

An aerial photograph of a residential complex. In the center is a swimming pool with a curved edge, surrounded by a black metal fence. To the right of the pool is a lounge area with several teal umbrellas and lounge chairs. The buildings are multi-story with light-colored walls and red-tiled roofs. The area is lush with palm trees and other greenery. A dark teal overlay is in the top left corner, containing white text.

VUE OCEANSIDE

3675 BARNARD DRIVE, OCEANSIDE, CA
FOR SALE | 136 APARTMENT HOMES

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INVESTMENT SUMMARY

Kidder Mathews is pleased to present Vue Oceanside for sale in San Diego's I-78 corridor on the border of Oceanside and Carlsbad

THE OFFERING

Vue Oceanside is a well-maintained garden style community with significant upside in rents. Originally constructed in 1975, this 136-unit asset underwent a major renovation in 2018 including interior upgrades to 86 of the units and a full exterior rehab with numerous structural and mechanical improvements. The property provides the opportunity to increase NOI by completing upgrades to the 50 non-renovated units to achieve the proven price premium for the renovated units as well as participate in the broader regional market growth.

The community is brimming with resort-style amenities including swimming pool, spa, fitness center, clubhouse, business center, tennis courts, community laundry facilities and covered parking.

Vue Oceanside is in a great Oceanside location adjacent to Mira Costa College and close to the Tri-City Medical Center, transportation, and abundant retail. The property has a recorded condominium map allowing for future sales to individual owners.



PROPERTY OVERVIEW

Price	Unpriced
Address	3675 Barnard Drive, Oceanside, CA 92056
No. of Units	136
Year Built	1975
Site Area	435,601 SF / 10 AC
Building Area	125,240 SF

EXCLUSIVE REPRESENTATION

Kidder Mathews has been selected to exclusively represent Vue Oceanside. All inquiries about this listing be directed to the lead broker, Eric Comer at 858.369.3084 or at eric.comer@kidder.com.

OFFERING MEMORANDUM & CONFIDENTIALITY AGREEMENT

A full offering memorandum is available with proper investor registration. Once registered, an investor can expect an invitation to a password protected document center containing electronic forms of the offering memorandum, title documents, and other information that should be useful in your evaluation of the property. For questions regarding the document center, please contact Shira Bicknell at 858.369.3086 or shira.bicknell@kidder.com.

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CARLSBAD












78

TRI-CITY MEDICAL CENTER



VUE
OCEANSIDE

OCEANSIDE

MIRA COSTA COLLEGE

INVESTMENT HIGHLIGHTS

VALUE-ADD opportunity to continue interior renovations

NEWLY renovated clubhouse, leasing office, and fitness center

\$1 MILLION in capital improvements in the last 24-months

63% of the homes have been renovated

PROVEN renovation premiums of approximately \$250/mo.

LARGE floor plans averaging ± 921 square feet with one and two-bedroom homes

DESIRABLE location with immediate freeway access

CARLSBAD ADJACENT The 78 Freeway is the east/west boundary between Carlsbad and Oceanside

MIRA COSTA COLLEGE is adjacent and a short walk from the property, making it a great student/staff housing option

TRANSIT RICH area with Sprinter light rail 2 miles north and several convenient bus stops within walking distance

PROXIMITY TO RETAIL, restaurants and community amenities

5 MILES to the beach

CONDO EXIT possible with a final subdivision tract map for condominiums and 136 individual parcel numbers





COMMUNITY AMENITIES

OUTDOOR swimming pool and spa with picnic area and lounge seating

CONTEMPORARY renovated clubhouse with shuffleboard, social lounge, work space and kitchenette

STATE OF THE ART fitness center

SECURED car entry system

COVERED parking available

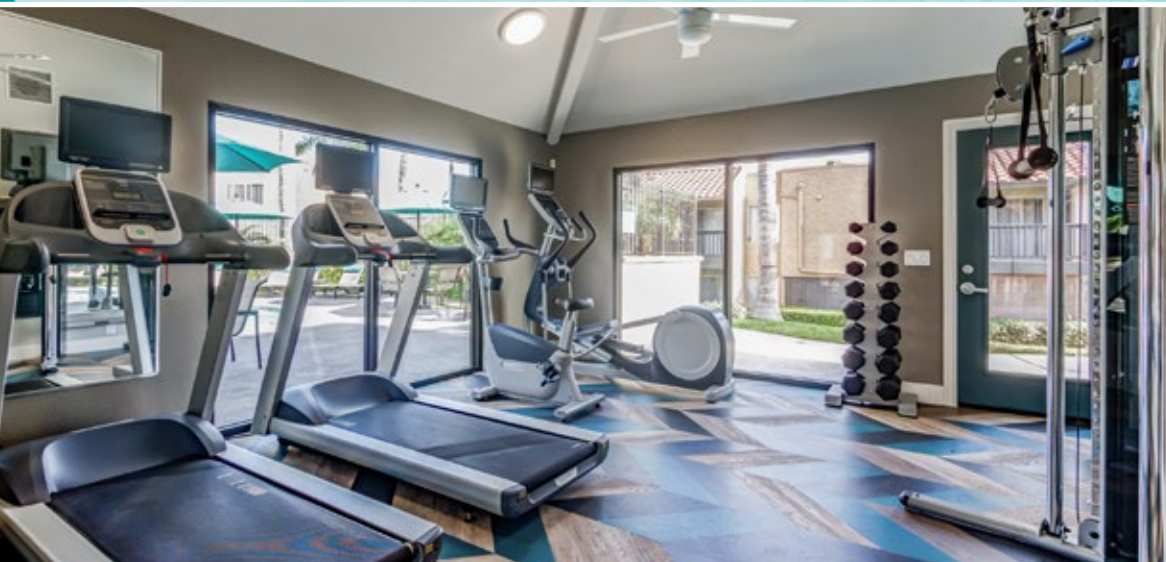
SERENE courtyards with picnic areas and barbecue grills

TWO ON-SITE laundry facilities

SPORTS COURTS include tennis and basketball courts, refinished in 2018

LUSH landscaping with beautiful greenbelts

LEASING office on-site and newly renovated



APARTMENT HOME AMENITIES

SPACIOUS homes averaging 815 sf for one bedrooms and 1,015 sf for two bedrooms

STAINLESS STEEL appliance packages including dishwashers; built-in microwaves and refrigerator in renovated homes

SHAKER cabinetry with chrome hardware in renovated homes

VINYL wood-like plank flooring and carpet in renovated homes

2 INCH white crown molding in most homes

FLOOR TO CEILING mirrored closet doors

PRIVATE balconies or patios for select homes

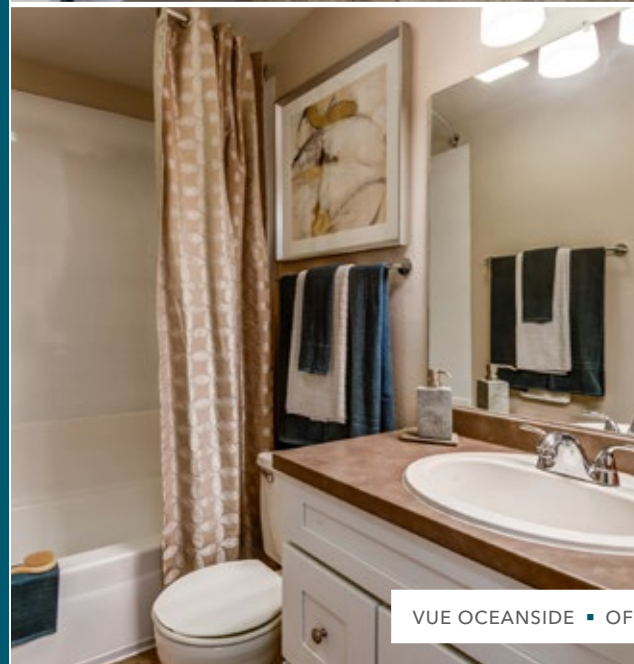
FIREPLACES in select homes

CEILING FANS in all homes

STORAGE located on balcony/patio

UNIT MIX

Unit Type	No. of Units	SF	Total SF
1 BR / 1 BA	64	815	52,160
2 BR / 2 BA	72	1,015	73,080
Total / Avg	136	921	125,240



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