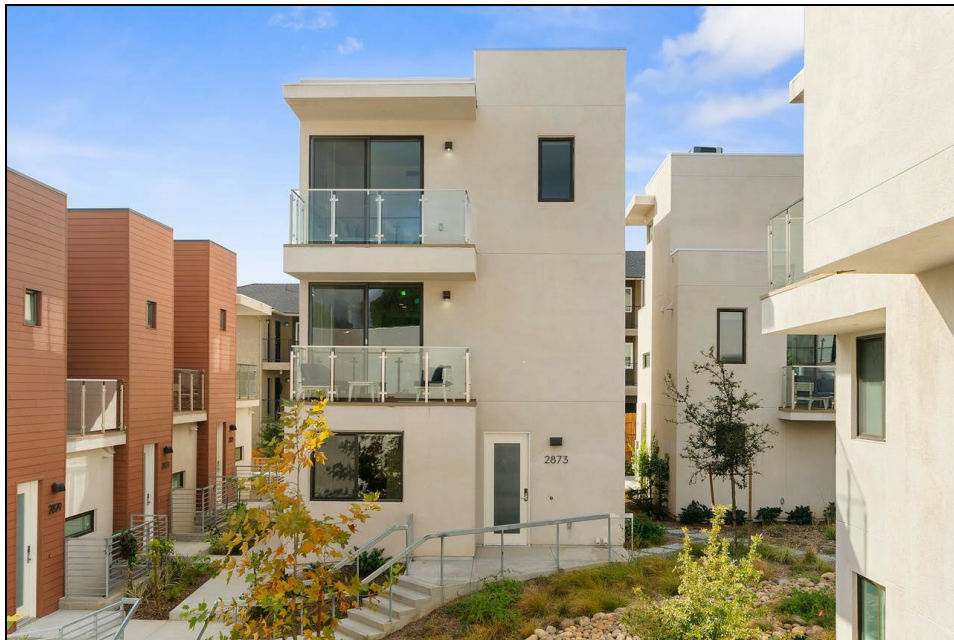


Properties for Sale

1 2871-2891 B St, San Diego, CA 92102



Property Details

Price	\$10,000,000
No. Units	11
Building Size	17,701 SF
Total Lot Size	0.59 AC
Property Type	Multifamily
Cap Rate	3.70%
No. Stories	3
Building Class	B
Year Built	2020
Zoning Description	GH-1500
Tax ID/APN	539-521-02
Status	Active

Property Notes

Sale Notes

2020 BUILT! VIRTUAL TOUR LINKS OF ALL UNIT TYPES IN MARKETING PACKAGE**VIEW MARKETING PACKAGE LINK BELOW FOR DETAILS** Golden Hill Townhomes are a fresh, new concept in a highly desirable historic location of San Diego. Nestled between Balboa Park, South Park and Downtown, Golden Hill Townhomes is the perfect addition to a location that draws the unique, urban artistic culture within the rich history that is Golden Hill. Golden Hill Townhomes was thoughtfully designed with efficient features, contemporary interiors, high-end finishes and unprecedented attention to detail.

Property Description

2020 BUILT! **VIEW MARKETING PACKAGE LINK FOR FULL DETAILS** Property sits on .59 acres, or 25,700 square feet. Golden Hill Townhomes consists of 11 detached and attached urban town homes ranging in size from 1328-1800 square feet. These two-story homes, feature two- three bedrooms, two-car garages and private balconies. These town homes were built highly efficient, including owned solar panels dedicated to each unit.

Highlights

Brand New Large Luxury Townhomes, 5 separate buildings

Large units, all beds with ensuite baths and 2 car attached garages

Superb Location minutes from Downtown, Balboa park, South Park and Freeways

See Detailed Marketing Package Link!

Condo Map in Process for future individual sales

Net ZERO energy - owned solar dedicated to each unit!

Unit Mix Information

Description	No. Units	Avg. Mo. Rent	Sq. Ft.
2+2			
3+4			

Photos





Property Details

Price	\$1,495,000
No. Units	4
Building Size	1,824 SF
Total Lot Size	5,650 SF
Property Type	Multifamily
Gross Rent Multiplier	24.42
No. Stories	1
Building Class	C
Year Built	1953
Zoning Description	R-3:Restricted Multiple
Tax ID/APN	415-261-06-00
Status	Active

Property Notes

Sale Notes

All units are tenant occupied. Showings will be considered with accepted offer.

Property Description

Great location in North Pacific Beach that borders La Jolla with close proximity to groceries, restaurants, shops, and the ocean. Property consists of four occupied 1 bedroom, 1 bathroom residential apartments. Site has street and alley access. Driveway off alley provides 8 off-street parking spaces.

Highlights

Central location in North Pacific Beach near groceries, restaurants, and the ocean.

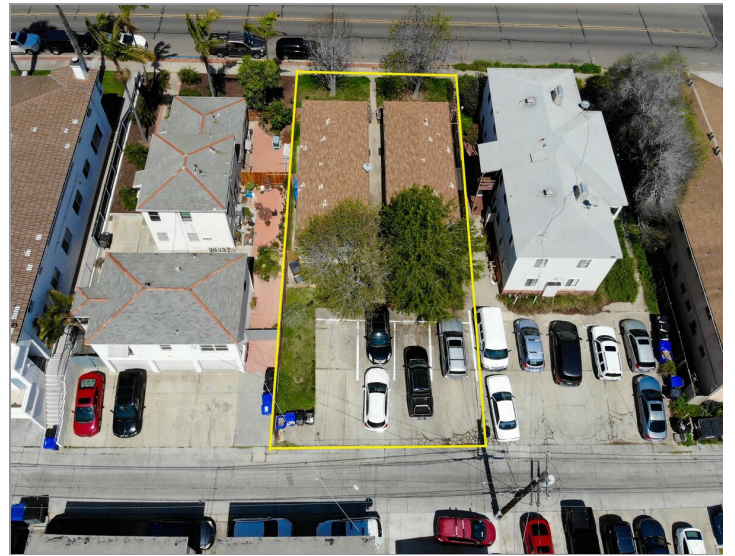
Flat lot with alley access.

8 Off-street parking spaces

Unit Mix Information

Description	No. Units	Avg. Mo. Rent	Sq. Ft.
1+1			

Photos





Property Details

Price	\$7,385,000
No. Units	16
Building Size	6,980 SF
Total Lot Size	0.11 AC
Property Type	Multifamily
Cap Rate	3.86%
Gross Rent Multiplier	16.48
No. Stories	3
Building Class	C
Year Built	1960
Tax ID/APN	423-722-10-00
Status	Active

Property Notes

Sale Notes

715 Cohasset Court is a top quality coastal San Diego apartment property located in the A+ area of South Mission Beach, 100 steps to the boardwalk and Beach. This completely renovated 16 unit asset is fully stabilized and 100% leased. The immediate area has an average House Hold income of \$127k/year and an average detached home sale price of \$1.6MM (\$1.45MM for attached condos). Interior renovations include quartz countertops in kitchens and baths, white shaker cabinets in kitchen and baths, luxury vinyl plank flooring throughout, in-unit stackable washer/dryers, upscale front doors with keyless entries, modern paint, baseboards, molding and more. The exterior renovations include a new roof (with 10 year warranty), vinyl windows, stucco patch and repair, new paint (including front mural), new address sign, redesigned front elevation with landscaping, new code security gates, BBQ/lounge area and more. The property also includes a rooftop deck with 360 views of the Pacific Ocean and Sail Bay. This highly desirable property and location attracts an upscale resident with substantial income and credit rating. The property offers an opportunity for the long term investor to own a rarely offered, highly upgraded property in one of San Diego's top beach locations.

Property Description

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Highlights

100 Feet to Mission Beach Boardwalk & The Pacific Ocean

Ocean & Bay Views

Complete Interior & Exterior Renovation

Rooftop Deck With 360 Degree Views of the Pacific Ocean & Sail Bay

Located in San Diego's Premier Beach Community - South Mission Beach

Unit Mix Information

Description	No. Units	Avg. Mo. Rent	Sq. Ft.
0+1			
1+1			
2+1			

Photos

