

For Sale

CBRE

Riverside Portfolio

4 Assets - 100% Occupied with upside / ADU potential



Magnolia Courtyard



5608 Ivanhoe - Single family



5606 Ivanhoe - New ADU



Jurupa Triplex

Riverside Portfolio

Portfolio of 4 Properties for Sale

For Sale

- + 100% leased, Multi & Single Family in Desirable City of Riverside, CA.
- + $\pm 7\%$ pro-forma cap rate, with rents that are well under market- Enhance income w expansion/ADU.
- + Rare 4 building offering (1 house sold)
- + Ideal blend of single family and multi-family.
- + Easy to finance, low risk investment .
- + Established tenants, no vacancy.



5011 Hedrick -Single family

SOLD



New Adu - Built 2024



7428-7438 Magnolia Ave



Jurupa

Riverside Portfolio

Portfolio of 4 Properties for Sale

For Sale



Address	5011 Hedrick Ave, Riverside, CA
Size	1,500
Property Type	Specialty
Individual Price	\$589,000



Address	5606 Ivanhoe Ave, Riverside, CA
Size	1,000
Property Type	Specialty
Individual Price	\$585,000



Address	5608 Ivanhoe Ave, Riverside, CA
Size	1,020
Property Type	Specialty
Individual Price	\$595,000



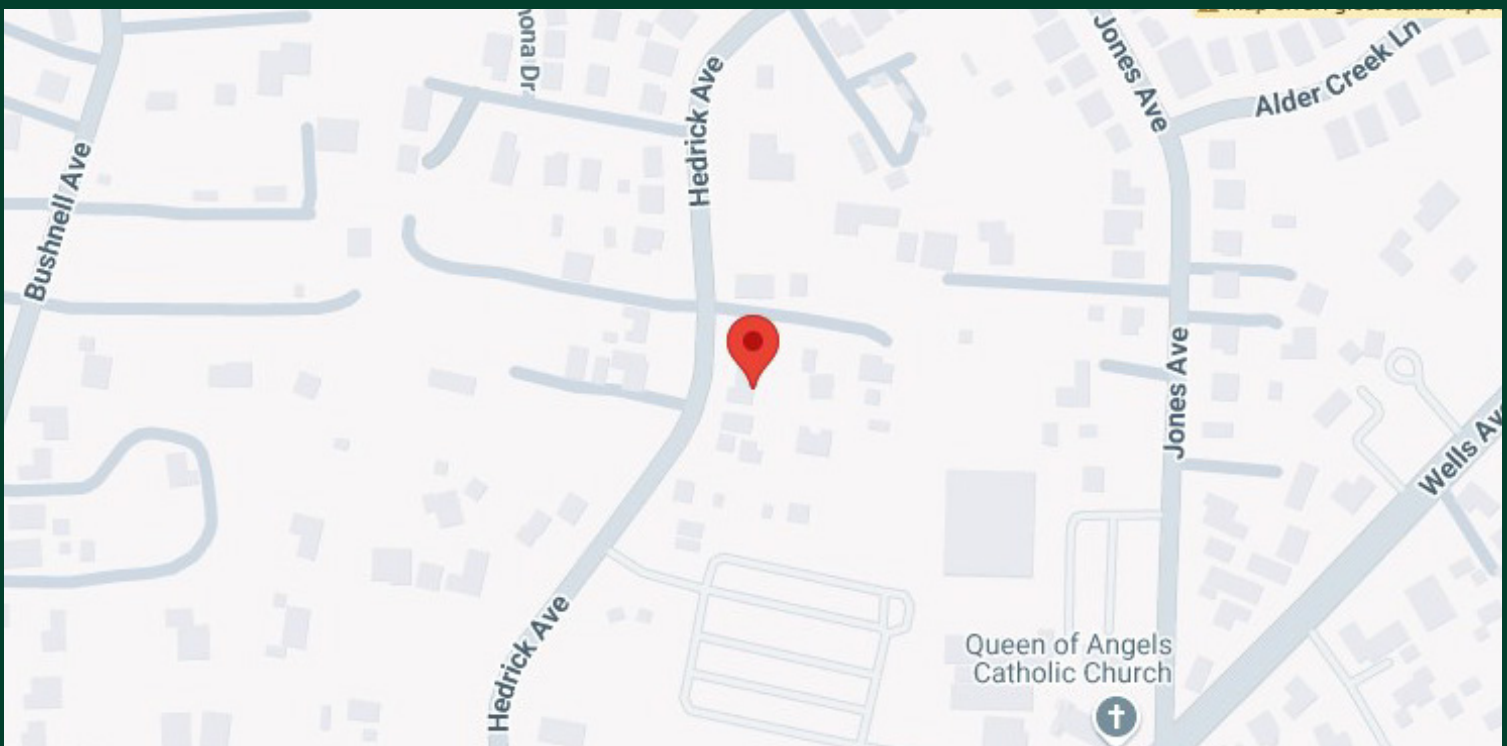
Address	4603-4607 Jurupa Ave, Riverside, CA
Size	1,000
Property Type	Specialty
Individual Price	\$909,000

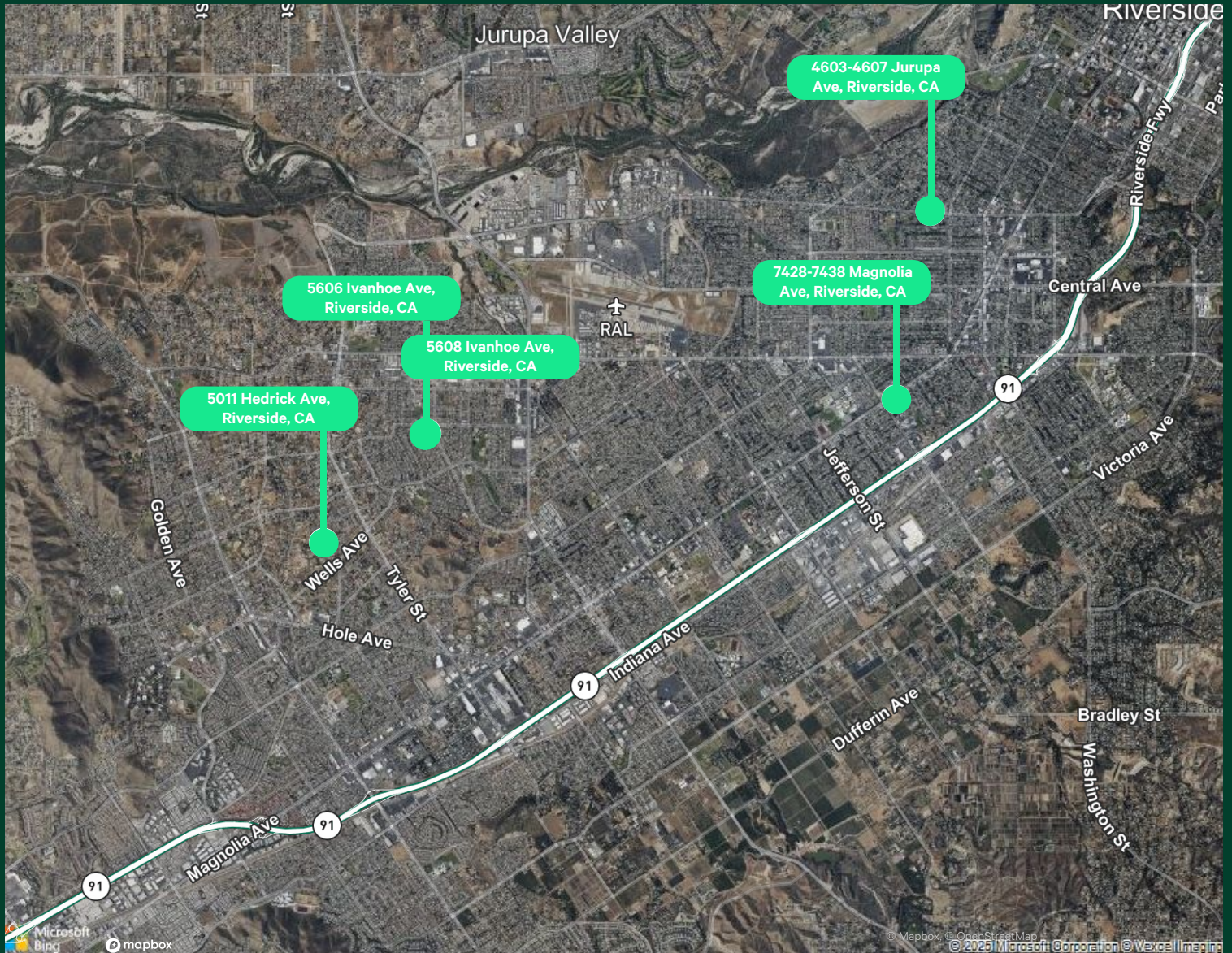


Address	7428-7438 Magnolia Ave, Riverside, CA
Size	1,020
Property Type	Specialty
Individual Price	\$1,605,000

Price :	\$3,680,000
Cap Rate :	7%* Cap Rate +
Sale Type :	Investment
Status:	Active
Number of Properties:	4
Total Building Size:	7,200 SF

**at market rents, and further upside with expansion/adu build*





Contact Us

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