

Sale

Santa Fe Townhomes

1470 South Santa Fe Avenue Vista, CA 92084

SALE PRICE

\$32,000,000



Coldwell Banker
Commercial
West

Brittany Hahn Games

858 999 5340

DRE# 01983072

Jeff Kane

760 518 4900

CalDRE #01915649

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



Sale

Santa Fe Townhomes
1470 South Santa Fe Avenue Vista, CA 92084



PROPERTY HIGHLIGHTS

- Ideal unit mix of 45 2bed/2.5bath luxury 2 story townhomes
- Newly Built in 2022
- All units have attached 2 car garage
- Potential conversion of existing 2 bedroom to 3 bedroom - ask agent for details!
- 0.70 Acre adjacent parcel of land included with sale
- Close to Downtown Vista and Public Transit

OFFERING SUMMARY

Sale Price:	\$32,000,000
Number of Units:	45
Lot Size:	3.51 Acres
Building Size:	74,469 SF
APN:	180-192-69-00

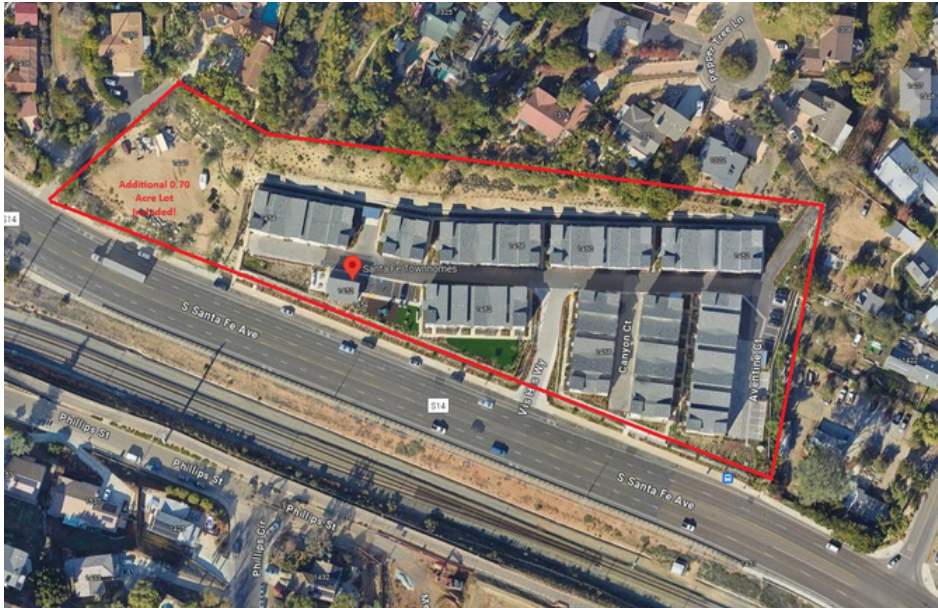
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total	886	3,309	7,868
Households	2,889	10,059	23,103
Total Population			

Brittany Hahn Games **Jeff Kane**
858 999 5340 760 518 4900
DRE# 01983072 CalDRE #01915649



Sale

Santa Fe Townhomes 1470 South Santa Fe Avenue Vista, CA 92084



PROPERTY DESCRIPTION

First time on the Market! Newly constructed in 2022, this Luxury Townhome property consists 45, 2 bed/ 2.5 bath units with attached 2 car garages. The townhome apartments are bright and airy with a great room style first floor that features a fully equipped and modern kitchen, luxury hard surface flooring, and a spacious living area for entertaining guests. The second floor boasts two beautifully spacious bedrooms that include a very large primary bedroom with dual walk-in closets and a private primary bathroom. Each townhome is equipped with a 2-car garage (attached), refrigerator, stove, dishwasher, microwave, washer/dryer, and central air conditioning. Situated just a short drive from downtown vista and all its amazing restaurants, breweries, art galleries, locally owned shops, events, and family activities.

LOCATION DESCRIPTION

Vista, CA, situated in northern San Diego County, offers a blend of suburban tranquility and urban convenience. Known for its pleasant climate, diverse community, and abundance of recreational opportunities, Vista attracts residents seeking a balanced lifestyle. The city boasts a thriving arts scene, with galleries and theaters showcasing local talent. Its proximity to beautiful beaches and scenic parks provides ample opportunities for outdoor activities such as hiking, biking, and surfing. Additionally, Vista's strong economy, excellent schools, and affordable housing make it an attractive destination for families and professionals alike. Overall, Vista offers a high quality of life with a welcoming atmosphere and a range of amenities, making it a desirable place to call home.

Brittany Hahn Games **Jeff Kane**
858 999 5340 760 518 4900
DRE# 01983072 CalDRE #01915649



Sale

Santa Fe Townhomes
1470 South Santa Fe Avenue Vista, CA 92084



Brittany Hahn Games
858 999 5340
DRE# 01983072

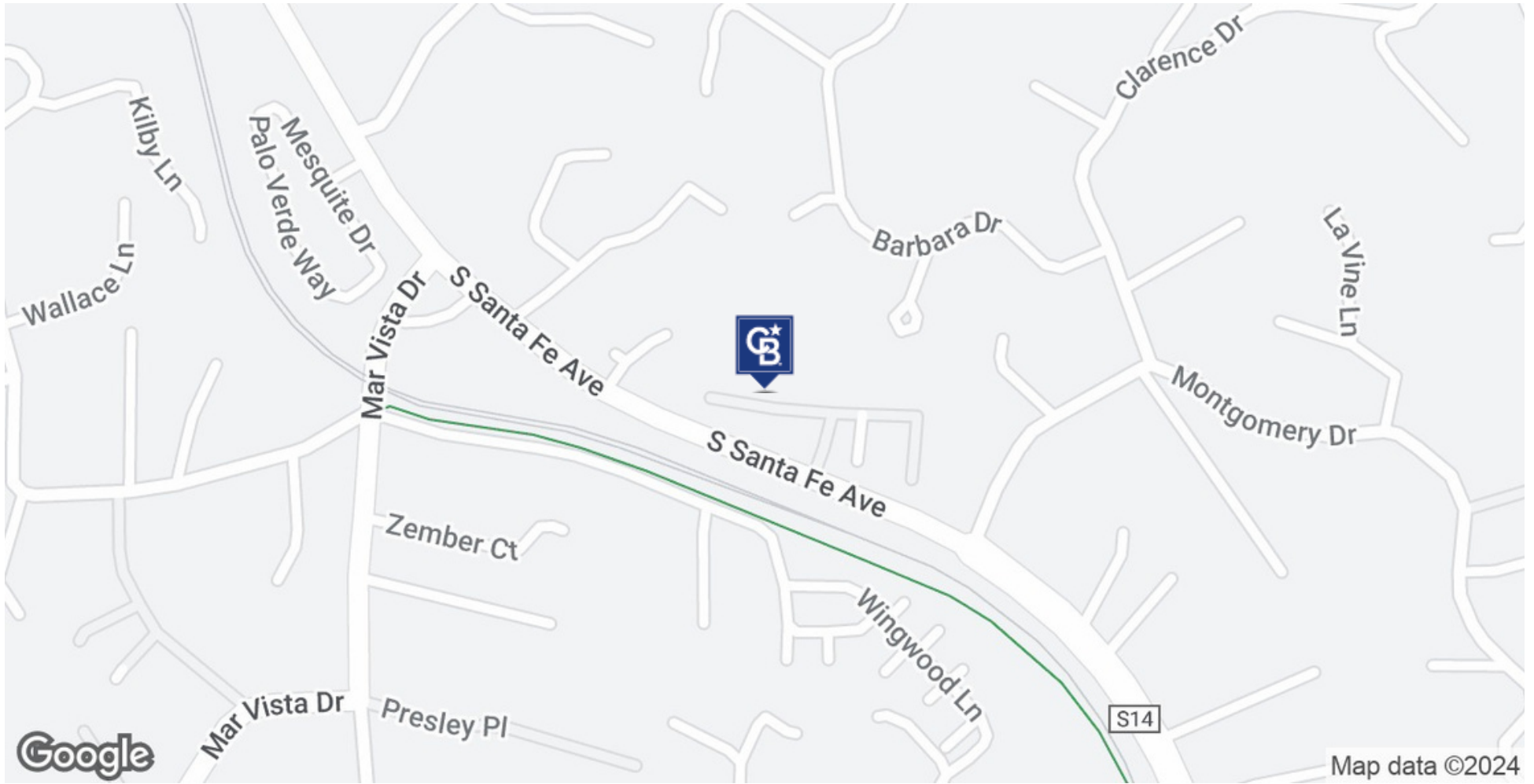
Jeff Kane
760 518 4900
CaDRE #01915649



Coldwell Banker
Commercial
West

Sale

Santa Fe Townhomes
1470 South Santa Fe Avenue Vista, CA 92084



Brittany Hahn Games
858 999 5340
DRE# 01983072

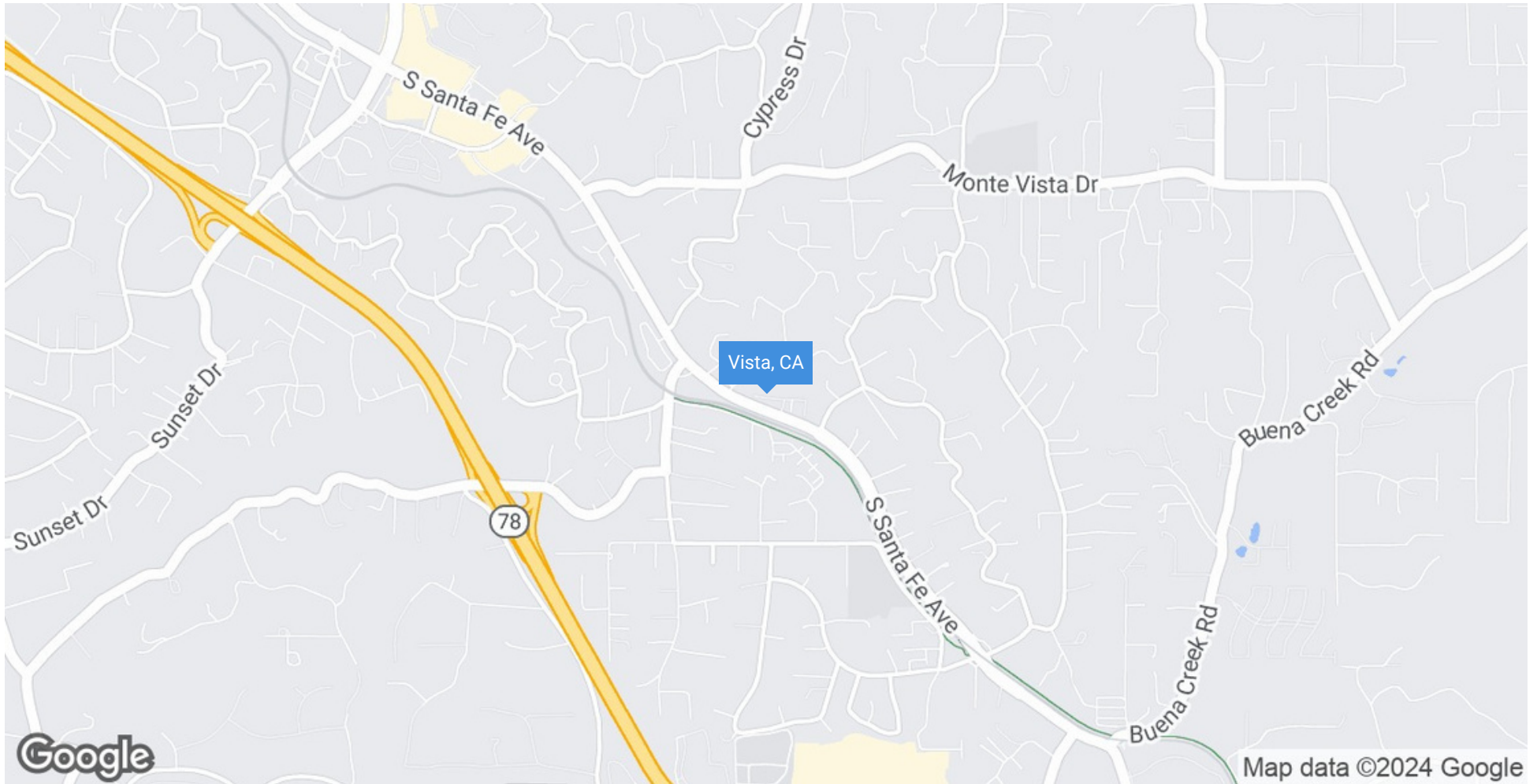
Jeff Kane
760 518 4900
CalDRE #01915649



Coldwell Banker
Commercial
West

Sale

Santa Fe Townhomes
1470 South Santa Fe Avenue Vista, CA 92084



Brittany Hahn Games

858 999 5340

DRE# 01983072

Jeff Kane

760 518 4900

CalDRE #01915649



Coldwell Banker
Commercial
West

Sale

Santa Fe Townhomes
1470 South Santa Fe Avenue Vista, CA 92084



Brittany Hahn Games
858 999 5340
DRE# 01983072

Jeff Kane
760 518 4900
CalDRE #01915649



Coldwell Banker
Commercial
West

Sale

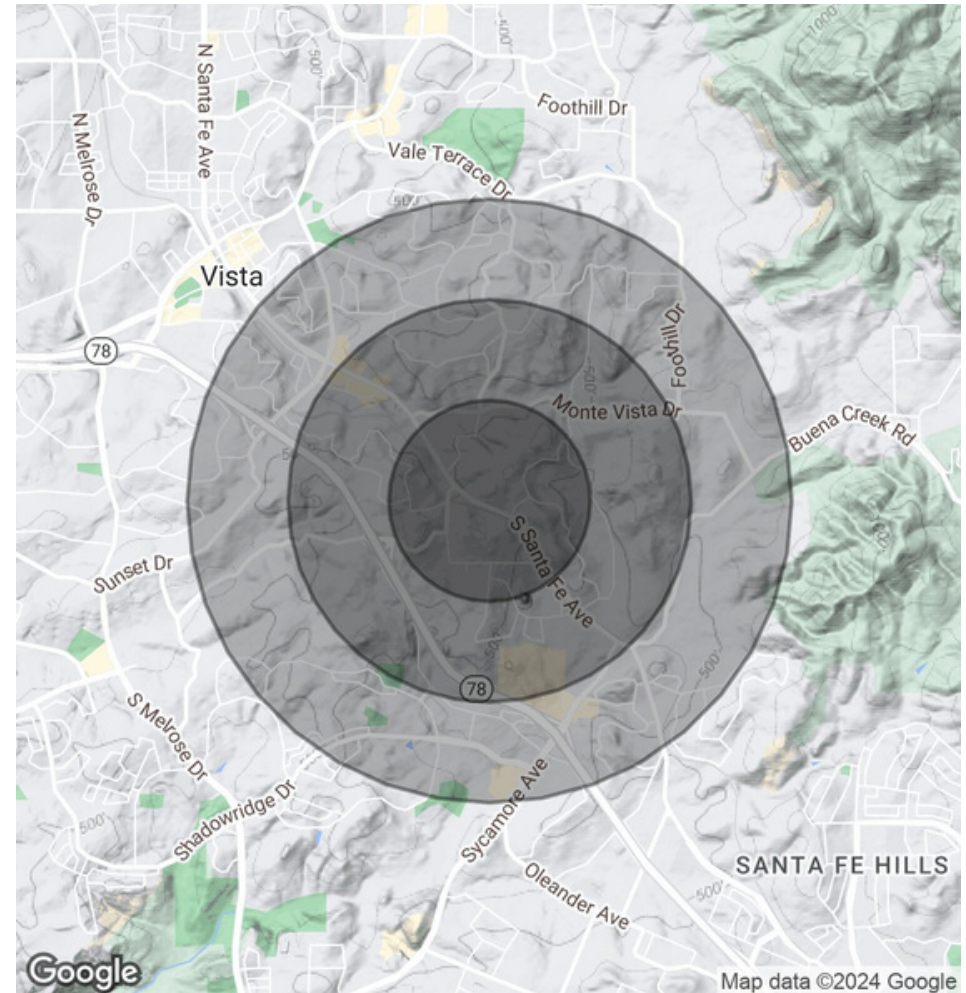
POPULATION

Santa Fe Townhomes

1470 South Santa Fe Avenue Vista, CA 92084

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,889	10,059	23,103
Average Age	37	39.9	39.2
Average Age (Male)	40.3	40.3	37.8
Average Age (Female)	33.9	38.7	39.7
HOUSEHOLDS & INCOME			
	0.5 MILES	1 MILE	1.5 MILES
Total Households	886	3,309	7,868
# of Persons per HH	3.3	3	2.9
Average HH Income	\$91,282	\$98,317	\$98,264
Average House Value	\$378,398	\$479,119	\$504,373

* Demographic data derived from 2020 ACS - US Census



Brittany Hahn Games **Jeff Kane**
 858 999 5340 760 518 4900
 DRE# 01983072 CalDRE #01915649



Sale

Santa Fe Townhomes
1470 South Santa Fe Avenue Vista, CA 92084

INVESTMENT OVERVIEW

Price	\$32,000,000
Price per SF	\$430
Price per Unit	\$711,111
GRM	16.98
CAP Rate	4.03%
Cash-on-Cash Return (yr 1)	4.03%
Total Return (yr 1)	\$1,289,836

OPERATING DATA

Gross	Scheduled	\$1,885,080
Income	Other Income	\$55,738
Total	Scheduled Income	\$1,940,818
Vacancy Cost		\$56,552
Gross Income		\$1,884,266
Operating Expenses		\$592,757
Net Operating Income		\$1,289,836
Pre-Tax Cash Flow		\$1,289,836

Brittany Hahn Games

858 999 5340

DRE# 01983072

Jeff Kane

760 518 4900

CalDRE #01915649



Coldwell Banker
Commercial
West

Rent

ROLL

Unit	Tags	BD/BA	Tenant	Tenant Tags	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move-out	Past Due	Monthly Charges
KSB - Santa Fe Townhomes - 1452 Vista Heights Way Vista, CA 92084															
1450-101	Bld. A, ADA	2/2.50	Brooke L. Wiggs		Current	1,688	3,595.00	3,350.00	3,350.00	02/09/2023	03/31/2024	02/09/2023		0.00	0.00
1450-102	Bld. A, ADA, Plan B	2/2.50	Jonathan L. Koutouan		Current	1,688	3,595.00	3,350.00	2,500.00	02/10/2023	03/31/2024	02/10/2023		-2,350.00	0.00
1450-103	Bld. A, ADA	2/2.50	Jordan K. Frye		Current	1,688	3,595.00	3,350.00	3,000.00	01/10/2023	01/31/2024	01/10/2023		0.00	112.50
1450-104	Bld. A, ADA, Plan B	2/2.50	Jamir C. Tillman		Current	1,688	3,595.00	3,350.00	2,500.00	02/10/2023	03/31/2024	02/10/2023		0.00	0.00
1450-105	Bld. A, ADA	2/2.50	Jessica L. Weiler		Current	1,688	3,595.00	3,495.00	2,500.00	03/14/2023	05/31/2024	03/14/2023		-3,495.00	0.00
1454-106	Bld. I	2/2.50	Jeffrey W. Westgor		Current	1,688	3,595.00	3,595.00	2,500.00	01/15/2022	01/31/2024	12/15/2022		0.00	0.00
1454-107	Bld. I	2/2.50	Austin T. Tripp		Current	1,688	3,595.00	3,350.00	2,500.00	12/23/2022	01/31/2024	12/23/2022		0.00	0.00
1454-108	Bld. I	2/2.50	Alex W. Le		Current	1,688	3,595.00	3,595.00	2,900.00	09/26/2023	09/30/2024	09/26/2023		0.00	0.00
1454-109	Bld. I	2/2.50	Brisa P. Martinez		Current	1,688	3,595.00	3,350.00	2,500.00	02/23/2023	05/31/2024	02/23/2023		0.00	112.50
1454-110	Bld. I	2/2.50	Paul A. DeLaurell		Current	1,688	3,595.00	3,500.00	2,500.00	01/10/2023	03/31/2024	01/10/2023		-1,300.00	0.00
1456-111	Bld. H, MINI MODEL	2/2.50	Lydia C. Chamberlain		Current	1,688	3,595.00	3,550.00	2,500.00	02/25/2023	03/31/2024	02/25/2023		-3,550.00	0.00
1456-112	Bld. H, MODEL UNIT	2/2.50	Kole K. Yamashiro		Current	1,688	3,595.00	3,595.00	2,500.00	03/01/2023	03/31/2024	03/01/2023		0.00	0.00
1458-113	Bld. G	2/2.50	Resident Manager - Robin		Current	1,688	3,595.00	3,500.00	0.00	11/01/2022		11/01/2022		3,500.00	-1,750.00
1458-114	Bld. G	2/2.50	Justin L. Harris		Current	1,688	3,595.00	3,350.00	2,900.00	03/01/2023	03/31/2024	03/01/2023		0.00	80.00
1458-115	Bld. G	2/2.50	George A. Schober		Current	1,688	3,595.00	3,395.00	2,500.00	02/01/2023	04/30/2024	02/01/2023		-3,395.00	0.00
1458-116	Bld. G	2/2.50	Brian H. Chen		Current	1,688	3,595.00	3,450.00	2,500.00	01/27/2023	04/30/2024	01/27/2023		-3,462.50	12.50
1458-117	Bld. G	2/2.50	Mary L. Spinharney		Current	1,688	3,595.00	3,595.00	2,500.00	02/11/2023	03/31/2024	02/11/2023		0.00	100.00
1460-118	Bld. F	2/2.50	Tina T. Khoramian		Current	1,688	3,595.00	3,595.00	2,000.00	01/10/2024	01/09/2025	01/19/2024		-1,199.17	0.00
1460-119	Bld. F	2/2.50	Robert Herceg		Current	1,688	3,595.00	3,695.00	2,900.00	12/01/2023	11/30/2024	12/01/2023		0.00	92.50
1460-120	Bld. F	2/2.50	GARY B. PATE		Current	1,688	3,595.00	3,350.00	2,500.00	03/01/2023	05/31/2024	03/01/2023		0.00	0.00
1460-121	Bld. F	2/2.50	Barbara Juncosa		Current	1,688	3,595.00	3,350.00	2,500.00	02/28/2023	05/31/2024	02/28/2023		-1,000.00	100.00
1460-122	Bld. F	2/2.50	Scott Bernave		Current	1,688	3,595.00	3,850.00	3,500.00	09/23/2022	08/31/2023	09/23/2022		7,900.00	0.00
1462-123	Bld. E	2/2.50	Cory Gaston		Current	1,688	3,595.00	3,615.00	2,400.00	09/12/2022	02/29/2024	09/12/2022		0.00	0.00
1462-124	Bld. E	2/2.50	Joseph Hollen		Current	1,688	3,595.00	3,615.00	3,400.00	08/31/2022	08/31/2024	08/31/2022		0.00	112.50
1462-125	Bld. E	2/2.50	Sanjuana Vera		Current	1,688	3,595.00	3,615.00	3,500.00	09/23/2022	08/31/2024	09/23/2022		0.00	100.00
1462-126	Bld. E	2/2.50	Eric T. Stropes		Current	1,688	3,595.00	3,700.00	2,900.00	10/12/2022	10/12/2022	10/12/2022		0.00	40.00
1462-127	Bld. E	2/2.50	Alejandro Carranza		Current	1,688	3,595.00	3,840.00	2,000.00	10/07/2022	09/30/2023	10/07/2022		0.00	100.00
1464-128	Bld. D	2/2.50	Katherine G. Arnold		Current	1,688	3,595.00	3,495.00	2,500.00	01/23/2023	02/29/2024	01/23/2023		-1,722.50	12.50
1464-129	Bld. D	2/2.50	ReggieAllen D. Ramos		Current	1,688	3,595.00	3,595.00	3,995.00	08/28/2023	08/28/2024	08/28/2023		0.00	140.00
1464-130	Bld. D	2/2.50	Violet Penafor		Current	1,688	3,595.00	3,495.00	2,500.00	10/31/2022	02/29/2024	10/31/2022		0.00	112.50
1464-131	Bld. D	2/2.50	Alvino J. Cantu		Current	1,688	3,595.00	3,350.00	2,500.00	01/23/2023	04/30/2024	01/23/2023		0.00	0.00
1464-132	Bld. D	2/2.50	Austen T. Beasley		Current	1,688	3,595.00	3,350.00	2,500.00	01/25/2023	02/29/2024	01/25/2023		0.00	112.50
1464-133	Bld. D	2/2.50	John P. Parks		Current	1,688	3,595.00	3,350.00	3,350.00	02/17/2023	05/31/2024	02/17/2023		0.00	100.00
1464-134	Bld. D	2/2.50	Daniel R. Stevens		Current	1,688	3,595.00	3,495.00	2,500.00	03/18/2023	04/30/2024	03/18/2023		0.00	100.00
1466-135	Bld. C	2/2.50	Mark A. Sherman		Current	1,688	3,595.00	3,595.00	3,595.00	03/24/2023	05/30/2024	03/24/2023		0.00	100.00
1466-136	Bld. C	2/2.50	Taylor E. Staten		Current	1,688	3,595.00	3,395.00	3,395.00	01/20/2024	01/31/2025	01/20/2024		-15.00	0.00
1466-137	Bld. C	2/2.50	JordanAutumn D. Conley		Current	1,688	3,595.00	3,395.00	3,395.00	02/25/2023	05/31/2024	02/25/2023		-1,550.00	100.00
1466-138	Bld. C	2/2.50	Jennifer D. Lopez		Current	1,688	3,595.00	3,350.00	3,750.00	11/19/2022	02/29/2024	11/19/2022		0.00	40.00
1466-139	Bld. C	2/2.50	Kaylee A. Belay		Current	1,688	3,595.00	3,350.00	2,500.00	03/20/2023	06/30/2024	03/20/2023		-1,350.00	0.00
1466-140	Bld. C	2/2.50	Jordan R. Schaefer		Current	1,688	3,595.00	3,500.00	2,900.00	06/30/2023	06/30/2023	06/30/2023		0.00	80.00
1468-141	Bld. B	2/2.50	Michael T. Polite		Current	1,688	3,595.00	3,495.00	2,500.00	02/03/2023	04/30/2024	02/03/2023		0.00	112.50
1468-142	Bld. B	2/2.50	Maritza E. Juarez		Current	1,688	3,595.00	3,350.00	3,595.00	01/28/2023	04/30/2024	01/28/2023		0.00	0.00
1468-143	Bld. B	2/2.50	Adriana M. Ehlers		Current	1,688	3,595.00	3,350.00	2,500.00	02/03/2023	04/30/2024	02/03/2023		-350.00	0.00
1468-144	Bld. B	2/2.50	Javier L. Bryon		Current	1,688	3,595.00	3,395.00	3,395.00	02/25/2023	05/31/2024	02/25/2023		0.00	100.00
1468-145	Bld. B	2/2.50	Hildo Claussen		Current	1,688	3,595.00	3,840.00	3,400.00	11/01/2022	11/01/2023	11/01/2022		0.00	12.50
45 Units					100.0% Occupied	75,960	161,775.00	157,090.00	124,275.00					-13,339.17	235.00
Total 45 Units					100.0% Occupied	75,960	161,775.00	157,090.00	124,275.00					-13,339.17	235.00