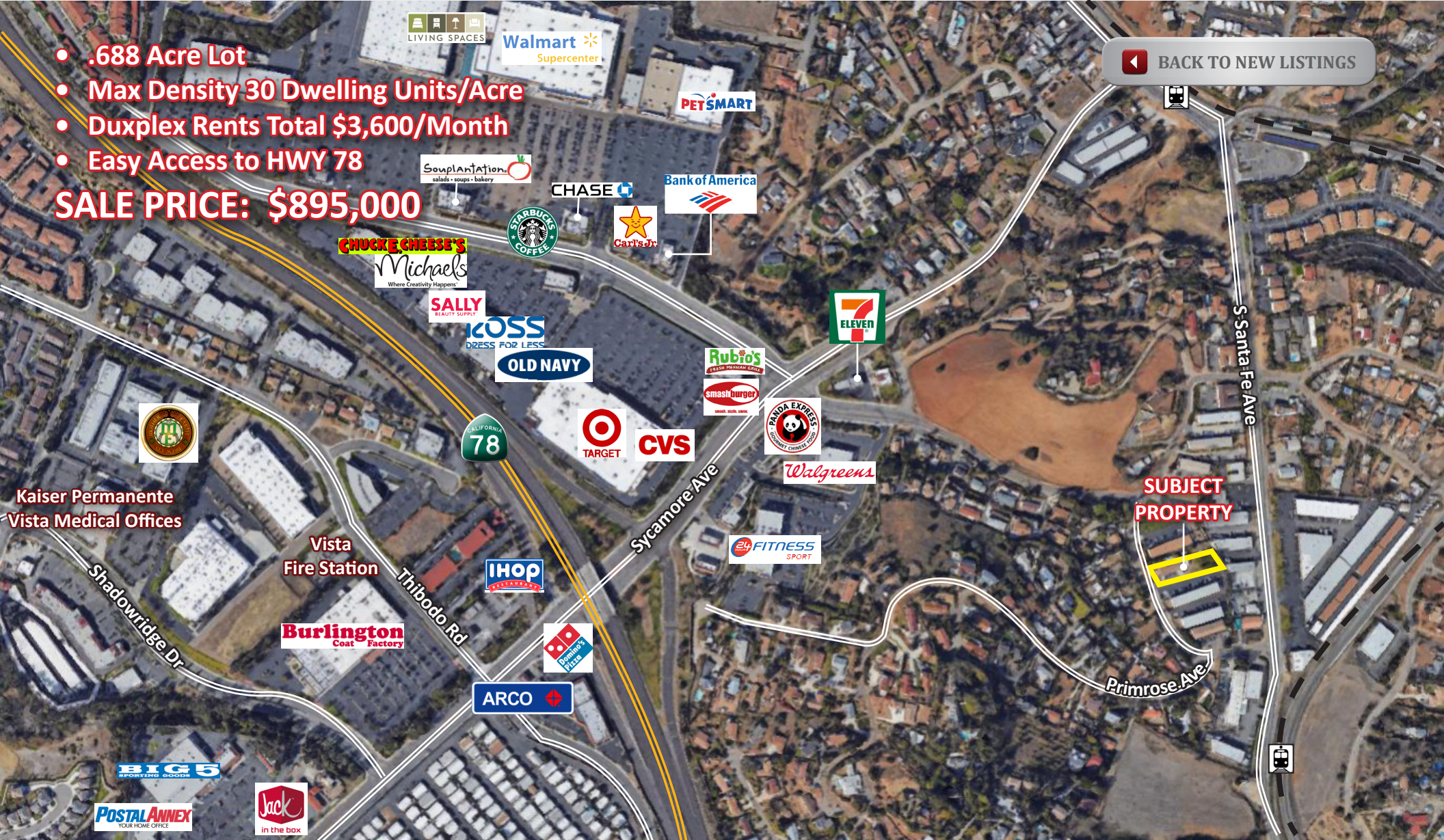


POTENTIAL 20 UNIT ATTACHED MULTI-FAMILY PROJECT WITH EXISTING INCOME

2270 PRIMROSE AVENUE - VISTA, CA

- .688 Acre Lot
- Max Density 30 Dwelling Units/Acre
- Duplex Rents Total \$3,600/Month
- Easy Access to HWY 78

SALE PRICE: \$895,000



[BACK TO NEW LISTINGS](#)

SUBJECT PROPERTY

FOR ADDITIONAL INFORMATION:

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COMMERCIAL REAL ESTATE SERVICES

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POTENTIAL 20 UNIT ATTACHED MULTI-FAMILY PROJECT WITH EXISTING INCOME

2270 PRIMROSE AVENUE - VISTA, CA

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

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2270 PRIMROSE AVENUE - VISTA, CA

LOCATION MAP



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POTENTIAL 20 UNIT ATTACHED MULTI-FAMILY PROJECT WITH EXISTING INCOME

2270 PRIMROSE AVENUE - VISTA, CA

PROJECT INFO

PROPERTY FEATURES

LOCATION:	The property is located on Primrose Avenue between Lobelia Drive & Azelea Drive in the City of Vista, County of San Diego. Positioned about a half mile east of Robelini Drive just north of Highway 78.	
Jurisdiction:	County of San Diego City of Vista Sphere of Influence	
APN:	184-134-30-00 & 184-134-31-00	
Lot Size:	.688 Acres	
Topography:	Flat	
Zoning:	RU (Urban Residential)	
General Plan:	VR-30 (Village Residential)	
Allowable Uses:	Single Family Residential & Group Residential	
Max Density:	30 Dwelling Unit per Acre	
Existing Improvements:	2,920 SF Residential Duplex - Each tenants pays \$1,800/month in rent	
Impact Fees:	Approximately \$27,945 per unit	
School District:	Vista Unified School District	
Services:	Water	Vista Irrigation District
	Sewer	Buena Vista Sanitation District
	Gas/Electricity	San Diego Gas & Electric
	Fire	Vista Fire Dept.
	Police	San Diego County Sheriff's
PRICE:	\$895,000	



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- [DUE DILLIGENCE RESULTS LETTER](#)
- [GENERAL PLAN LAND USE ELEMENT](#)
- [GIS MAP](#)
- [SEWER VICINITY MAP](#)
- [SIGHT DISTANCE EXHIBIT](#)
- [ZONING DEVELOPMENT STANDARDS](#)
- [ZONING SUMMARY](#)
- [ZONING USES](#)

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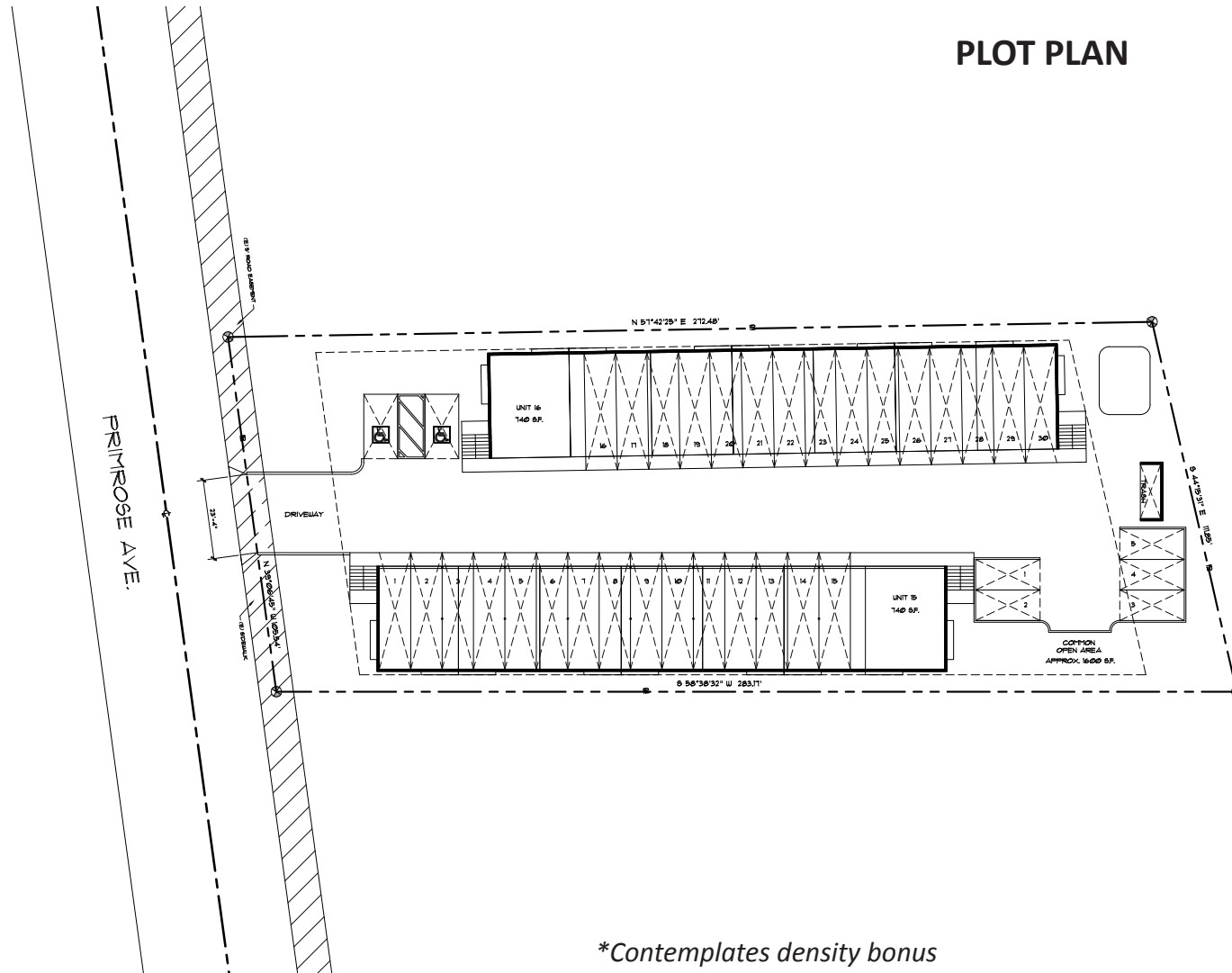
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2270 PRIMROSE AVENUE - VISTA, CA

CONCEPTUAL SITE PLANS

PLOT PLAN



**Contemplates density bonus*

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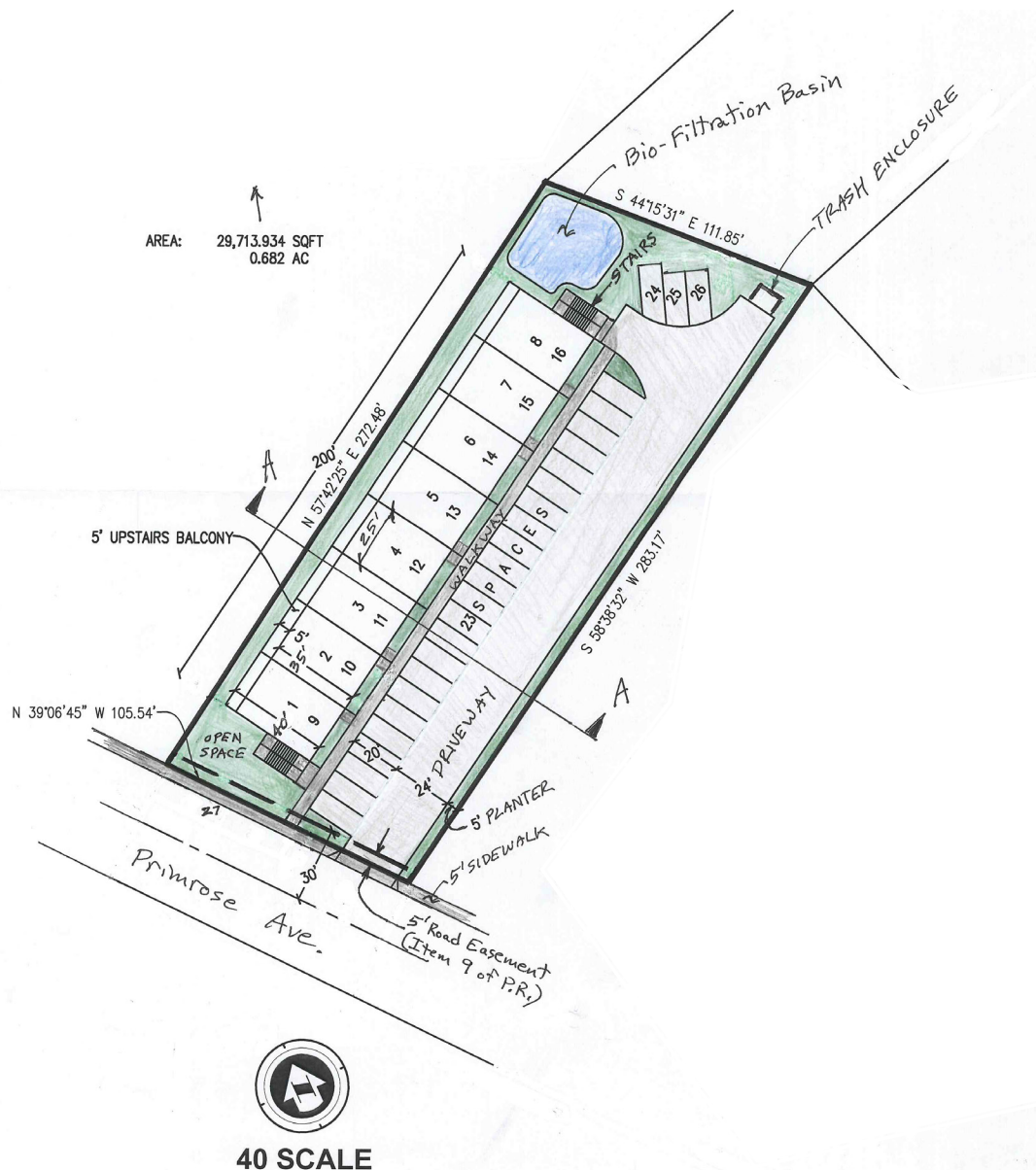
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2270 PRIMROSE AVENUE - VISTA, CA

CONCEPTUAL SITE PLANS



AREA: 29,713.934 SQFT
0.682 AC



40 SCALE

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POTENTIAL 20 UNIT ATTACHED MULTI-FAMILY PROJECT WITH EXISTING INCOME

2270 PRIMROSE AVENUE - VISTA, CA

RESALE COMPARABLES

SALES COMPARABLES

RESIDENTIAL Summary Statistics			
High	Low	Average	Median
LP:\$429,000	\$270,000	\$349,407	\$359,900
SP:\$413,500	\$270,000	\$347,717	\$360,000

RESIDENTIAL - Sold

Number of Properties: 13

Num	MLS #	Status	Style	FIAdd	ZipArea	Beds	TotB	COEDate	LotSFAPx	EstSF	DOM	LP	\$/EstSF	SP	\$/EstSF
1	160007245	SOLD	ATT	222 Calle Del Sol	VISTA (92083)	2	2	10/14/2016		1,068	226	\$270,000	\$252.81	\$278,145	\$260.44
2	160030553	SOLD	TOWNH	223 Calle Del Sol	VISTA (92083)	2	2	10/13/2016		1,068	116	\$280,000	\$262.17	\$270,000	\$252.81
3	160027266	SOLD	TOWNH	439 Avenida De La Luna	VISTA (92083)	3	3	7/18/2016	140,263	1,282	19	\$299,999 - \$324,999	\$253.51	\$318,000	\$248.05
4	160038793	SOLD	TOWNH	447 Avenida De La Luna	VISTA (92083)	3	3	8/10/2016		1,378	6	\$325,000	\$235.85	\$320,000	\$232.22
5	160009777	SOLD	TOWNH	453 Calle Elegante	VISTA (92083)	4	3	9/19/2016		1,717	100	\$350,000 - \$374,900	\$218.35	\$369,000	\$214.91
6	160026902	SOLD	TOWNH	488 Calle Elegante	VISTA (92083)	4	3	7/15/2016	162,438	1,512	19	\$365,000 - \$380,000	\$251.32	\$380,000	\$251.32
7	160029046	SOLD	ATT	1372 Isabella Way	VISTA (92084)	2	2	7/6/2016	124,575	1,274	6	\$330,000	\$259.03	\$345,177	\$270.94
8	160040661	SOLD	TOWNH	1362 Isabella	VISTA (92084)	2	2	9/12/2016	124,575	1,274	20	\$349,500	\$274.33	\$349,500	\$274.33
9	160025065	SOLD	ATT	1307 Isabella Way	VISTA (92084)	3	3	6/17/2016		1,357	4	\$359,900	\$265.22	\$360,000	\$265.29
10	160024856	SOLD	TOWNH	1308 Isabella Way	VISTA (92084)	3	3	6/23/2016		1,357	7	\$360,000	\$265.29	\$360,000	\$265.29
11	160057398	SOLD	TOWNH	1328 Isabella Way	VISTA (92084)	3	3	12/14/2016		1,357	4	\$360,000	\$265.29	\$360,000	\$265.29
12	160042105	SOLD	TOWNH	834 Morning Mist Ct	VISTA (92084)	4	3	11/10/2016		1,601	45	\$399,000	\$249.22	\$397,000	\$247.97
13	160055546	SOLD	TOWNH	812 Daybreak pl	VISTA (92084)	4	3	11/17/2016		1,601	18	\$399,000 - \$429,000	\$267.96	\$413,500	\$258.28
Avg						3	2		137962	1372	45	\$349,408	\$255.41	\$347,717	\$254.40
Min						2	2		124575	1068	4	\$270,000	\$218.35	\$270,000	\$214.91
Max						4	3		162438	1717	226	\$429,000	\$274.33	\$413,500	\$274.33
Med						3	3		132419	1357	19	\$359,900	\$259.03	\$360,000	\$258.28

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POTENTIAL 20 UNIT ATTACHED MULTI-FAMILY PROJECT WITH EXISTING INCOME

2270 PRIMROSE AVENUE - VISTA, CA

SALES COMPARABLES

NEW HOME COMPARABLES

Project Name	Builder Name	City	Open Date	Product Type	Unit Size Min	Unit Size Max	MinPrice	MaxPrice	Min Price / SF	Max Price / SF	Total Units Planned	Total Units Sold	Total Remaining	Sales Rate	Zip Code
Level Fifteen	Zephyr Partners	Escondido	11/1/2014	Attached	1,690	1,918	\$ 432,990	\$ 462,990	\$ 241.39	\$ 256.21	63	53	10	2.3	92026
Cottages at St. Cloud	Taylor Morrison	Oceanside	4/2/2016	Attached	1,470	1,933	\$ 443,500	\$ 516,085	\$ 266.99	\$ 301.70	96	12	84	2.4	92056
Caprice	D.R. Horton	San Marcos	6/20/2015	Attached	1,851	2,190	\$ 492,990	\$ 499,990	\$ 228.31	\$ 266.34	71	58	13	3.9	92069
Mission Terrace	KB Home	San Marcos	9/10/2016	Attached	1,469	1,874	\$ 469,990	\$ 511,990	\$ 273.21	\$ 319.94	39	0	39		92069
Mission Terraces	KB Home	San Marcos	9/15/2016	Attached	1,469	1,874	\$ 469,990	\$ 511,990	\$ 273.21	\$ 319.94	39	0	39		92069
Mission Villas	KB Home	San Marcos	7/23/2016	Attached	1,105	1,647	\$ 389,990	\$ 469,490	\$ 285.06	\$ 352.93	54	5	49	3.1	92069

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Vista, CA

Estimated Development Fees
Per Approximate 1,000 SF Multi-Family Unit

<i>Item</i>	<i>MFR</i>
School Fees (\$3.20/SF)	\$ 3,200
County of San Diego - SANDAG RTCIP Fee	\$ 2,357
County of San Diego - County TIF	\$ 1,155
County of San Diego - Park Fee	\$ 6,182
Buena Vista Sanitation District - DIF Fees - Sewer Fee	\$ 3,955
Vista Irrigation District - Capacity Charge - 3/4" Meter	\$ 5,320
Vista Irrigation District - Hook-On Fee	\$ 813
County Water Authority - Capacity Charge - 3/4" Meter	\$ 4,963
TOTAL PER UNIT	\$ 27,945

Note: The existing water meters should provide some capacity credit for future development.

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