



# 615-617 Truly Ter Vista, CA 92084

## Investment Opportunity

**JJ** by J.R. St Julien

Exclusively listed by J.R. St Julien, St Julien Real Estate Group of eXp Realty, DRE #02016233



**ST JULIEN**  
REAL ESTATE GROUP

BROKERED BY  
**exp**  
REALTY



# Property Overview

**\$1,200,000**

**Asking Price**

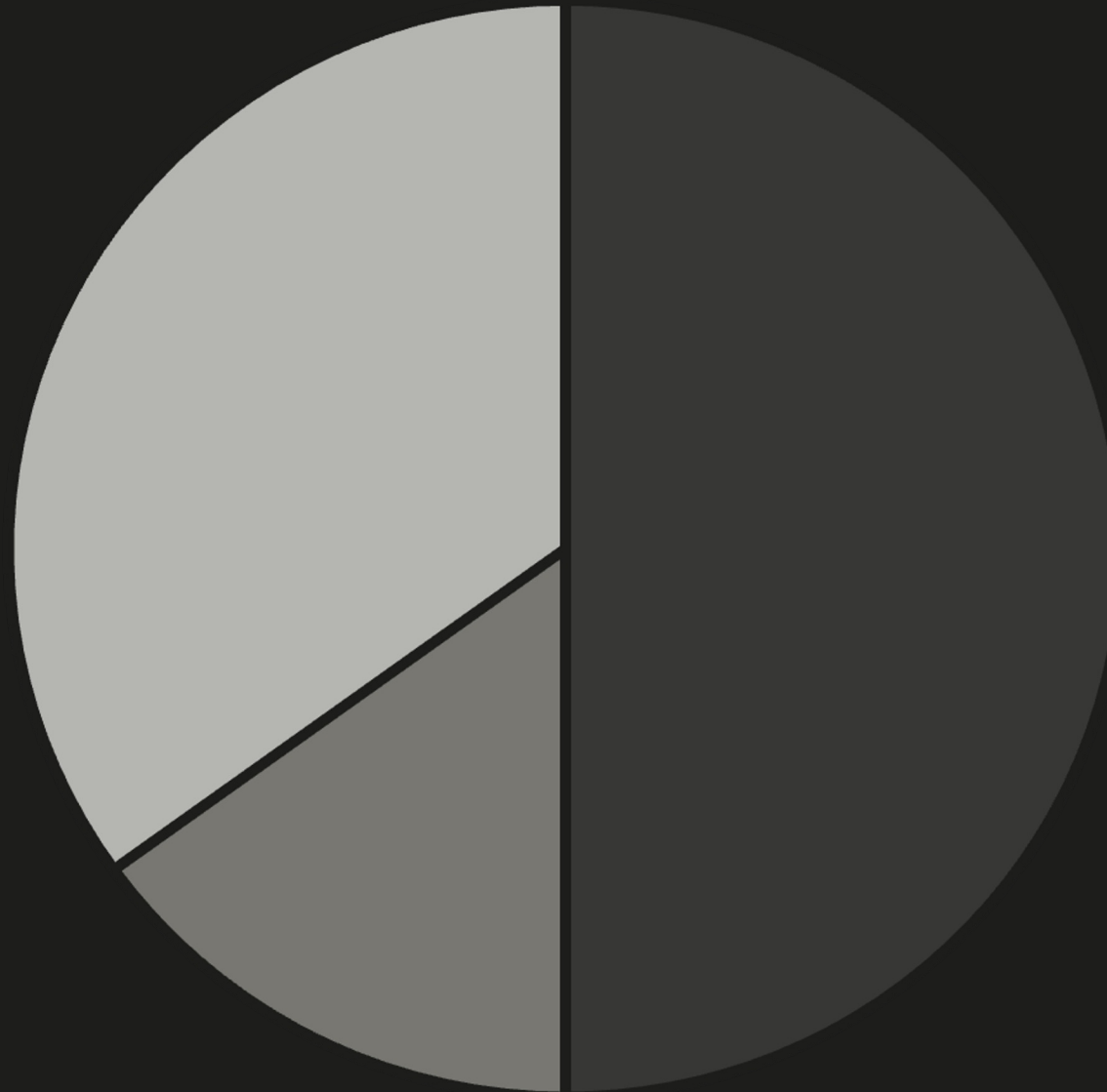
**3**

**Total Units**

Premium investment opportunity

Located close to the rapidly developing downtown Vista, close to plentiful public transportation (train & busses), in a high density population, with multiple life conveniences nearby (grocery, dining, shopping, entertainment, walking trails, recreational center, Moonlight Amphitheatre). Excellent opportunity for income property investors seeking stable returns.

# Current Financial Performance



- Annual Income: \$86,376
- Operating Expenses: \$25,410
- Net Operating Income: \$60,966

■ Rental Income

■ Operating Expenses

■ Net Operating Income

Property offers strong cash flow potential with \$86,376 Annual Income, \$25,410 Operating Expenses, for \$60,966 in Net Operating Income.

All units are currently rented.

# Comparison Analysis

The Gross Rent Multiplier (GRM) for 615-617 Truly Ter shows excellent value compared to recent local sales.

Property	Price	Annual Income	GRM
615-617 Truly Ter	\$1,200,000	\$86,376	13.9
140-160 Staden Way	\$900,000	\$53,892	16.7
248 Alestar St	\$1,400,000	\$81,395	17.2
212 Apollo Dr	\$1,375,000	\$75,240	18.3

Lower GRM indicates better investment return potential. This property outperforms local comparables by 8-15%.



# Projected 3% Rental Appreciation



## Current Rents

\$86,376 Annual Income

5.1% Cap Rate

13.9 Gross Rent Multiplier



## Current ROI

Assuming 25% down - 20.3%



## 5 Year Potential

Assuming 3% Annual Growth

Annual Income - \$100,133

Net Oper Income - 74,723

6.0% Projected Cap Rate

12.3 Projected GRM

Projected future growth aligns with conservative market estimates.

# Unit Details

## Unit 615

- 2 Bedrooms + 1 Optional
- 1 Bath
- Approx 845 sq ft
- Washer/Dryer hookups
- 4 Dedicated Parking Spaces
- Private Yard Space

## Unit 617

- 2 Bedrooms
- 1 Bath
- Approx 735 sq ft
- Washer/Dryer hookups
- 2 Dedicated Parking Spaces
- Private Balcony with Views

## Unit 615A

- 1 Bedroom
- 1 Bath
- Approx 500 sq ft
- Washer/Dryer hookups
- 1 Dedicated Parking Space
- Private Yard Space

1 Car Garage available to be rented separately by any tenant for additional income. 2 - SDGE meters for the property. 615A is unpermitted and has shared electric with both units 615 and 617. Single water meter for the property. Tenants cover all utilities except for approx \$100/mo.

# Location Benefits



## Prime Vista Location

Close to developing downtown Vista. High density 92084 zip code with strong rental demand.



## Excellent Accessibility

Minutes to major highways, shopping centers, grocery stores, dining, and employment hubs. Readily available public transit nearby (trains/busses).



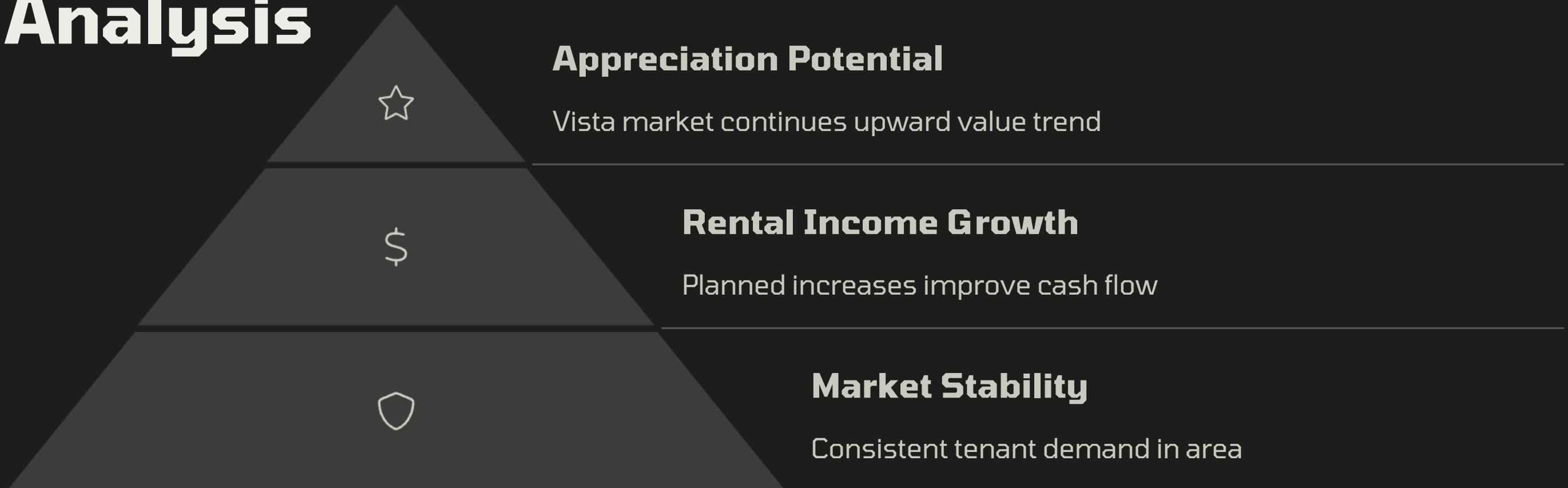
## Community Amenities

Parks, recreation centers, and walking/hiking trails within distance

Vista continues to experience population growth and rental demand.



# Investment Analysis



Property offers value-add opportunities through strategic improvements. All units can be remodeled and 615A can be expanded into the existing 1 Car Garage to make it a larger more attractive unit.

# Contact Information

## J.R. St Julien

St Julien Real Estate Group

eXp Realty

(858) 212-8134

jr@stjulienre.com

DRE #02016233

## Schedule A Tour

Private showings available by  
appointment.



Contact us today to explore this exceptional Vista investment opportunity.  
We look forward to helping you expand your portfolio.

