



Colliers



The Grand
AT VISTA VILLAGE

628 W CALIFORNIA AVE
VISTA, CA 92083

FOR SALE 22 UNIT MULTIFAMILY
EXTENSIVELY RENOVATED
ADDITIONAL ADU POTENTIAL

The Grand

AT VISTA VILLAGE

628 W CALIFORNIA AVE | VISTA, CA 92028

PRICE REDUCTION

Price: ~~\$8,770,000~~ \$8,400,000

22 UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

Large 1.43AC Lot + 26 Garages | Additional ADU potential



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VIEW VIDEO



The Grand

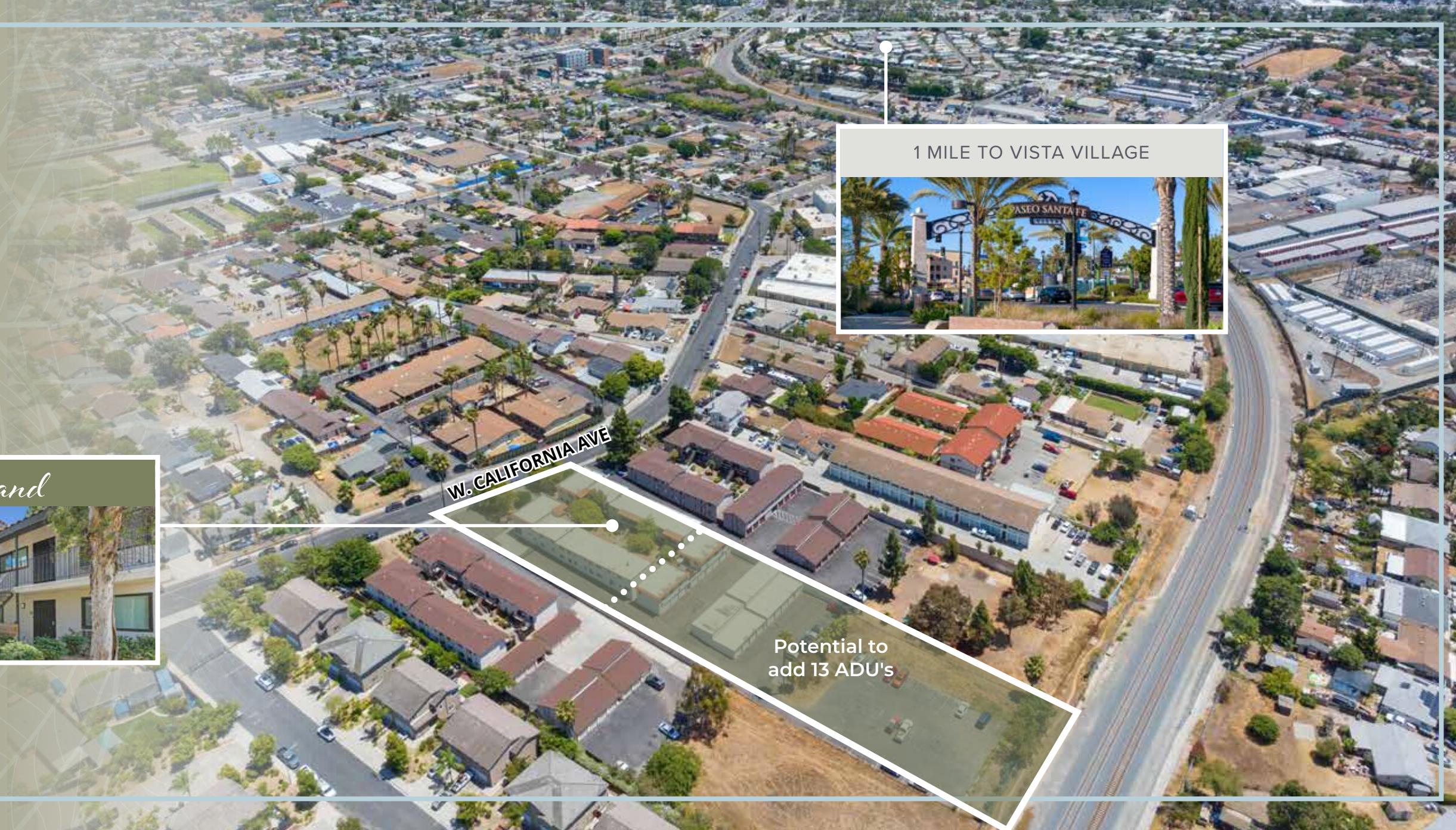


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VIEW VIDEO

The Grand
AT VISTA VILLAGE

Section 01

The Opportunity

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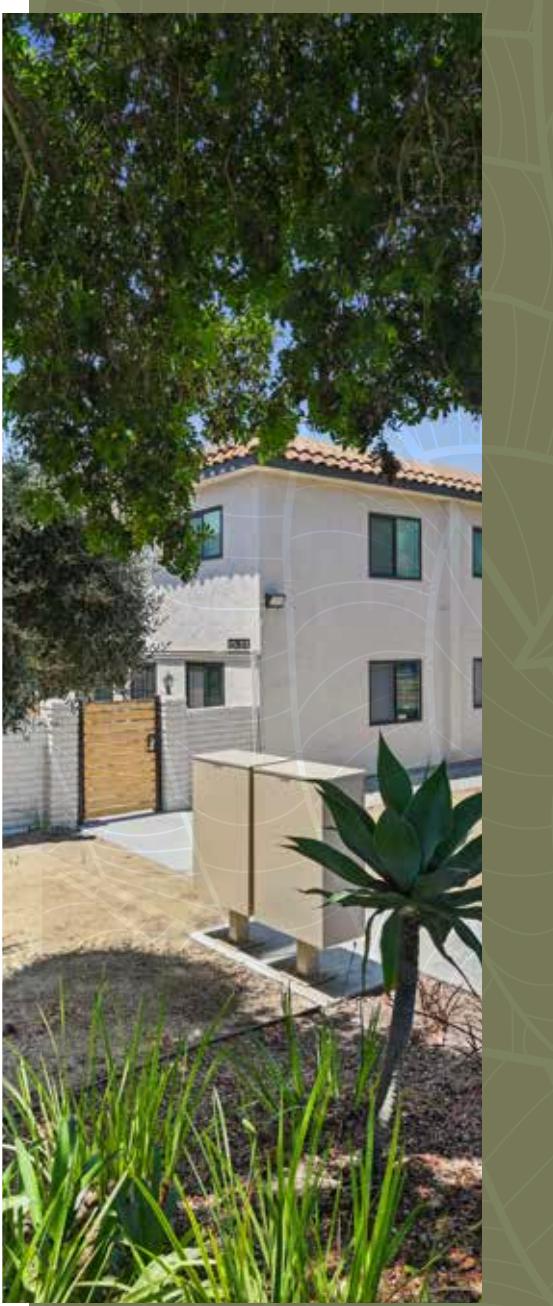
Upgrades/Renovations

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Property Highlights

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OFFERING PROCESS

INTRODUCTION

The Seller has engaged Colliers International CA, Inc., a Delaware Corporation, dba "Colliers International" to facilitate the sale of 628 W California Ave, Vista, CA 92083.

THE OPPORTUNITY

The Grand at Vista Village is an highly upgraded, gated 22 unit apartment community located along the I-78 Corridor in Vista (North San Diego County). The property is just minutes to downtown Vista Village, Paseo Santa Fe and Vista Village Lifestyle shopping center and it is within walking distance of the Sprinter Light Rail Station connecting Oceanside with Escondido along the I-78 Corridor with stops along the way to robust employment centers, Cal State University San Marcos (the fastest growing University in California), Palomar College and much more. The property is fully secured and has undergone recent interior & exterior renovations including new exterior paint, exterior landscaping, roof upgrades, automatic garage doors, new gates, new dual pane windows, updated kitchens and bathrooms, etc. The units are all large in size, with the downstairs units having large enclosed patios and the upstairs with balconies.

EASY upside potential through adding in-unit washer/dryers to the remaining approx. 17 units and achieving market rents.

The property is situated on an exceptionally large lot (1.43 Acres) with 26 garages and 33 surface parking spaces. Potential to add 13 ADU's to the property, via garage and laundry room conversions and detached units via SB1211. Buyer to verify.

OFFERING PROCESS

Prospective purchasers are invited to submit offers to purchase the property through Colliers International CA, Inc. for consideration by the Seller. Any offers to purchase are encouraged to be submitted on C.A.R. form RIPA.

PLEASE DO NOT ENTER THE PROPERTY OR DISTURB ANY TENANTS. ALL DISCUSSIONS ABOUT THE PROPERTY OR TOURS ARE TO BE DIRECTED TO COLLIES INTERNATIONAL, THE LISTING AGENT.

CONFIDENTIALITY

This Offering Memorandum ("OM") has been prepared by Colliers International CA, Inc., a Delaware Corporation, dba Colliers International and is provided to select parties for their own analysis of the Property. The recipient acknowledges that by receipt of this OM, and by their execution of the Confidentiality Agreement, they agree to keep permanently confidential all information contained herein or made available in connection with any further investigation.

This OM is the property of Colliers International and the Seller and may be used only by parties approved by Colliers International and the Seller. The Property is privately offered and, by accepting this package, the party in possession herein agrees, without limiting the provisions of the Confidentiality Agreement: (i) to return it to Colliers International immediately upon request of Colliers International or the Seller; and (ii) that no portion of this package may be copied, reproduced or distributed to other parties at any time without the prior written consent of Colliers International and the Seller.

DISCLAIMER

Neither the Seller nor Colliers International, nor any of their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, advisors or other representatives, makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained in this OM or of any other information provided or statements made by Colliers International, the Seller or their agents, and such material information, or statements should not be relied upon by prospective purchasers without independent investigation and verification. Prospective purchasers and responsible for obtaining their own independent financial, legal, accounting, engineering, technical and other expert advice. This OM does not purport to be all-inclusive to contain all the information that a prospective purchaser may require in analyzing the Portfolio. All materials, information or statements are provided as a convenience to prospective purchasers only. The Seller and Colliers International and their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, advisors and other representatives expressly disclaim any and all liability for any errors or omissions contained in this OM or in any other oral or written communications given or made available to prospective purchasers.

This OM is not, and under no circumstances is it to be construed to be, an offering of securities, a prospectus, a public offering or an offering memorandum as defined under applicable securities legislation. No securities commission or regulatory authority in the United States of America or any other country has in any way passed judgment upon the merits of the opportunity to acquire the Property or the accuracy or adequacy of this OM.

The Seller and Colliers International reserve the right to withdraw, amend or replace all or any part of this OM at any time and undertake no obligation to provide prospective purchasers with access to any additional information, other than as contemplated by the Seller's form of Offer. In all cases, prospective purchasers should conduct their own investigation and analysis of the Property. Any sale of the Portfolio will be subject to the terms of an accepted Offer, which will supersede all prior communications, including this OM.

REVIEW OF OFFERS

All Offers to purchase the Property will be evaluated based upon, but not limited to, the structure proposed by the prospective purchaser, the net proceeds to the Seller, the prospective purchaser's ability to complete the transaction, and the timeliness and proposed conditions of closing, if any. Colliers International and the Seller reserve the right to request new or additional information regarding a potential purchaser or any individual or other person associated with a potential purchaser. The Seller may elect to negotiate with the prospective purchaser(s) whose purchase proposals is/are judged to be most attractive to the Seller, in its sole and absolute discretion. The Seller is not obliged to receive, consider or accept any Offer and reserves the right to reject any or all Offers received.

At any time prior to entering into an Offer, the Seller may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Seller reserves the right to end the sale process in respect of the Property or to cease discussions with any and all prospective purchasers at any time prior to accepting an Offer, without notice or liability.

INVESTMENT HIGHLIGHTS

The Grand at Vista Village is a 22 unit extensively renovated garden style apartment complex located at 628 West California Avenue, Vista, California. It features primarily large 1 & 2 bedroom apartment homes. Excellent location, walkable to Downtown Vista Village, the Moonlight Amphitheatre, restaurants, Sprinter light rail, and the Wave Waterpark.

UPGRADES/RENOVATIONS – Approximately \$1 Million in Improvements



EXTERIOR CAPEX

- Exterior paint
- New windows
- Automatic garage doors
- Roof upgrades, including resealing/underlayment repairs/reflective coating, and tile replacement
- Drought tolerant landscaping
- Private patio fencing
- Postal mailbox system
- Pedestrian entry security gate
- Signage
- Laundry system owned
- Gated drive aisle



INTERIOR UPDATES

- New kitchens - quartz counters, new cabinets/sinks/fixtures, stainless steel appliances
- New baths - new cabinets/sinks/fixtures, refinished bath/shower stalls
- New LVP flooring throughout
- Washer/dryers in select units
- Wall unit ACS

ADU POTENTIAL

- Potential to add up to 5 +/- ADU conversions of existing built out space (current laundry room and 9 attached garages).
- Potential to add an additional 8 detached ADUs (SB-1211) on two large, detached garage structures (total of 18 garages – 8 in one structure & 10 in other structure) or on excess land (large 1.4 acre site). Buyer to verify.



PROPERTY HIGHLIGHTS

PRICE REDUCTION

Price:	\$840,000
Units:	22
Price/Unit:	\$38,181
Price/SF:	\$462
Unit Mix:	1 Studio 8 1 BR/1 BA 7 2 BR/1 BA 6 2 BR/2 BA
	Potential to add up to 3 additional units
Capitalization Rate (Current):	5.40%
Capitalization Rate (Market / Turnover + W/D):	6.18%
GIM (Current):	11.98
GIM (Market / Turnover + W/D):	10.87
Year Built:	1980
APN:	163-4001-00
Garages:	26
Parking Spaces:	44
(1) Gross Building SF:	18,195
Land Area SF:	1.4 AC / 62,290 SF

The Grand

AT VISTA VILLAGE

- EXTENSIVE RENOVATIONS
2023-2025
- Close proximity to downtown
vibrant Vista Village
- Nearby light rail Sprinter
Station
- Large units, with large private
patios or balconies
- 59% 2BR units
- 22 Units + potential to add 13
ADU's

BRIGHT & ELEGANT DESIGN ELEMENTS GIVE UNITS AN UPGRADED FEEL



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LOCATION

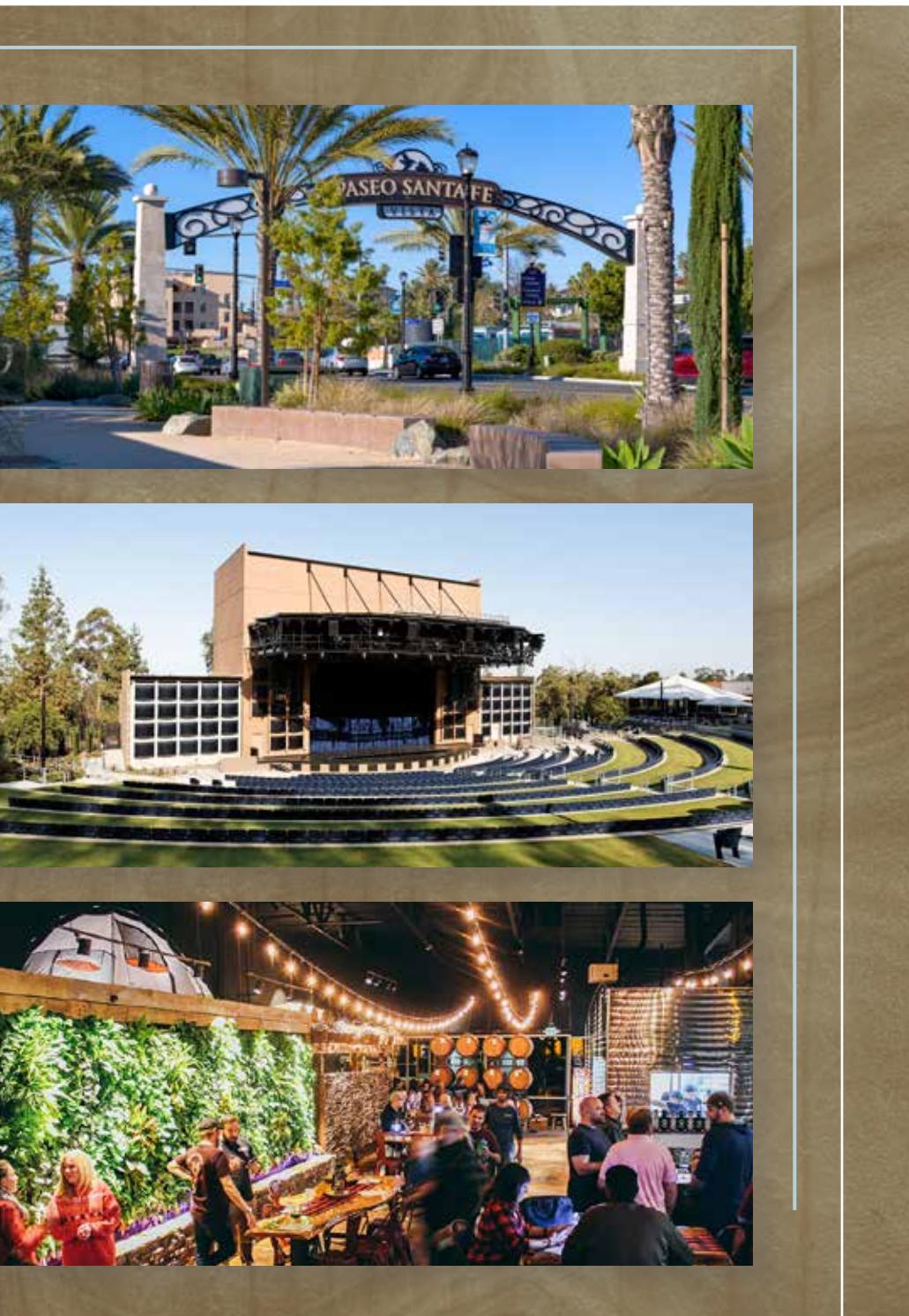
VISTA

Vista, California, located in northern San Diego County, is a dynamic and growing city known for its entrepreneurial spirit, and scenic charm. With a population of over 102,000 and a median age of just under 32, Vista is one of the fastest-growing cities in the region. Its location along the 78 Corridor makes it a strategic hub for both residential living and business development.

Vista's vibrant downtown blends historic charm with modern amenities. The area is home to a variety of restaurants, breweries, and boutique shops, making it a popular destination for locals and visitors alike.

Vista is also recognized as San Diego County's craft beer capital, boasting the highest number of breweries per capita in California! Cultural attractions such as the Moonlight Amphitheatre and the Alta Vista Botanical Gardens add to the city's appeal, offering year-round entertainment and natural beauty.

Economically, the city has identified eight key industries for growth: biopharmaceuticals, medical devices, information technology, aerospace and defense, distribution and e-commerce, education, food and beverage processing, and entertainment. Vista's 1,600-acre business park near Carlsbad houses over 900 businesses, contributing significantly to the local economy. With more than 21.3 million sq ft of commercial, retail, and industrial space, Vista is also home to high tech manufacturing and R&D.



Total Population

102,000 Residents



Average Home Value

\$883,000



Median Age

32



Average Household Income

\$121,322



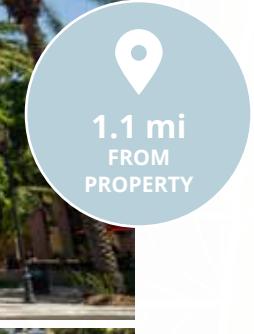
Number of Businesses

10,505

AREA ATTRACTIONS



Vista Village Shopping Center



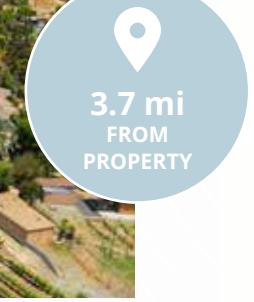
Vista Civic Center



Sprinter Station



Brooking Vineyards



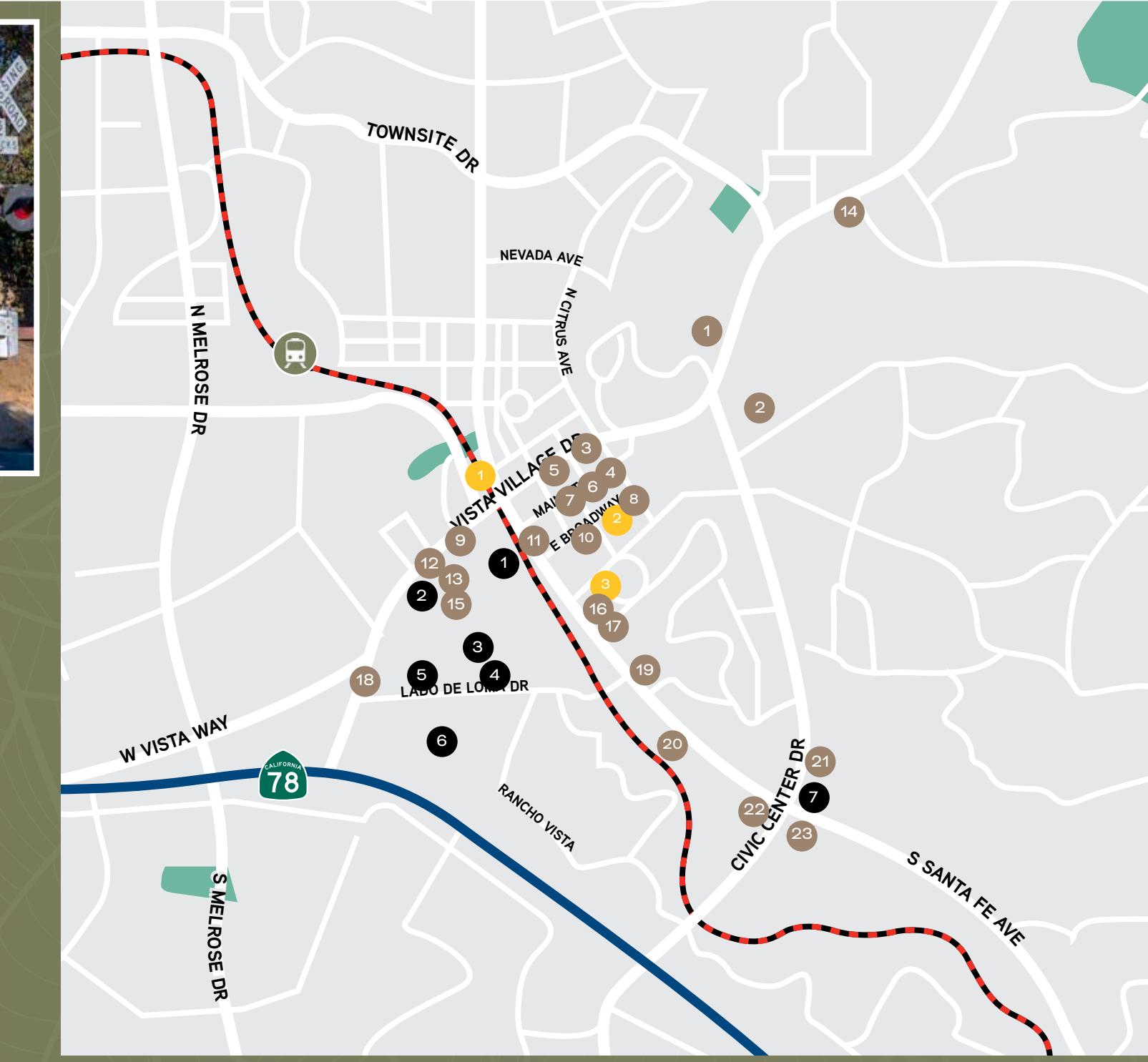
AMENITIES



urbn



WILDWOOD
CROSSING



Services	
1	Vista Transit Center
2	Vista Chamber of Commerce
3	Bank of America
Retail & Entertainment	
1	Cinepolis
2	The Wave Waterpark
3	Frazier Farms Market
4	Crunch Fitness
5	Staples
6	Lowe's
7	Vons
Restaurants/Drinks	
1	Chi's Szechuan Cuisine
2	Wild Wood Crossing
3	Wavelength Brew Company
4	Curbside Cafe
5	Mother Earth Tap House
6	Belching Beaver Brewery
7	URBN Coal Fired Pizza
8	The Yellow Deli
9	Five Guy
10	Dog Haus
11	Sonic Drive-In
12	Starbucks
13	JF Japanese Cafe
14	Black Rock Coffee Bar
15	Lanpot Pizza
16	PepperTree Forest
17	Danny's Donuts
18	Chili's Bar & Grill
19	508 Tavern
20	Parakeet Gastropub
21	Yum Yum Donuts
22	McDonalds
23	Eriber's Mexican Food

SAN DIEGO MARKET OVERVIEW

Nestled on the picturesque Pacific coastline of Southern California, San Diego stands as a vibrant city renowned for its stunning beaches, year-round pleasant weather, and diverse cultural attractions. From the iconic shores of La Jolla to the sun-drenched expanses of Ocean Beach and Sunset Cliffs, this captivating city offers an array of experiences that cater to every taste and interest.

San Diego's climate allows for residents to enjoy year-round outdoor recreation and provides over 70 miles of coastline for sunbathing and surfing. Home to world-class resorts, golf courses and sporting activities, enthusiasts have the luxury of year-round activity. Incredible destinations such as the San Diego Zoo and Zoo Safari Park, SeaWorld, Legoland, beautiful public beaches, and world class championship golf courses make San Diego a top tourist location and an amazing place to live.

San Diego is dedicated to the arts, science and history with world-class museums located within Balboa Park and cultural venues such as the San Diego Civic Center, the Shell, La Jolla Playhouse, and the Old Globe Theatre.

The city is home to the MLB San Diego Padres and host to a variety of world class sporting events such as the U.S. Open Golf Championship at Torrey Pines Golf Course. With an array of facilities to accommodate events ranging from concerts to COMICON, residents have year-round events to enjoy.

San Diego boasts a citywide population of nearly 1.4 million residents and more than 3 million residents countywide. With breakthrough technology companies and research organizations, the largest military concentration in the world and a strong tourism industry, the San Diego region has one of the most diverse and dynamic economies in the country. San Diego is a thriving hub with a strong emphasis on innovation and technology. It is home to a number of prominent industries, including biotechnology, telecommunications, defense, and tourism. The city boasts a robust research and development sector, with numerous prestigious universities and research institutions fueling innovation and attracting top talent.



San Diego County is the south-western most county in California. The second-largest county in the state by both area and population, it occupies 4,526 square miles with approximately 70 miles of coastline.

*America's
Finest City*



San Diego International Airport serves more than 25 million passengers per year.



Port of San Diego Marine Terminal, the most advanced vehicle import/export facility on the West Coast.



San Diego's average household income is \$140,000.





CLOSE TO EVERYTHING



LOCATION, LOCATION, LOCATION!

Ideal location, close to Vista Downtown, the Sprinter, dining and entertainment. Also close to Vista wineries and in-high-demand Cal State San Marcos.

The 78 Corridor is home to cutting-edge companies, leading universities and thriving industries including life sciences, military, defense, and manufacturing.



VISTA BREWERY SCENE

Vista is 78 Corridor's craft beer capital. As of 2020, Vista had 23 breweries, with more in development, making it the city with the most breweries per capita in the United States. Home to Eppig, Booze Brothers, Helia, Prohibition, Aztec and many others, Vista is a craft beer enthusiast's heaven.



BLACK PLAGUE
BREWING



BACKSTREET
BREWERY



BELCHING BEAVER



BEAR ROOTS BREWING
VISTA, CA



GUADALUPE
BREWERY



Wavelength
Brewing Co



MOTHER EARTH
BREW CO

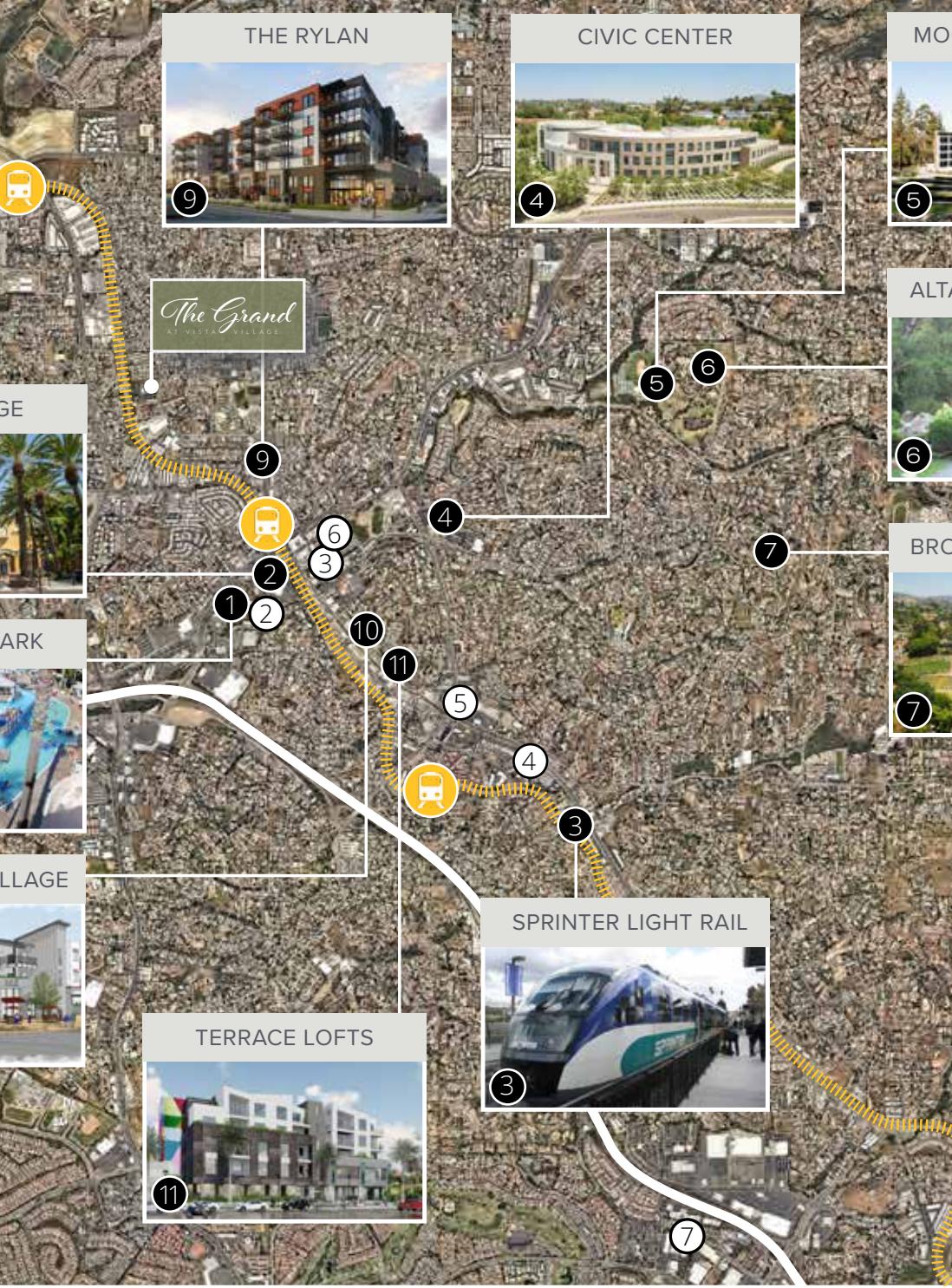


TRANSPORTATION

The Sprinter - With 2 stations nearby, the Sprinter light rail offers easy access to Oceanside Beaches to the West and Escondido to the East.



SPRINTER STATIONS



THE RYLAN



CIVIC CENTER



MOONLIGHT THEATER



AIRPORTS

McClellan-Palomar, located 9.4 miles or 18 minutes away, and San Diego International, located 43.0 miles or 54 minutes away.

EDUCATION

- Cal State San Marcos (9.7 mi.)
- Palomar College (7.9 mi.)
- Miracosta College (4.9 mi.)
- Vista Academy of Visual and Performing Arts (1.3 mi.)

CA STATE
SAN MARCOS



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FINANCIALS & COMPS



INVESTMENT SUMMARY

Price:	\$8,400,000
Units:	22
Price/Unit:	\$381,818
Price/SF:	\$462
Unit Mix:	<p>1 - Studio</p> <p>8 - 1BR/1BA</p> <p>7 - 2BR/1BA</p> <p>6 - 2BR/2BA</p>
Potential to add up to 13 additional units	
Capitalization Rate (Current):	5.40%
Capitalization Rate (Market / Turnover + W/D):	6.18%
GIM (Current):	11.98
GIM (Market / Turnover + W/D):	10.87
Year Built:	1980
APN:	163-420-01-00
Garages:	26
Parking Spaces:	44
(1) Gross Building SF:	18,195
Land Area SF:	1.43 AC / 62,290 SF

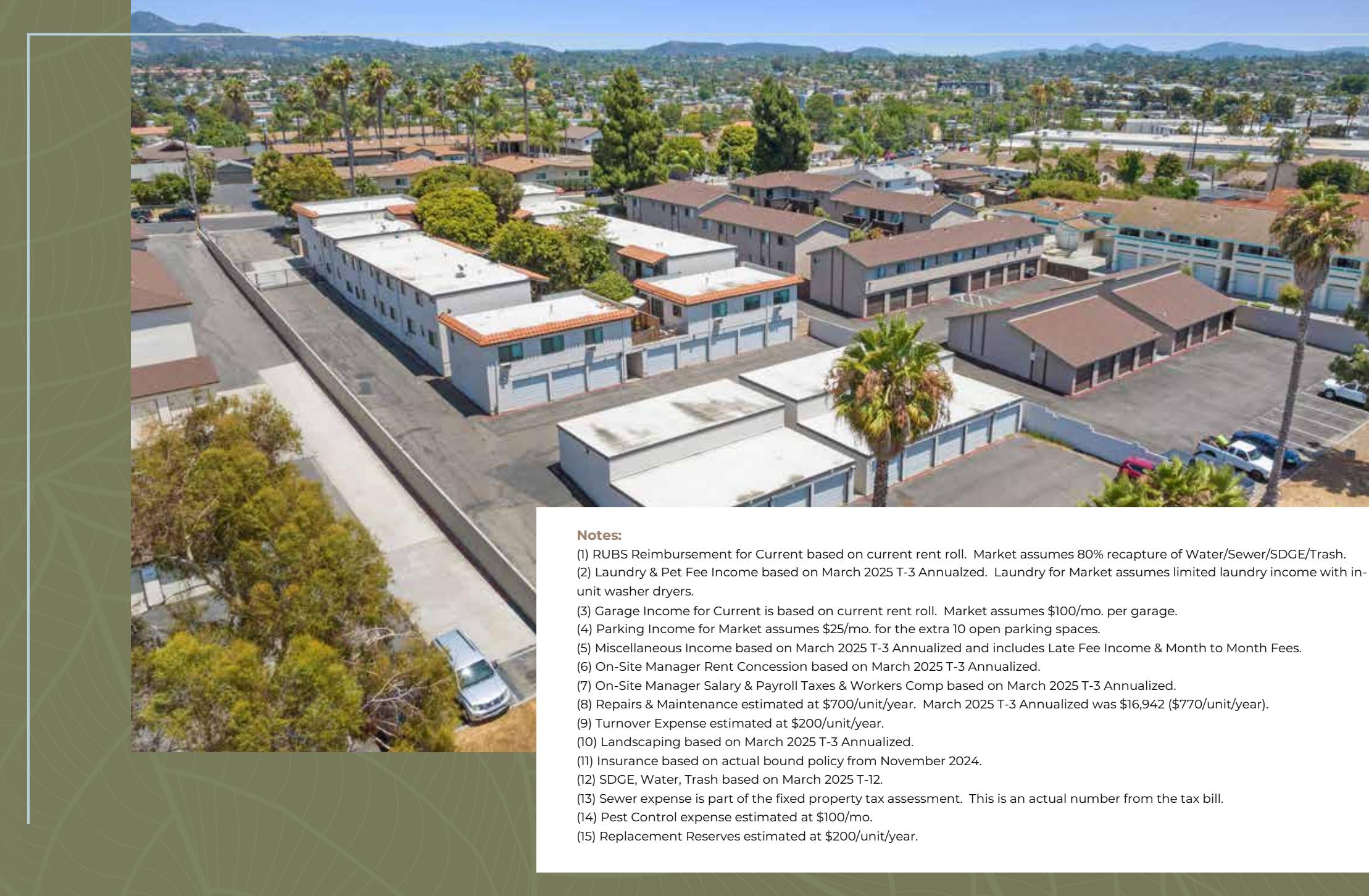
Notes:

(1) Gross building SF based on public records. Buyer to verify.



PRO-FORMA NOI ANALYSIS

		CURRENT		MARKET / TURNOVER + In-Unit Washer/Dryers	
		Per Unit / %		Per Unit / %	
RENTS	\$ 654,000	29,727		\$ 698,280	31,740
(1) RUBS Reimbursement	21,720	987		32,378	1,472
(2) Laundry Income	9,195	418		2,500	114
(2) Pet Fee Income	3,673	167		3,673	167
(3) Garage Income	10,800	491		31,200	1,418
(4) Parking Income	0	-		3,000	136
(5) Miscellaneous Income	1,580	48		1,580	48
TOTAL OPERATING INCOME	700,968	31,862		772,611	35,119
Vacancy (4%)	(27,608)	(1,255)		(30,741)	(1,397)
ADJUSTED GROSS INCOME	673,361	30,607		741,870	33,721
Operating Expenses		Pro-Forma Expenses		Pro-Forma Expenses	
Off-Site Management (4%)	26,934	1,224		29,675	1,349
(6) On-Site Manager Rent Concession	10,380	472		10,380	472
(7) On-Site Manager Salary	6,474	294		6,474	294
(7) Payroll Taxes & Worker Comp	1,356	62		1,356	62
(8) Repairs & Maintenance	13,200	600		13,200	600
(9) Turnover Expenses	4,400	200		4,400	200
(10) Landscaping	5,400	245		5,400	245
(11) Insurance	12,276	558		12,276	558
Miscellaneous Expense	1,500	68		1,500	68
(12) SDGE	12,681	576		12,681	576
(12) Water	6,867	312		6,867	312
(13) Sewer	10,890	495		10,890	495
(12) Trash	10,034	456		10,034	456
(14) Pest Control	1,200	55		1,200	55
Property Taxes @ 1.08631%	91,250	4,148		91,250	4,148
Fixed Property Taxes	428	19		428	19
(15) Replacement Reserves	4,400	200		4,400	200
Total Expense	219,671	9,985		222,411	10,110
Expenses as % of AGI	32.6%			30.0%	
Net Operating Income	\$ 453,690	20,622		\$ 519,459	23,612



RENT ROLL

Unit	Unit Type	Square Feet (l)	# of Units	CURRENT RENT		MARKET / TURNOVER RENT + In-Unit Washer/Dryers	
				Current Rent	Rent/SF	Market Rent	Rent/SF
1	2BR/2BA	960	1	\$ 2,745	\$ 2.86	\$ 2,895	\$ 3.02
2	2BR/2BA + W/D	960	1	\$ 2,550	\$ 2.66	\$ 2,895	\$ 3.02
3	2BR/1BA + W/D	905	1	\$ 2,495	\$ 2.76	\$ 2,795	\$ 3.09
4	2BR/1BA + W/D	905	1	\$ 2,650	\$ 2.93	\$ 2,795	\$ 3.09
5	1BR/1BA	700	1	\$ 2,250	\$ 3.21	\$ 2,395	\$ 3.42
6	1BR/1BA	700	1	\$ 2,295	\$ 3.28	\$ 2,395	\$ 3.42
7	1BR/1BA	700	1	\$ 2,295	\$ 3.28	\$ 2,395	\$ 3.42
8	1BR/1BA	700	1	\$ 2,250	\$ 3.21	\$ 2,395	\$ 3.42
9	2BR/1BA	905	1	\$ 2,445	\$ 2.70	\$ 2,795	\$ 3.09
10	2BR/1BA	905	1	\$ 2,550	\$ 2.82	\$ 2,795	\$ 3.09
11	2BR/2BA	960	1	\$ 2,825	\$ 2.94	\$ 2,895	\$ 3.02
12	2BR/2BA	960	1	\$ 2,795	\$ 2.91	\$ 2,895	\$ 3.02
14	2BR/1BA	905	1	\$ 2,445	\$ 2.70	\$ 2,795	\$ 3.09
15	1BR/1BA	700	1	\$ 2,345	\$ 3.35	\$ 2,395	\$ 3.42
16	1BR/1BA	700	1	\$ 2,345	\$ 3.35	\$ 2,395	\$ 3.42
17	1BR/1BA	700	1	\$ 2,295	\$ 3.28	\$ 2,395	\$ 3.42
18	1BR/1BA	700	1	\$ 2,345	\$ 3.35	\$ 2,395	\$ 3.42
19	2BR/1BA + W/D	905	1	\$ 2,550	\$ 2.82	\$ 2,795	\$ 3.09
20	2BR/1BA	905	1	\$ 2,595	\$ 2.87	\$ 2,795	\$ 3.09
21	2BR/2BA	960	1	\$ 2,695	\$ 2.81	\$ 2,895	\$ 3.02
22	2BR/2BA	960	1	\$ 2,645	\$ 2.76	\$ 2,895	\$ 3.02
23	Studio	500	1	\$ 2,095	\$ 4.19	\$ 2,095	\$ 4.19
Totals		18,195	22	\$ 54,500		\$ 58,190	
Average		827		\$ 2,477	\$ 3.05	\$ 2,645	\$ 3.20
Yearly Total (GSI):				\$ 654,000		\$ 698,280	

Notes:

(l) Square footage based on owner's rent roll. Public records indicate gross building square footage is: 18,195 SF.

Buyer to verify.

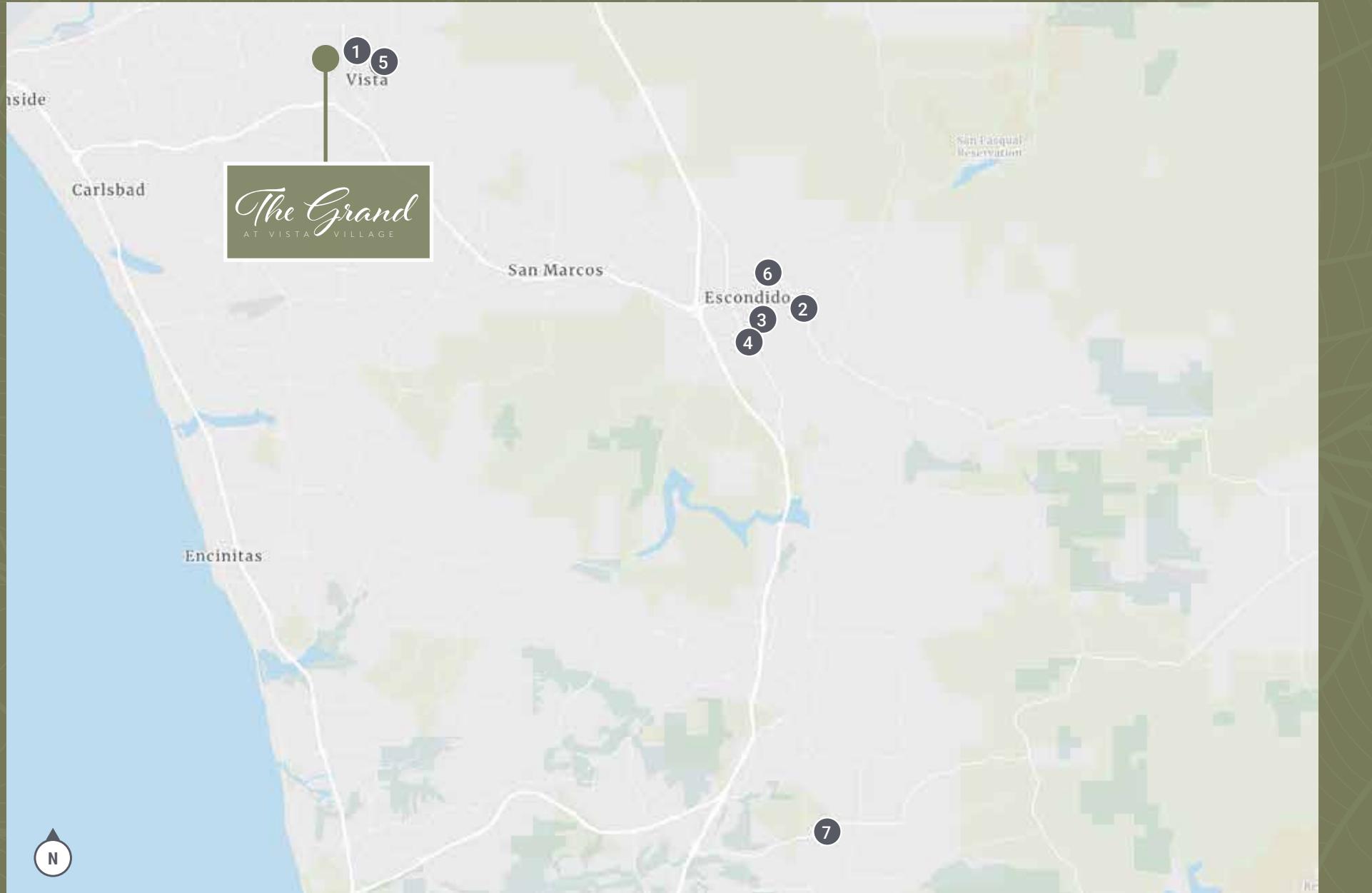
PRO FORMA RENT ROLL

UNIT TYPE	Square Feet (l)	Units	CURRENT RENT		MARKET / TURNOVER RENT + In-Unit Washer/Dryers	
			Current Rent Roll	Monthly Total	Rent/SF	Market Rent
Studio (Large)	500	1	\$ 2,095	\$ 2,095	\$ 4.19	\$ 2,095
1BR/1BA	700	8	\$ 2,195-2,345	\$ 18,420	\$ 3.29	\$ 2,395
2BR/1BA	905	7	\$ 2,495-2,650	\$ 17,730	\$ 2.80	\$ 2,795
2BR/2BA	960	6	\$ 2,645-2,775	\$ 16,255	\$ 2.82	\$ 2,895
Totals	18,195	22		\$ 54,500		\$ 58,190
Average	827		\$ 2,477	\$ 3.00	\$ 2,645	\$ 3.20
Yearly Total (GSI):				\$ 654,000		\$ 698,280

Notes:

(l) Square footage estimated. Buyer to verify.

SALE COMPARABLES



SALE COMPARABLES

Property Image	Project Name / Address	Built	Units	Sale Price	Price/Unit	CAP Rate	GM	Sale Date
	The Grand at Vista Village 628 W California Avenue Vista, CA 92083	1980	22	\$8,400,000	\$381,818	5.4% (Cur) 6.19% (Mkt + W/D)	11.8% (Cur) 10.6% (Mkt + W/D)	Available
	714 Franklin Lane Vista, CA 92084	1980	17	\$5,000,000	\$294,118	4.92% (Cur)	N/A	7/1/2025
	1316 E Grand Avenue Escondido, CA 92027	2023	15	\$7,225,000	\$481,667	4.5% (Cur)	N/A	4/2/2025
	331 E Washington Avenue Escondido, CA 92025	1988	10	\$3,700,000	\$370,000	5.65% (Cur)	N/A	3/3/2025
	408-10 W 4th Avenue Escondido, CA 92025	1960	5	\$2,000,000	\$400,000	N/A	N/A	1/2/2025
	711 Franklin Lane Vista, CA 92084	1986	10	\$3,175,000	\$317,500	4.57% (Cur)	14.0% (Cur)	10/2/2024
	938 N Fig Street Escondido, CA 92026	1991	14	\$7,900,000	\$564,286	5.25% (Cur)	13.33% (Cur)	9/2/2024
	13042 Carriage Road Poway, CA 92064	1977	11	\$3,765,000	\$342,273	4.79% (Cur)	13% (Cur)	5/2/2024

NOTES: Unit Mix: 1 - Studio | 8 - 1BR/1BA | 7 - 2BR/1BA | 6 - 2BR/2BA. 26 garages. 1.43 Acre Site. Property extensively renovated.

NOTES: Unit Mix: 1 - 1BR/1BA | 15 - 2BR/2BA | 1 - 3BR/2BA. Significant deferred maintenance at the property, including a foundation problem. Property also included a non-conforming studio. Buyer plans significant renovations to the interior & exterior of the property.

NOTES: Unit Mix: 1 - 1BR/1BA | 14 - 2BR/2BA. 13% vacant at th close of escrow. Property in final stages of lease-up.

NOTES: Unit Mix: 5 - 1BR/1BA | 5 - 2BR/1BA. Recent upgrades, but no in-unit washer/dryers. Inferior property and location.

NOTES: Unit Mix: 2 - 2BR/1BA | 2 - 2BR/2BA | 1 - 3BR/2BA.

NOTES: Unit Mix: 10 - 2BR/2BA. Significant deferred maintenance at the property. Buyer plans significant renovations to the interior & exterior of the property.

NOTES: Unit Mix: 14 - 3BR/2.5BA. Property recently renovated. Located down a flag lot in an inferior location.

NOTES: Unit Mix: 4 - 1BR/1BA | 3 - 2BR/1.5BA | 4 - 2BR/2BA. Some partial upgrades but deferred maintenance and additional renovations required to achieve higher rents.

RENT COMPARABLES



RENT COMPARABLES

Property Image	Project Name / Address	Age	Units	Type (Br/Ba)	SF	Current Rent	Market Rent	Rent SF
	The Grand at Vista Village 628 W California Avenue Vista, CA 92083	1980	22	Studio 1BR/1BA 2BR/1BA 2BR/2BA	500 700 905 960	\$2,095 \$2,195-2,345 \$2,395-2,650 \$2,645-2,775	\$2,095 \$2,395 \$2,795 \$2,895	\$4.1 \$3.2 \$3.0 \$3.2
NOTES: Extensively renovated. Market rent assumes in-unit washer/dryers installed.								
	711 Franklin Lane Vista, CA 92084	1986	10	2BR/2BA	1,060	\$3,200		\$3.0
NOTES: Renovated property. Includes detached garage. No in-unit washer/dryer.								
	Serra 9hundred 900 Phillips Street Vista, CA 92083	1969	59	1BR/1BA 2BR/1BA	633 1,049	\$2,395 \$2,795		\$3.8 \$2.6
NOTES: Renovated property with in-unit washer/dryers.								
	272 Ocean View Drive Vista, CA 92084	1955	2	Studio	375	\$2,095		\$5.9
NOTES: Partially renovated with in-unit washer/dryer.								
	603 Sunset Drive Vista, CA 92081	1975	2	2BR/1BA	950	\$2,795		\$2.9
NOTES: Renovated. No in-unit washer/dryer.								
	204 Avalon Drive Vista, CA 92084	1958	1	2BR/1BA	868	\$2,950		\$3.0
NOTES: Renovated with washer/dryer hookups and attached garage.								
	1145 Meadowlake Drive Vista, CA 92084	1971	38	2BR/1BA	1,000	\$2,750		\$2.5
NOTES: No major interior renovations. No in-unit washer/dryer.								
	634 Townsite Drive Vista, CA 92084	1952	2	2BR/2BA	750	\$2,895		\$3.8
NOTES: Renovated but no in-unit washer/dryer.								



Colliers



The Grand
AT VISTA VILLAGE

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