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## **Revere Acquires 244 Inland Empire Units**

SAN BERNARDINO, CA-Revere Investments LLC of Cerritos has paid \$26.4 million for two apartment complexes here and in Moreno Valley that total 244 units. The properties are the Mountainside Village Apartments at 1660 Kendall Drive in San Bernardino and the Ironwood Villas Apartments at 23145 Ironwood Ave. in Moreno Valley. Revere paid \$21.8 million for the San Bernardino property and \$4.6 million for the Moreno Valley complex. Revere bought the properties from two Los Angeles-based private companies, with Alex Mogharebi of Marcus & Millichap representing both sides in the transactions.

The Mountainside Village complex is adjacent to Cal State San Bernardino at the corner of Kendall Drive and University Parkway. It is a gated property including 197 units in 21 two-story buildings situated on 12 acres, a relatively low density of 16.5 units per acre. Completed in 1989, the property is currently 98% occupied and consists of 78 two-bedroom, one-bath units, 101 two-bedroom, two-bath units, and 18 three-bedroom, two-bath units. Four of the two-bedroom and four of the three-bedroom units are single-story, villa-style design. The property provides 493 parking stalls, a ratio of 2.5 spaces per unit. Mountainside Village's common area amenities include secure gated entry, covered parking, two swimming pools, a poolside barbecue and picnic area, a sand volleyball court and a basketball court and a children's play area. Rents average \$940 per month, approximately 10% below market, and Revere's strategy is to re-position the property to compete at the top-end in its market.

Ironwood Villas is a two-story, gated complex containing a total of 47 units in four buildings situated on 2.8 acres. The property benefits from a lower density of 17 units per acre, compared with the typical density of 25 units per acre for its competing properties. Completed in 1985, the complex was 98% occupied at closing and consists of 28 two-bedroom, two-bath units and 19 three-bedroom, two-bath units. Five units are single-story villa-style design. Revere notes that three-bedroom units are uncommon in the market, providing Ironwood Villas with "a strong competitive advantage." Amenities at the complex include private patio and balcony areas with storage closets, a swimming pool and a spa, central heating and air conditioning and a leasing and management office. Rents at the time of the sale averaged \$880, approximately 11% below the estimated average market rent of \$990.

Revere partners Mark Chalfin and David Jankowski describe the acquisitions as part of the company's strategy to continue to build a multifamily portfolio in the Inland Empire, where the Riverside-San Bernardino market is driven by tremendous population and employment growth. Both properties provide Revere with the opportunity to add value through a re-positioning strategy and more efficient management, the company says.