



FOR SALE

REDWOOD GARDEN APARTMENTS

679 Kiley Avenue · Yuba City, California 95991

FULLY RENOVATED
TURN-KEY + UPSIDE

OFFERING PRICE

\$2,799,999

CURRENT CAP RATE

6.08%

YEAR 1 CAP RATE

7.67%

20 Renovated 1BD / 1BA units · +/- 11,000 SF · 100% Renovated

\$45k of *additional cash flow* potential by year1



The renovation is finished.
The *upside* is not.

THE INVESTMENT STORY

A completed asset with a clear path to income growth.

FULLY RENOVATED • TURN-KEY + UPSIDE

Redwood Garden Apartments is a fully-renovated, twenty-unit community in Yuba City that has already done the difficult work: new roofs, new systems, new curb appeal, and every interior renovated.

What remains is arithmetic, not renovation – the disciplined work of carrying in-place rents to market as leases turn.

HIGHLIGHTS

- ✓ Fully Renovated Exterior
- ✓ 100% Renovated Interiors
- ✓ Turn-Key
- ✓ Upside of 10.2% in Rents
- ✓ On-Site Laundry Facilities
- ✓ Walking Distance to Downtown
- ✓ New Roofs, Windows, Siding, Landings, Carports, Interiors
- ✓ Built 1988
- ✓ Renovated 2024

**FOR THE FULL OM + FINANCIALS,
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Investment Brokerage • Advisory-First Multifamily Sales



100% RENOVATED INTERIORS • TURN-KEY



RENOVATED ENTRY • EXTERIOR PRESENTATION

CA DRE #02052990