

# 785 Lemon Ave Units 1-4, Vista



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## 785 Lemon Ave Units 1-4

Vista, CA 92084

MLS ID: PTP2602902

**\$2,275,000**

No HOA or Mello Roos

\$147,000 Gross Annual Income

\$34,800 Estimated Annual Expenses

\$108,240 Net Operating Income

4.75% Estimated Cap Rate



Built in 2025, this low-maintenance, 3/4 leased fourplex offers immediate cash flow with long-term upside. The property generates \$147,000/year in gross income with separately metered gas & electric, owned solar, and all new systems and finishes - ideal for 1031 exchange buyer seeking stabilized returns with extremely low expenses or residential buyer in the market to house hack. Each unit is thoughtfully designed to attract high-quality tenants, featuring quartz countertops, stainless steel appliances, in-unit LG washer/dryers, Innovair mini splits, tankless water heaters, and durable vinyl oak flooring. Unit mix includes a highly desirable 3 bed/2 bath owner's unit option, and three 2 bed/1 bath units with varying modern kitchen designs. New roof, foundation, plumbing, electric, windows, landscaping - all new inside and out! Located near Vista's growing dining and entertainment, including Moonlight Amphitheatre and Alta Vista Botanical Gardens, with easy freeway access to the coast.

### Specs & Rents:

- Unit 1 (\$3,800/mo pro forma): 3 Beds / 2 Baths / 1,234 SF
- Unit 2 (\$2,900/mo): 2 Beds / 1 Bath / 830 SF
- Unit 3 (\$2,750/mo): 2 Beds / 1 Bath / 743 SF
- Unit 4 (2,800/mo): 2 Beds / 1 Bath / 847 SF

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