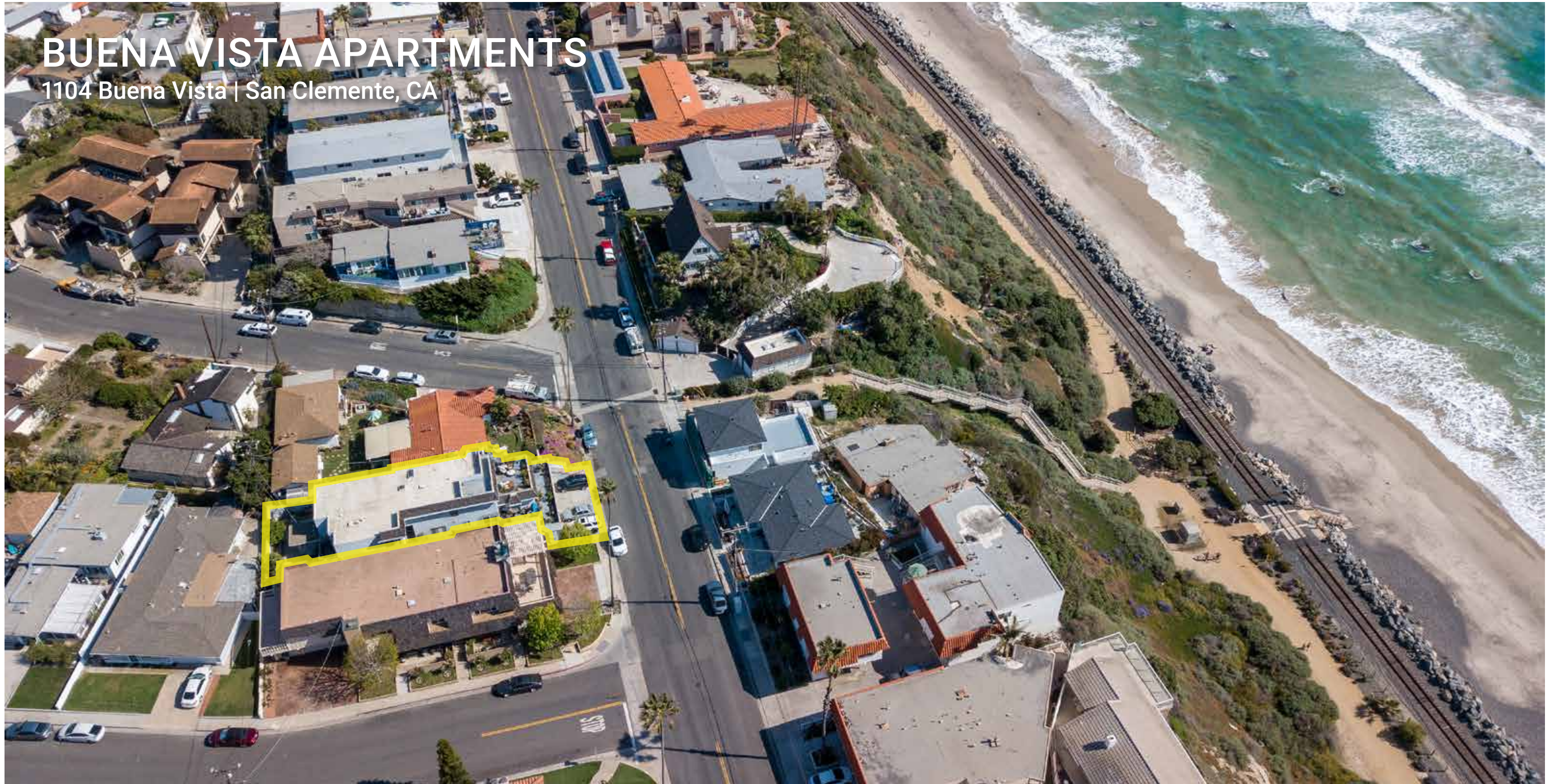


# BUENA VISTA APARTMENTS

1104 Buena Vista | San Clemente, CA



## Exclusively Listed By:

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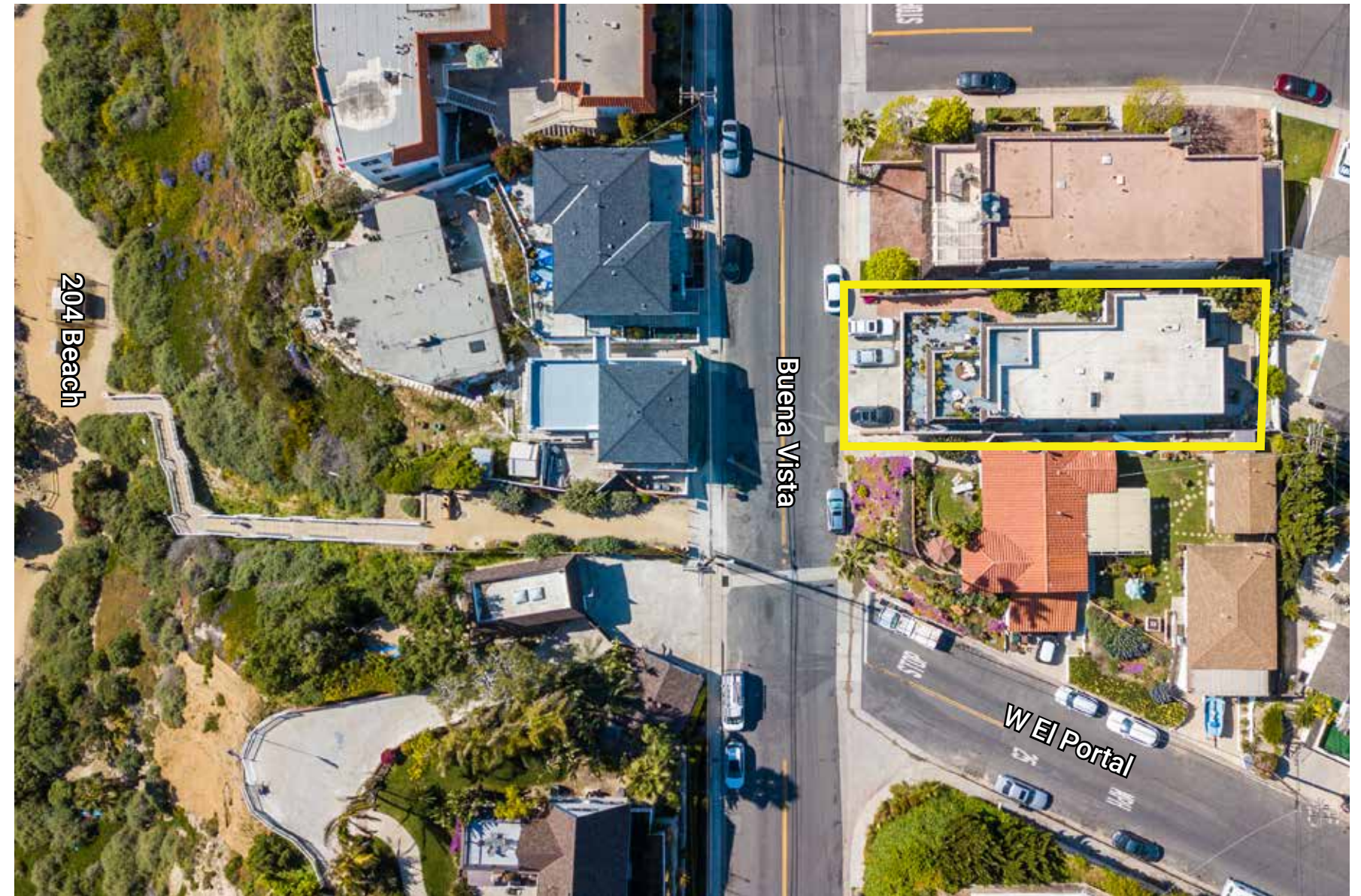
# INVESTMENT OVERVIEW

## Property Overview

Vantis Capital Advisors is pleased to present for sale a 4-unit multifamily property located in the beach community of San Clemente (South Orange County). This amenity-rich property features beautiful ocean views, is just blocks from Downtown San Clemente (Del Mar Street), and is directly adjacent to stairs leading down to the beach.

1104 Buena Vista is a three-story building built in 1970. The project sits on 5,400 SF lot and is an approximately 4,159 SF building. It consists of 4 units with four street facing garages. The second level consists of two units. The first unit is 3-bed/3-bath, a Large private wrap-around balcony with an Ocean View, and has Washer/dryer hookups. The second unit is 2-bed/2-bath, a gated yard with garden, and has direct access to common area Washer/dryer. The third level consists of two more units. The Ocean View facing unit is 1-bed/1-bath, large kitchen, and private access stairway to a rooftop balcony. The fourth and last unit is 2-bed/2-bath with a private balcony.

ADDRESS	1104 BUENA VISTA SAN CLEMENTE, CA 92672
APN	692-062-02
Total GLA	±4,159 SF
Land Area	±5,227 SF
Year Built	1970



# INVESTMENT OVERVIEW

## Aerial Overview



# INVESTMENT OVERVIEW

Photos and Aerial



# AREA OVERVIEW

## Neighborhood Overview

San Clemente is a city in Orange County, California, United States. The population was 63,522 at the 2010 census. Located on the California Coast, midway between Los Angeles and San Diego, the southernmost city of Orange County is known for its ocean, hill, and mountain views, a pleasant climate and its Spanish colonial-style architecture. San Clemente's city slogan is "Spanish Village by the Sea". The official city flower is the bougainvillea, and the official city tree is the coral. San Clemente is also the southernmost city in the Los Angeles metropolitan area.

Within the city, there are six elementary schools, three middle schools, and one high school. There is also one virtual public K-12 school: Capistrano Connections Academy with flexible hours for students. The elementary schools are: Truman Benedict, Concordia Elementary, Vista Del Mar, Las Palmas, Marblehead Elementary, and Lobo Elementary. The middle schools are Bernice Ayer, Shorecliffs, and Vista Del Mar. Las Palmas Elementary is well known for its dual immersion program.

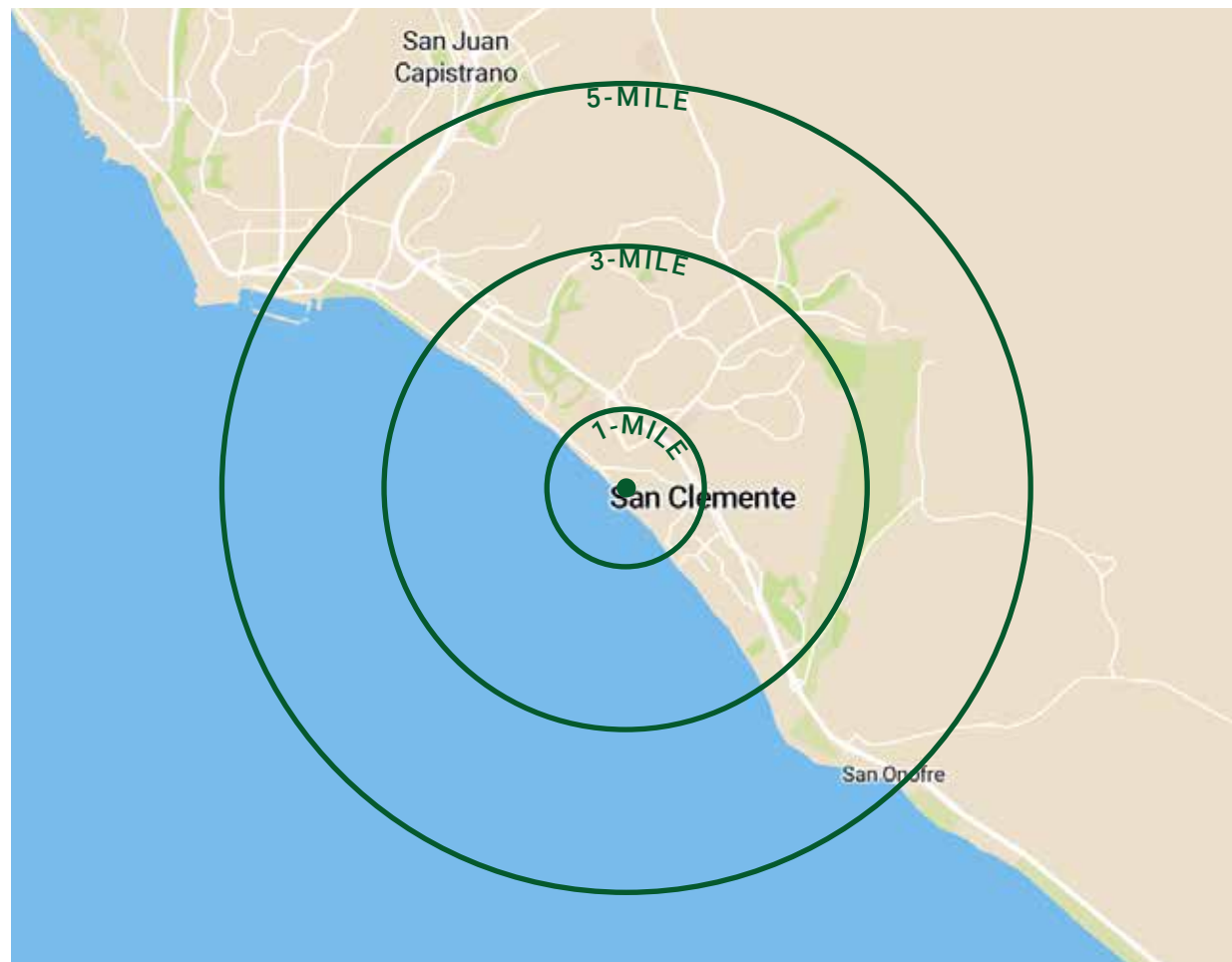
San Clemente High School has an IB (International Baccalaureate) Program and a large number of advanced placement courses. Students at San Clemente High School have proven to be well rounded and versatile, receiving academic accolades as well as hosting groups ranging from national title winning dance teams to award-winning orchestras, bands, voice groups and one of the nation's most skilled athletic programs; these groups have even received opportunities to perform at various venues including Carnegie Hall (madrigals and orchestra), various venues in Hawaii (marching band), and many others.

San Clemente is known for its many surfing locations, which include Trestles, Lower, Middle & Upper, Cotton's Point, Calafia, Riviera, Lasuens (most often called Lost Winds), The Hole, T-Street, The Pier, Linda Lane, 204(across the street from this property), North Beach and Poche Beach. It is also home to Surfing Magazine, The Surfer's Journal, and Longboard Magazine.



# AREA OVERVIEW

## Demographics



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION:</b>			
2024 PROJECTION	13,073	57,029	117,535
2019 ESTIMATE	12,688	55,988	115,046
2010 CENSUS	11,432	54,054	110,043
<b>2018 POPULATION BY RACE:</b>			
WHITE	11,486	50,698	101,432
BLACK	118	505	2,655
AM. INDIAN & ALASKAN	229	504	1,209
ASIAN	408	2,354	5,083
HAWAIIAN & PACIFIC ISLAND	35	115	363
Other	412	1,812	4,304
<b>HOUSEHOLDS:</b>			
2024 Projection	5,277	22,217	40,528
2019 Estimate	5,115	21,806	39,721
2010 Census	4,583	21,071	38,195
Growth 2019 - 2024	3.17%	1.88%	2.03%
Growth 2010 - 2019	11.61%	3.49%	4.00%
2019 Avg Household Income	\$91,174	\$125,491	\$125,937
2019 Med Household Income	\$68,986	\$95,599	\$92,156

# FINANCIAL INFORMATION

## Income & Expenses

### UNIT MIX & RENT SCHEDULE

UNITS	BEDROOMS/BATHS	CURRENT MONTHLY RENT/UNIT	CURRENT MONTHLY INCOME	PROFORMA MONTHLY RENT	PROFORMA MONTHLY INCOME
1	1 Bedroom / 1 Bathroom	\$2,400	\$2,400	\$2,575	\$2,575
2	2 Bedroom / 2 Bathroom	\$1,900-\$2,145	\$4,045	\$2,400 - \$2,600	\$5,000
1	3 Bedroom / 3 Bathroom	\$2,628	\$2,628	\$3,200	\$3,200
Monthly Rental Income			\$9,073		\$10,775
Monthly Other Income			\$35		\$35
<b>Monthly Gross Income</b>			<b>\$9,108</b>		<b>\$10,810</b>
<b>Total Annual Income</b>			<b>\$109,296</b>		<b>\$129,720</b>

ANNUALIZED EXPENSES				ANNUALIZED OPERATING DATA			
	TOTAL	PER UNIT	PER SF		CURRENT	PROFORMA	
Taxes (Est.)	\$21,744	\$5,436	\$5.23	Scheduled Gross Income	\$109,296	\$129,720	
Utilities	\$3,520	\$880	\$0.85	Less Vacancy Reserve	3.00% \$3,279	3.00% \$3,892	
Insurance	\$1,456	\$364	\$0.35	Gross Operating Income	\$106,017	\$125,828	
Maintenance & Repairs	\$3,000	\$750	\$0.72	Less Expenses	32.6% \$35,596	27.4% \$35,596	
Pest Control	\$474	\$119	\$0.11	Net Operating Income	\$70,421	\$90,232	
Landscaping	\$1,045	\$261	\$0.25	Less Loan Payments	\$58,738	\$58,738	
Management	\$4,356	\$1,089	\$1.05	Gross Spendable Income	\$11,683	\$31,495	
<b>Total Expenses</b>	<b>\$35,596</b>	<b>\$8,899</b>	<b>\$8.56</b>	<b>Capitalization Rate</b>	<b>3.28%</b>	<b>4.20%</b>	
				<b>Gross Rent Multiplier</b>	<b>19.67</b>	<b>16.57</b>	
				<b>Cash on Cash Return</b>	<b>1.08%</b>	<b>2.92%</b>	
				<b>Debt Coverage Ratio</b>	<b>1.20</b>	<b>1.54</b>	



# FINANCIAL INFORMATION

## Property Pricing

### INVESTMENT SUMMARY

Price	\$2,150,000
Price / Unit	\$537,500
Price Per Square Foot	\$516.95

### PROPOSED FINANCING

1st Loan	New 1st Trust Deed	Start Rate	Monthly Payment
\$1,070,000	30 Year Fixed Rate	3.650%	\$4,895

### PROPERTY SUMMARY

Address	1104 Buena Vista, San Clemente, ca 92672
APN	692-062-02
Number of Units	4
Year Built	1970
Building SF	±4,159
Lot SF	±5,227

Close Proximity To Beach, Four Garages, Ocean Views,  
Individually Metered For Gas And Electric, On-Site Laundry





*Vantis Capital Advisors is a full-service brokerage company that focuses on aligning ourselves with our clients to build long-term investment strategies. In addition to advisory services, Vantis Capital Advisors also assists their clients in the acquisition, disposition, and leasing of Commercial Real Estate. Our specialty ranges from retail, office and industrial properties to multifamily and mixed use.*

*With nearly 15 years of experience in the industry, Vantis Capital Advisors has a unique advantage in providing our clients with extensive experience combined with a culture of utilizing the latest technologies that are available in Commercial Real Estate. The combination of experience and the utilization of technologies gives us the ability to provide efficiency, transparency, and accountability for our clients in a real-time environment.*

*The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.*

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