

RIVERSIDE, CA

156-UNIT GARDEN-STYLE COMMUNITY

# QUAIL CREEK APARTMENTS

3131 Arlington Avenue · Riverside, CA 92506 · Victoria Neighborhood

**156**  
TOTAL UNITS

**94.9%**  
OCCUPANCY · MAY '26

**111,381**  
RENTABLE SF

**\$1.96M**  
2025 NOI

**8.53**  
ACRES

## 01 Investment Highlights

A predominantly single-story garden community in Riverside's established Victoria neighborhood — durable in-place cash flow, proven leasing momentum, and a clear mark-to-market path with rents still roughly 10% below comparable communities.

### 01 Strong In-Place Cash Flow

\$3.18M gross income and \$1.96M NOI in 2025 — proven performance with mark-to-market upside still ahead.

### 03 Rent Growth Opportunity

Current rents ~10% below market. Annualized rent roll grew from \$3.16M to \$3.21M in two months — \$134K already captured.

### 05 Established Victoria Neighborhood

Tree-lined streets, three parks, the Victoria Club golf course, and walkable retail drive low turnover.

### 02 94.9% Physical Occupancy

+/- 7 vacant units as of May 2026, up from 91.0% in February — active leasing momentum and consistent demand.

### 04 Low-Density Garden Footprint

Predominantly single-story on 8.53 acres — a rare, low-density profile tenants value and that is difficult to replicate.

### 06 Strong YOY Revenue Growth

Scheduled rent rose +4.9% (2024→2025); the 2026 annualized rent roll now tracks at \$3.21M.