



**615-617 Truly Ter  
Vista, CA 92084**

**Value Add  
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**

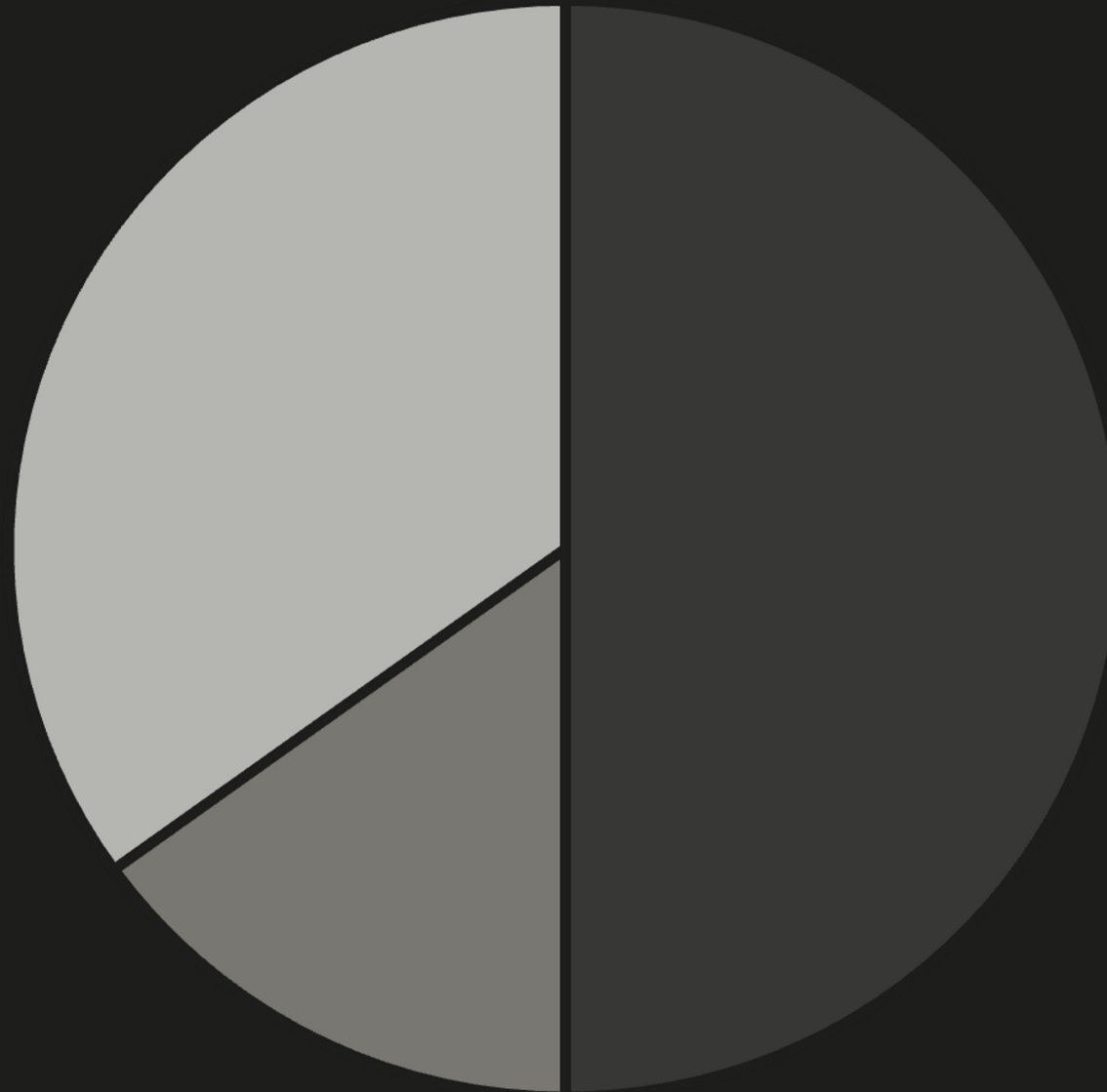
**3**

**Total Units**

Premium investment opportunity

Value-add opportunity in Vista featuring 2 permitted units plus approved plans to convert an existing structure into a 3<sup>rd</sup> unit (2 bed, 1 bath, ~820 sq ft). Significant upside with a projected rental income increase and a potential to add a 4<sup>th</sup> ADU (existing zoning allows), and possibly a 5<sup>th</sup> ADU (via Bonus Density Rules). Ideal for investors or owner occupants seeking income, expansion, and long-term appreciation.

# Current Financial Performance



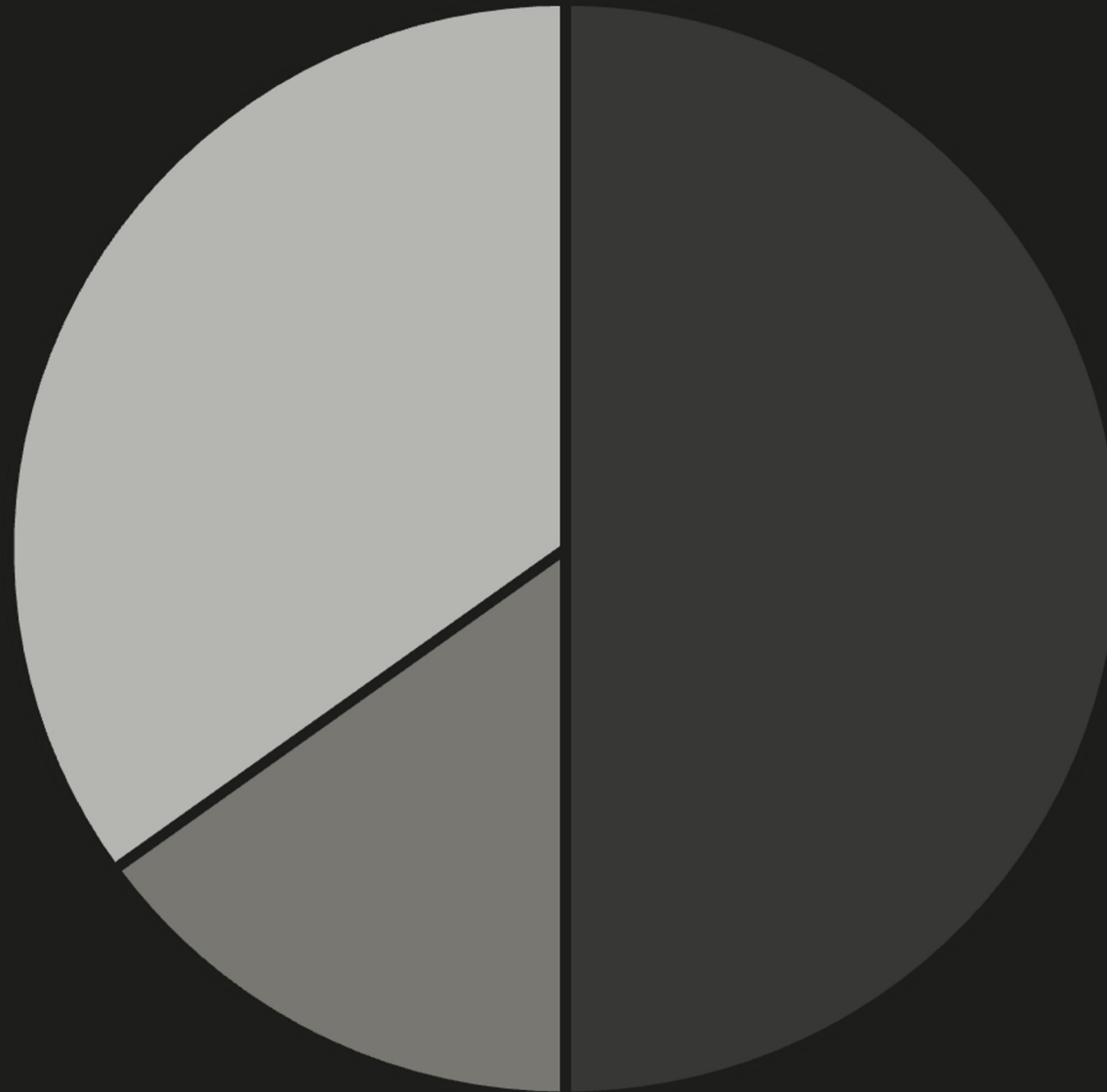
■ Rental Income

■ Operating Expenses

■ Net Operating Income

- Annual Income: \$63,480
- Operating Expenses: \$13,640
- Net Operating Income: \$49,840

# Projected Financial Performance



■ Rental Income

■ Operating Expenses

■ Net Operating Income

- Annual Income: \$97,980
- Operating Expenses: \$17,240
- Net Operating Income: \$80,740



# Projections w/ 3% Rental Appreciation



## Projected Rents

\$97,980 Annual Income

6.7% Cap Rate

12.3 Gross Rent Multiplier



## Leveraged ROI

Assuming 25% down ~19-20%



## 5 Year Potential

Assuming 3% Annual Growth

Annual Income - \$113,580

Net Oper Income - 96,340

8.0% Projected Cap Rate

10.6 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
- 3 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 (Permits Approved)

- 2 Bedroom
- 1 Bath
- Approx 820 sq ft
- Washer/Dryer hookups
- 2 Dedicated Parking Space
- Private Yard Space

615A has permits approved by the City of Vista for a 2 Bed, 1 Bath, 820 sq ft ADU conversion of the existing space & 2 Car garages under unit 617. Unit was previously unpermitted and was rented as a 1 bed, 1 bath unit.

# 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).



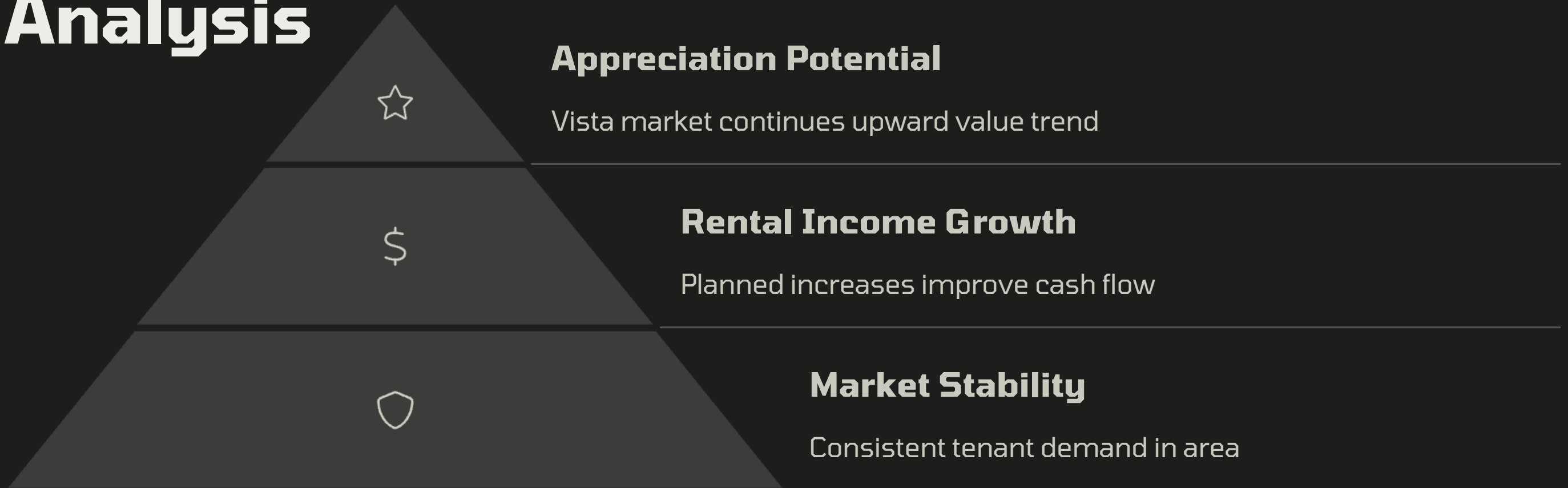
## Community Amenities

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.

