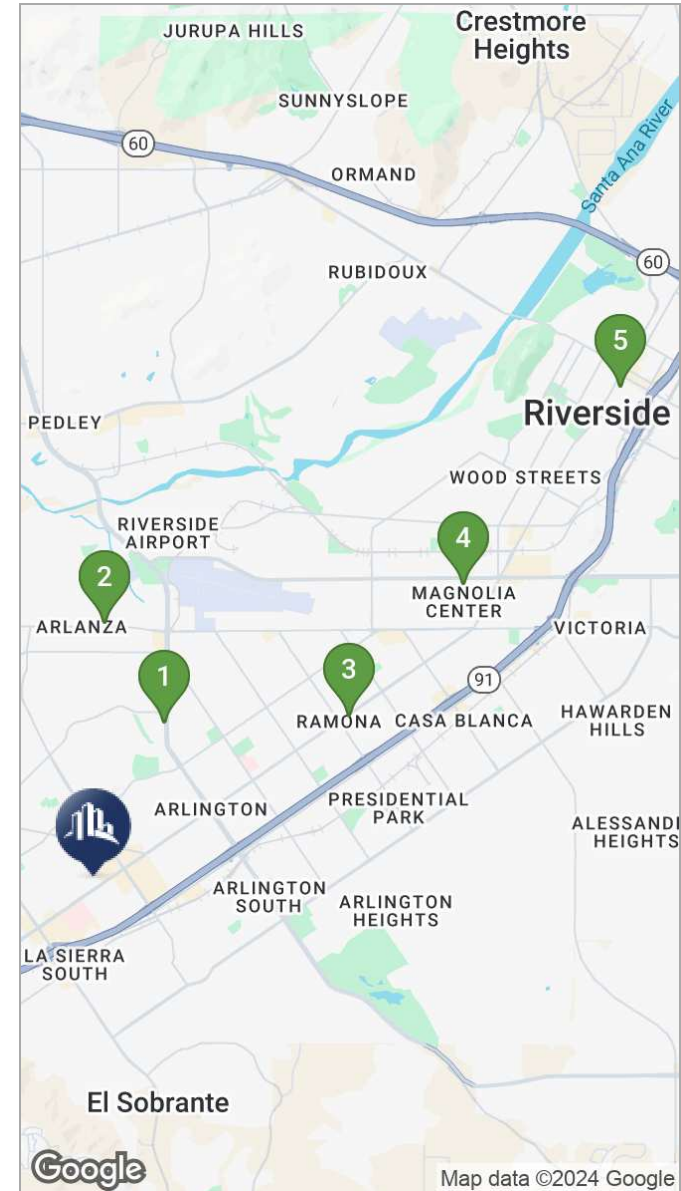
SECTION 5

# LEASE COMPARABLES - SINGLE/1 BA UNITS

# Lease Comps Map & Summary



	NAME/ADDRESS	SPACE SIZE	AVG RENT/SF	AVG RENT
★	Pro City Affordable/Senior Apartment Conversion 10545 Magnolia Ave Riverside, CA	-	-	-
1	Stonewood Apartments 4620 Van Buren Blvd Riverside, CA	410 SF	\$3.74	\$1,535
2	Laurel Heights Apartments 8655 Arlington Ave Riverside, CA	410 SF	\$4.39	\$1,800
3	Magnolia Court 8220 Magnolia Ave Riverside, CA	425 SF	\$3.06	\$1,300
4	Palm Central South 6655 Palm Riverside, CA	487 SF	\$2.87	\$1,400
5	3535 Bradburry Road Riverside, CA	457 SF	\$3.68	\$1,680
	<b>AVERAGES</b>	<b>438 SF</b>	<b>\$3.55</b>	<b>\$1,543</b>



FOR SALE |