



Investment Opportunity

16 Unit Multi-Family Property

San Diego | Mission Beach

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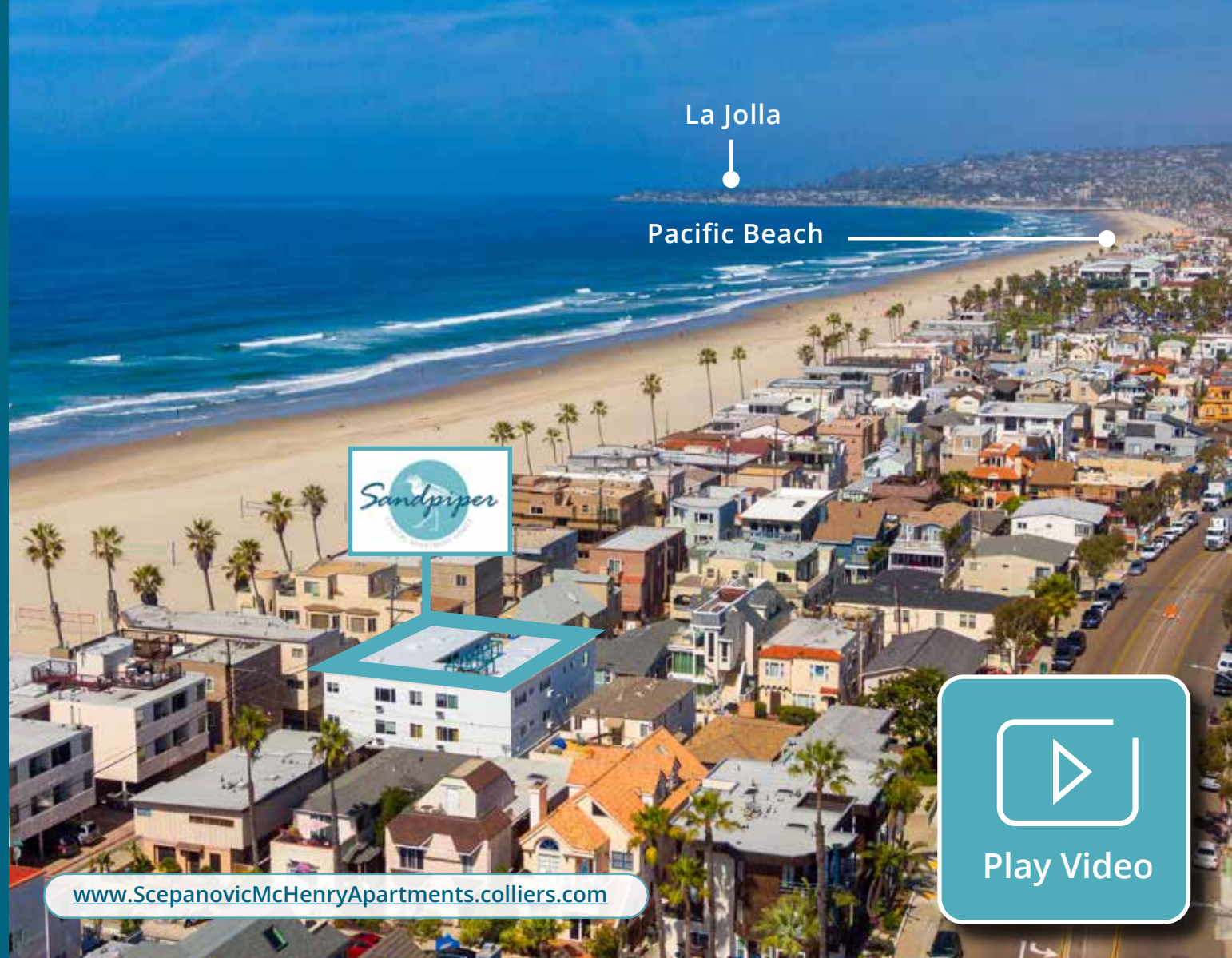
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Accelerating success.

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Play Video



Great Coastal Value



Fully renovated +
In-Unit Washer/
Dryers



Rooftop deck with 360 Degree
Ocean & Bay Views



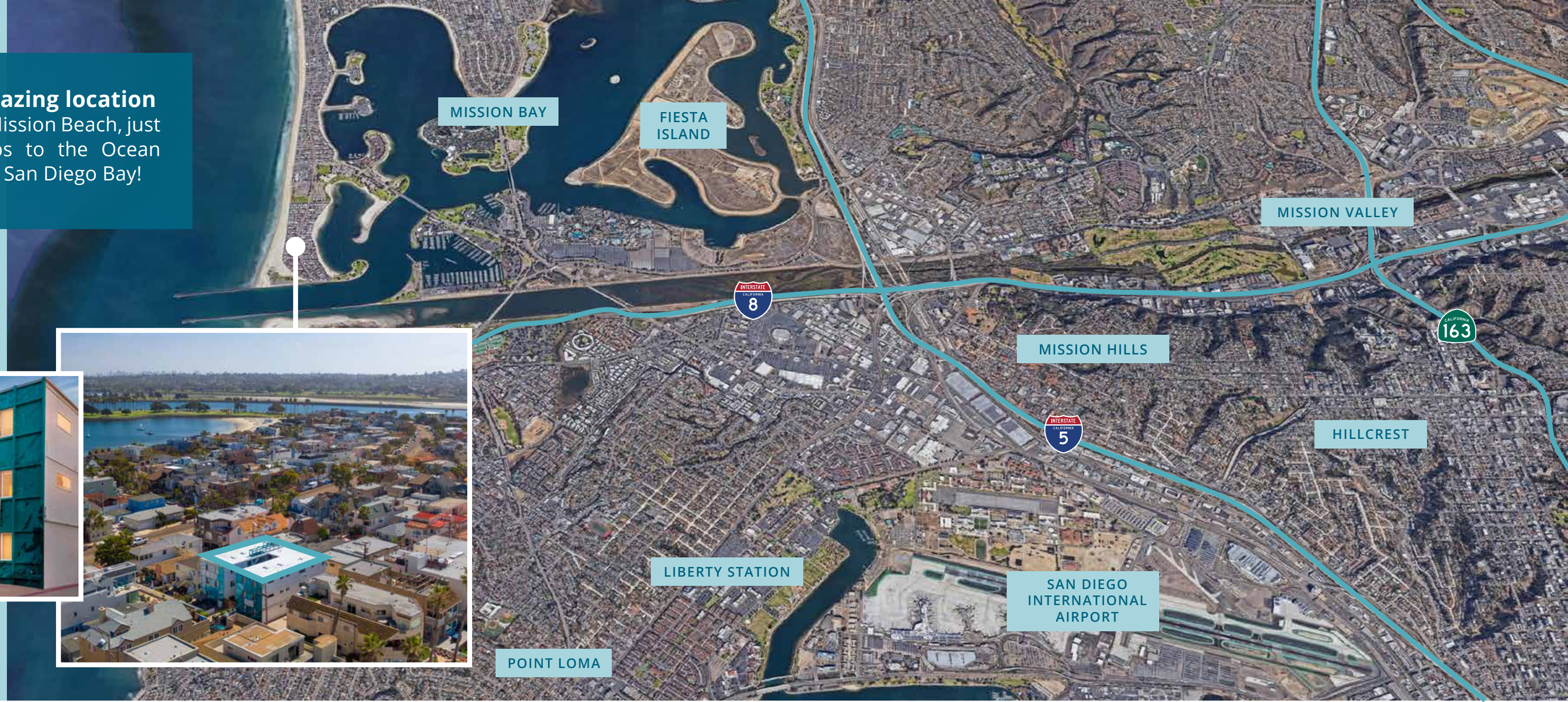
Amazing location

In Mission Beach, just steps to the Ocean and San Diego Bay!

715 Cohasset Court
San Diego, CA 92109



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Prime Upscale
Beach Location



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The Offering Process

Introduction

The Seller has engaged Colliers International CA, Inc., a Delaware Corporation, dba “Colliers International ” to facilitate the sale of 715 Cohasset Court, San Diego, CA 92109.


The Opportunity

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 counter tops 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 key-less 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.

Offering Process

Prospective purchasers are invited to submit offers to purchase the property through Colliers International CA, Inc. for consideration by the Seller. Any offers to purchase are encouraged to be submitted on C.A.R. form RIPA.

For further information or to submit an offer on Garden View Apartments, please contact:



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Confidentiality

This Offering Memorandum (“OM”) has been prepared by Colliers International CA, Inc., a Delaware Corporation, dba Colliers International and is provided to select parties for their own analysis of the Property. The recipient acknowledges that by receipt of this OM, and by their execution of the Confidentiality Agreement, they agree to keep permanently confidential all information contained herein or made available in connection with any further investigation.

This OM is the property of Colliers International and the Seller and may be used only by parties approved by Colliers International and the Seller. The Property is privately offered and, by accepting this package, the party in possession herein agrees, without limiting the provisions of the Confidentiality Agreement: (i) to return it to Colliers International immediately upon request of Colliers International or the Seller; and (ii) that no portion of this package may be copied, reproduced or distributed to other parties at any time without the prior written consent of Colliers International and the Seller.

Disclaimer

Neither the Seller nor Colliers International, nor any of their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, advisors or other representatives, makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained in this OM or of any other information provided or statements made by Colliers International, the Seller or their agents, and such material, information, or statements should not be relied upon by prospective purchasers without independent investigation and verification. Prospective purchasers and responsible for obtaining their own independent financial, legal, accounting, engineering, technical and other expert advice. This OM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in analyzing the Portfolio. All materials, information or statements are provided as a convenience to prospective purchasers only. The Vendor and Colliers International and their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, advisors and other representatives expressly disclaim any and all liability for any errors or omissions contained in this OM or in any other oral or written communications given or made available to prospective purchasers. This OM is not, and under no circumstances is it to be construed to be, an offering of securities, a prospectus, a public offering or an offering memorandum as defined under applicable securities legislation. No securities commission or regulatory authority in the United States of America or any other country has in any way passed judgment upon the merits of the opportunity to acquire the Property or the accuracy or adequacy of this OM.

The Seller and Colliers International reserve the right to withdraw, amend or replace all or any part of this OM at any time and undertake no obligation to provide prospective purchasers with access to any additional information, other than as contemplated by the Seller’s form of Offer. In all cases, prospective purchasers should conduct their own investigation and analysis of the Property. Any sale of the Portfolio will be subject to the terms of an accepted Offer, which will supersede all prior communications, including this OM.

Review of Offers

All Offers to purchase the Property will be evaluated based upon, but not limited to, the structure proposed by the prospective purchaser, the net proceeds to the Seller, the prospective purchaser’s ability to complete the transaction, and the timeliness and proposed conditions of closing, if any. Colliers International and the Seller reserve the right to request new or additional information regarding a potential purchaser or any individual or other person associated with a potential purchaser. The Seller may elect to negotiate with the prospective purchaser(s) whose purchase proposals is/are judged to be most attractive to the Seller, in its sole and absolute discretion. The Seller is not obliged to receive, consider or accept any Offer and reserves the right to reject any or all Offers received.

At any time prior to entering into an Offer, the Vendor may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Seller reserves the right to end the sale process in respect of the Property or to cease discussions with any and all prospective purchasers at any time prior to accepting an Offer, without notice or liability.





Investment Highlights

- Steps to Premier South Mission Beach Boardwalk
- Complete Interior & Exterior Renovations
- Ocean & Bay Views
- Fully Leased

Owner previously operated the property with up to 7 of the 16 units (44%) leased to 3rd party vacation rental operators. Seller has terminated this arrangement and re-leased units to long term tenants. The final 3 remaining vacation rental units are in process and anticipated to be vacated and re-leased by October 2021.



Located in San Diego's premier beach community - South Mission Beach



Steps to Mission Beach Boardwalk and Pacific Ocean



Close to high-end shopping, restaurants and nightlife



Complete interior & exterior renovations (2019)



Rooftop deck with 360 views of Pacific Ocean and Sail Bay



Fully leased



San Diego's job growth leads Southern California in 2019 - 2.8% unemployment (3.9% State of CA)



High paying tech jobs coming to San Diego



Investment Summary

715 Cohasset Court
San Diego, CA 92109

Price:	\$7,257,500
Units:	16
Price/Unit:	\$453,594
Unit Mix:	4 - Studio 10 - 1BR/1BA 2 - 2BR/1BA
Capitalization Rate (Current):	4%
Capitalization Rate (Turnover):	4.3%
GIM (Current):	16.0
GIM (Turnover):	15.2
Year Built:	1960 / 2019
Type of Buildings:	One - Three Story Building
APN:	423-722-10-00
Parking Spaces	8
Gross Building SF:	6,980
Land Area SF:	4,677



Perfectly
positioned

High-End Coastal Location
100 feet to the sand



Recently
renovated

New exterior & interior finishes



Picture perfect

Gorgeous Views



Rooftop deck with 360 Views of the Ocean and San Diego Bay



Ocean views from select units



Inviting courtyard

Bike and surfboard storage areas



Market Overview



Mission Beach

Mission Beach is San Diego’s lively take on the classic boardwalk beach town with nearly two miles of oceanfront boardwalk, numerous rental shops and Belmont Park, a boardwalk amusement park, featuring the Giant Dipper Roller Coaster, originally built in 1925 but since restored, the Beach House Grill, miniature golf, bumper cars, rock climbing and an arcade.

A popular beach with the 20-something crowd, there are plenty of bars in Mission Beach and adjacent Pacific Beach, and a hot nightlife scene for young adults and the young at heart.

There are also a host of activities for the whole family to enjoy including biking, beach volleyball, boogie boarding, surfing, whale watching, sport fishing and scuba diving.

A short walk across Mission Beach’s main thoroughfare leads you to the calm waters of Mission Bay, home to Sea World San Diego and the largest aquatic park of its kind, surrounded by grassy parks, playgrounds, picnic tables and miles of paved sidewalks. Rent a sailboat, take a leisurely bay side bike ride, or watch the kids play in this one-of-a-kind oasis.



Mission Beach Housing & Demographics

Housing prices within a half-mile from 715 Cohasset Court are some of the highest in San Diego County. According to Metro study, the one-year period from March 1, 2019 to February 29, 2020 posted an average resale price for a single-family (detached) residence of \$1,597,500 while the average resale price for a townhouse-condo was \$1,452,441. Detached prices were 103% higher than the county-wide average resale price of \$787,549 while attached prices were 186% higher than the county-wide average resale price of \$508,714.

Average household income within the 92109 Zip Code stood at \$107,488 in 2019. The area within a half-mile radii of 715 Cohasset Court had an average household income at \$126,758. This equates to 17.2% higher income than the county-wide average household income of \$108,186.

Mission Beach has a younger resident base in comparison the overall county. The median age in San Diego County stands at 35.9 years compared to 32.5 years in the 92109 Zip Code and 35.3 years within five miles of the subject property.



Average Household Income

\$126,758
0.5 Mile Radius
\$107,488
92109 Zip Code



Average Home Price

\$1,597,500
Single Family Homes
\$1,452,441
Condominiums

Source: San Diego Association of Realtors



Area Tech/Biotech Developments



Apple bringing 1,200 jobs to San Diego

In October 2019, Apple leased 204,000 square feet at 9775 Towne Centre Drive, scheduled for delivery in 2021 and 96,000 square feet at 9779 Towne Centre Drive. Apple is also rumored to have leased 160,400 square feet at 9455 Towne Centre Drive, scheduled for completion in mid-2020, and seeking to lease a fourth building in the UTC/Sorrento Mesa area.



The Boardwalk in Torrey Pines – A \$164M, amenity-rich life science campus known as “The Boardwalk” is under construction in the Torrey Pines biotech submarket. The project will consist of three buildings with more than 195,000 square feet of office and lab space, a one-acre park, fitness facilities, a full-service restaurant, and outdoor collaboration spaces. A portion of the project is said to be move-in ready by Spring of 2021.



The Campus at Horton – Stockdale Capital Partners transform the former Westfield Horton Plaza mall into an employment and entertainment complex in Downtown San Diego that will house up to 4,000 high-tech jobs.



Kilroy Realty's 2100 Kettner – Kilroy Realty recently broke ground on a six-story low-rise 209,203 square foot office building with ground floor retail. This is said to be the largest office building in the Little Italy neighborhood of San Diego. Construction is anticipated to be completed by the end of 2020.



SORRENTOMESA
San Diego's Tech Hub

TORREYPINES
2ND Largest Life sciences
Submarket in the United States

Area Amenities

There's always something to do
in Mission Beach!



1. Board & Brew
2. Mavericks
3. Breakfast Republic
4. Firehouse American Eatery
5. Waterbar
6. Amplified Ale Works Kitchen
7. Soulshine Vegan Cafe
8. The Mission
9. Saska's
10. Better Buzz
11. Cannonball
12. Belmont Park
13. Draft South Mission
14. Creperie
15. Red Marlin
16. Pelican's on the Bay
17. The Dana on Mission Bay
18. Royal Rooster
19. Barefoot Bar & Grill
20. Tropics Cantina



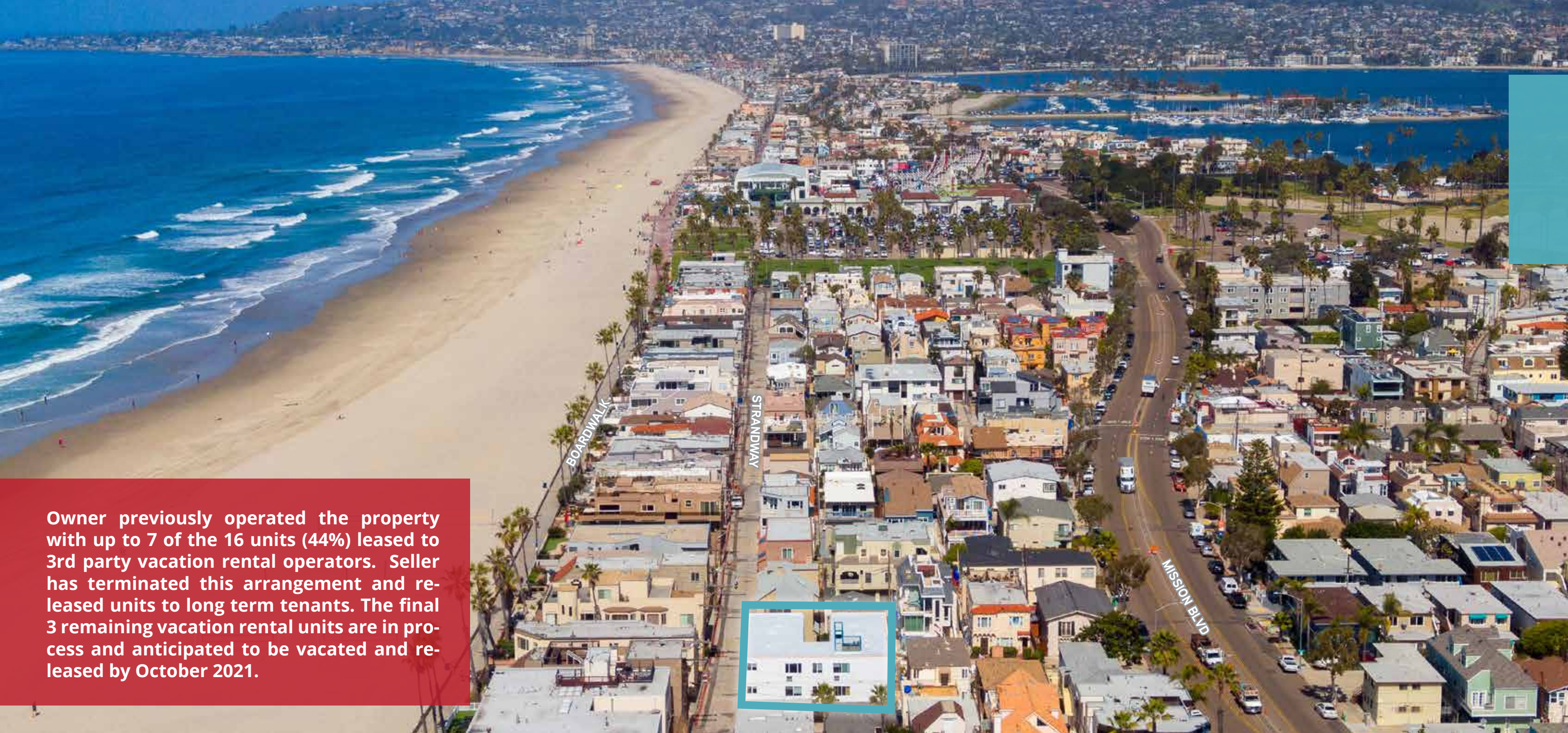
PELICAN'S ON THE BAY



Walking Distance

Walkable to upscale shopping, restaurants and nightlife





Financials & Comparables

Owner previously operated the property with up to 7 of the 16 units (44%) leased to 3rd party vacation rental operators. Seller has terminated this arrangement and released units to long term tenants. The final 3 remaining vacation rental units are in process and anticipated to be vacated and released by October 2021.



Rent Roll & Investment summary

Pro-Forma Rent Roll

				CURRENT RENT		TURNOVER RENT	
Unit	Unit Type	Square Feet ⁽¹⁾	# of Units	Current Rent	Rent/SF	Turnover Rent	Rent/SF
1	1BR/1BA	416	1	\$ 2,195	\$ 5.28	\$ 2,395	\$ 5.76
2	1BR/1BA	403	1	\$ 2,250	\$ 5.58	\$ 2,450	\$ 6.08
3	1BR/1BA	403	1	\$ 2,195	\$ 5.45	\$ 2,395	\$ 5.94
4	1BR/1BA	416	1	\$ 2,195	\$ 5.28	\$ 2,395	\$ 5.76
5	1BR/1BA	403	1	\$ 2,195	\$ 5.45	\$ 2,395	\$ 5.94
6	Studio	297	1	\$ 1,895	\$ 6.38	\$ 1,950	\$ 6.57
7	2BR/1BA	542	1	\$ 2,895	\$ 5.34	\$ 2,895	\$ 5.34
8	1BR/1BA	398	1	\$ 2,425	\$ 6.09	\$ 2,425	\$ 6.09
9	Studio	297	1	\$ 1,895	\$ 6.38	\$ 1,995	\$ 6.72
10	1BR/1BA	403	1	\$ 2,195	\$ 5.45	\$ 2,495	\$ 6.19
11	1BR/1BA	403	1	\$ 2,295	\$ 5.69	\$ 2,395	\$ 5.94
12	Studio	297	1	\$ 1,950	\$ 6.57	\$ 1,950	\$ 6.57
13	1BR/1BA	402	1	\$ 2,195	\$ 5.46	\$ 2,395	\$ 5.96
14	1BR/1BA	403	1	\$ 2,320	\$ 5.76	\$ 2,450	\$ 6.08
15	Studio	297	1	\$ 1,925	\$ 6.48	\$ 1,995	\$ 6.72
16	2BR/1BA	502	1	\$ 2,895	\$ 5.77	\$ 2,895	\$ 5.77
Totals		6,282	16	\$ 35,915		\$ 37,870	
Average		393		\$ 2,245	\$ 5.77	\$ 2,367	\$ 6.09
Yearly Total (GSI):				\$ 430,980		\$ 454,440	

Notes:

⁽¹⁾ Square footage based on plans provided. According to public records, the total building area is 6,980 SF.

Investment Summary

Price:	\$7,257,500	GIM (Current):	16.0
Units:	16	GIM (Turnover):	15.2
Price/Unit:	\$453,594	Year Built:	1960 / 2020
Unit Mix:	4 - Studios 10 - 1BR/1BA 2 - 2BR/1BA	Type of Buildings:	One - Three Story Building
Capitalization Rate (Current):	4.0%	APN:	423-722-10-00
Capitalization Rate (Turnover):	4.3%	Parking Spaces:	8
		Gross Building SF:	6,980
		Land Area SF:	4,677



Pro-Forma

NOI analysis

Notes:


- ⁽¹⁾ Vacancy estimated at 4%.
⁽²⁾ As of July 1, 2021 on-site manager to be compensated with a \$250/mo. rent credit.
⁽³⁾ Parking income estimated at \$950/mo. starting July 1, 2021.
⁽⁴⁾ Off-site management fee estimated at 4% for Pro-Forma.
⁽⁵⁾ As of July 1, 2021 all landscaping to be responsibility of on-site manager.
⁽⁶⁾ Other Repairs & Maintenance estimated at \$500/unit/year for a total of \$555/unit/year.
⁽⁷⁾ Property taxes based on Listing Price at 1.22982% tax rate.
⁽⁸⁾ Replacement Reserves estimated at \$200/unit/year.



	July-Dec 2021 Annualized Budget		Current Rent Roll		Turnover Rents	
		Per Unit / %		Per Unit / %		Per Unit / %
Market Rent	\$ 454,440	28.403	\$ 430,980	26.936	\$ 454,440	28.403
Gain / Loss to Lease	(25,860)	(1,616)	0	-	0	-
Total Gross Potential Rent	428,580	26,786	430,980	26,936	454,440	28,403
⁽¹⁾ Vacancy	(6,400)	(400)	(12,929)	(808)	(13,633)	(852)
Delinquency	(1,200)	(75)	(1,200)	(75)	(1,200)	(75)
⁽²⁾ Staff Apartments	(6,300)	(394)	(3,000)	(188)	(3,000)	(188)
Rent Incentives	0	-	0	-	0	-
Total Rental Income Adjustments	(13,900)	(869)	(17,129)	(1,071)	(17,833)	(1,115)
Rent Income	0	-	0	-	0	-
⁽³⁾ Parking Income	11,400	713	11,400	713	11,400	713
Pet Fee Income	960	60	960	60	960	60
Short-Term Lease Premium	0	-	0	-	0	-
Storage Income	480	30	480	30	480	30
Termination Fees	0	-	0	-	0	-
Misc. Rental Income	0	-	0	-	0	-
Total Other Rental Income	12,840	803	12,840	803	12,840	803
RUBS Reimbursement	8,820	551	8,820	551	8,820	551
Damages Charged to Residents	500	31	500	31	500	31
Application Fee Income	0	-	0	-	0	-
Miscellaneous Income	0	-	0	-	0	-
Total Miscellaneous Income	9,320	583	9,320	583	9,320	583
Total Budgeted Income	436,840	27,303	436,011	27,251	458,767	28,673
Operating Expenses	July-Dec 2021 Annualized Budget		Pro-Forma Expenses		Pro-Forma Expenses	
⁽⁴⁾ Management Fee	19,200	1,200	17,440	1,090	18,351	1,147
Leasing Commissions	400	25	400	25	400	25
Permits, Licenses, Fees	-	-	-	-	-	-
Dues & Subscriptions	-	-	-	-	-	-
Misc. Admin Expense	1,800	113	1,800	113	1,800	113
Internet Access, E-mail	740	46	740	46	740	46
Office Equip / Software	1,320	83	1,320	83	1,320	83
Total Administrative Expenses	23,460	1,466	21,700	1,356	22,611	1,413
Newspaper / Internet Advertising	-	-	-	-	-	-
Resident Relations	-	-	-	-	-	-
Total Advertising & Promotions	-	-	-	-	-	-
Gas	2,700	169	2,700	169	2,700	169
Electric	1,800	113	1,800	113	1,800	113
Water & Sewer	7,800	488	7,800	488	7,800	488
Rubbish Removal	3,000	188	3,000	188	3,000	188
Total Utilities	15,300	956	15,300	956	15,300	956
⁽⁵⁾ Landscape	-	-	-	-	-	-
Pest Control	780	49	780	49	780	49
Plumbing Supplies & Services	-	-	-	-	-	-
Appliance	-	-	-	-	-	-
Keys & Locks	100	6	100	6	100	6
Hardware & Supplies	-	-	-	-	-	-
Parking, Paving, Sidewalks	-	-	-	-	-	-
Gate & Fence Repair	-	-	-	-	-	-
Windows / Screens / Doors	-	-	-	-	-	-
Interior Building Repairs	-	-	-	-	-	-
Exterior Paint	-	-	-	-	-	-
Interior Paint	-	-	-	-	-	-
Common Area Cleaning	-	-	-	-	-	-
HVAC Repair	-	-	-	-	-	-
Electrical Supplies & Services	-	-	-	-	-	-
Fire Safety	-	-	-	-	-	-
⁽⁶⁾ Other Repairs	-	-	8,000	500	8,000	500
Total Repairs & Maintenance	880	55	8,880	555	8,880	555
Apartment Cleaning	240	15	240	15	240	15
Apartment Painting	800	50	800	50	800	50
Turnover Repairs	400	25	400	25	400	25
Total Turnover Costs	1,440	90	1,440	90	1,440	90
Insurance	-	-	5,600	350	5,600	350
⁽⁷⁾ Property Taxes	63,464	3,966	89,254	5,578	89,254	5,578
Property Taxes (Fixed)	-	-	207	13	207	13
Total Fixed Expenses	63,464	3,966	95,061	5,941	95,061	5,941
⁽⁸⁾ Replacement Reserves	-	-	3,200	200	3,200	200
Total Budgeted Expense	104,544	6,534	145,581	9,099	146,492	9,156
Expenses as % of AGI			33.4%		31.9%	
Net Operating Income			\$ 290,429	18,152	\$ 312,275	19,517

Rent comps



Property Image	Project Name / Address	Age	Units	Type (Br/Ba)	SF	Current Rent	Market Rent
	Sandpiper 715 Cohasset Court San Diego, CA 92109	1960 / 2020	16	Studio	297	\$1,895-1,950	\$1,995
				1BR/1BA	402-416	\$2,195-2,425	\$2,395-2,450
				2BR/1BA	502-542	\$2,895	\$2,895

NOTES: Extensively renovated property with in-unit washer/dryers. Property includes a roof-top deck with 360 degree views of the ocean and bay. Select units have ocean views.

1

	5060 La Jolla Blvd. San Diego, CA 92109	1971	30	1BR/1BA	N/A	\$2,400-2,600
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NOTES: No in-unit washer/dryer.

2

	718-20 Queenstown Court San Diego, CA 92109	1950	3	1BR/1BA	550	\$2,500
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NOTES: Inferior property with difficult access. Unit comes furnished, but overall property needs attention.

3

	714 Cohasset Court San Diego, CA 92109	1986	2	2BR/1.5BA	990	\$3,995
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NOTES: Property located across the street from Sandpiper. Larger unit. White appliances.

4

	3769 Riviera Drive San Diego, CA 92109	1944	4	2BR/1BA	700	\$2,995
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NOTES: No in-unit washer/dryer. Nicely renovated unit in Pacific Beach.

5

	Bay Pointe Apartments 3866 Ingraham Street San Diego, CA 92109	1969	505	Studio	500	\$1,895-1,950
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NOTES: Basic apartment grade finishes. No in-unit washer/dryer. Larger property with amenities. Inferior location.








6




	Ava Pacific Beach 3833 Ingraham Street San Diego, CA 92109	1970	564	Studio	405	\$2,656-2,706
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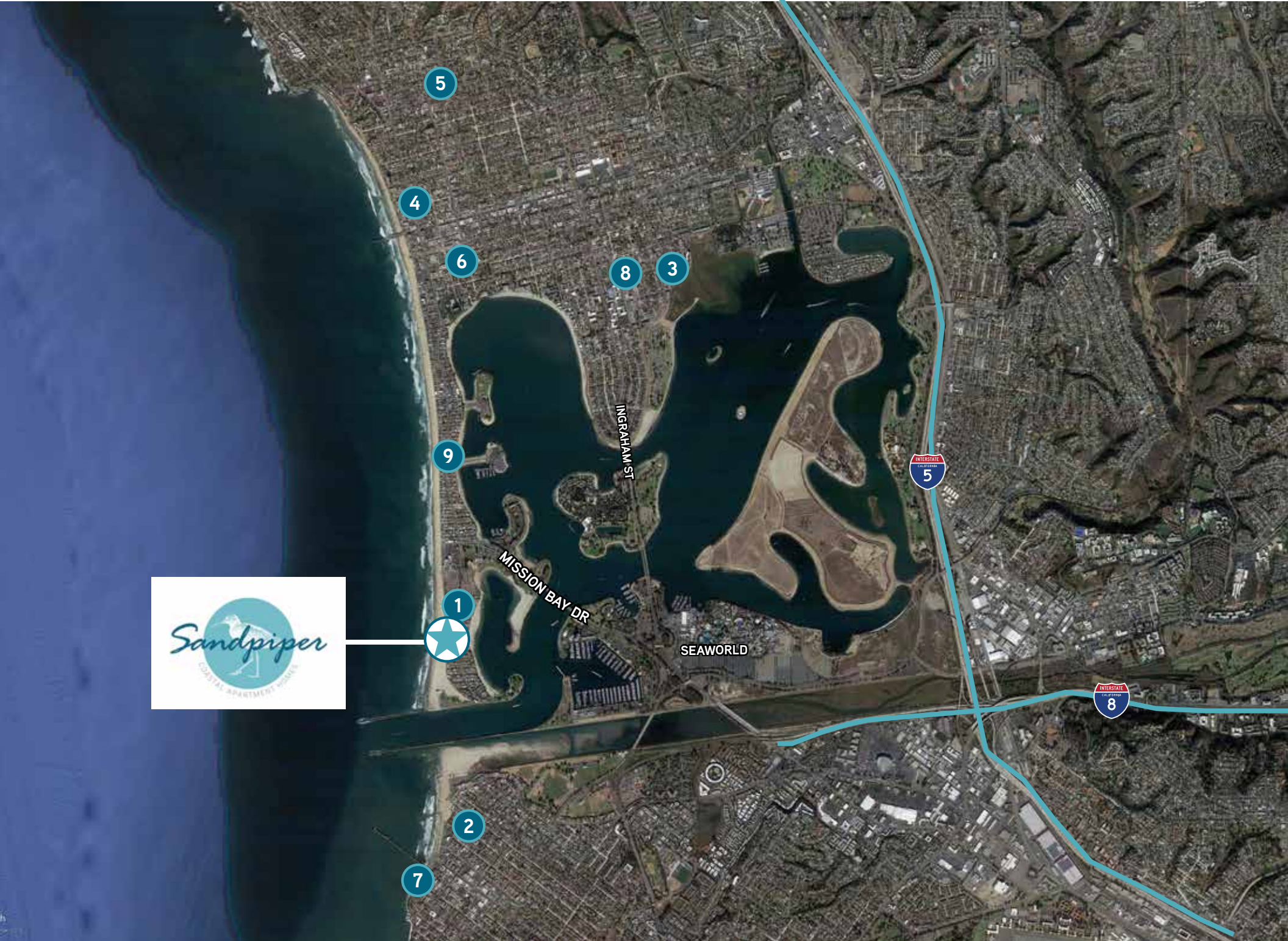
NOTES: Larger property with amenities. No in-unit washer/dryer. Inferior location.



Sale comps

Property Image	Project Name / Address	Age	Units	Sale Price	Price/Unit	GIM	CAP Rate	Sale Date
	Sandpiper 715 Cohasset Court San Diego, CA 92109	1960 / 2020	16	\$7,257,500	\$453,594	16.0 (Cur) 15.2 (Turn)	4.0% (Cur) 4.3% (Turn)	Available
NOTES: Unit Mix: 2 - 2BR/1BA 10 - 1BR/1BA 4 - Studios. Extensively renovated property 1 parcel to the beach with 360 degree rooftop views of ocean & bay.								
	801-807 Coronado Ct San Diego, CA 92109	1948	10	\$4,999,000	\$499,900	24.2 (Cur) 20.5 (Mkt)	2.5% (Cur) 3.26% (Mkt)	IN ESCROW
NOTES: Unit Mix: 2 - 2BR/2BA 8 - 1BR/1BA.								
	5025 Cape May Ave San Diego, CA 92107	1974	15	\$6,716,667	\$447,778	17.49 (Cur) 14.51 (Mkt)	3.54% (Cur) 4.57% (Mkt)	6/11/2021
NOTES: Unit Mix: 10 - 1BR/1BA 5 - 2BR/1BA. Property in need of renovation. Long term family ownership.								
	3970 Crown Point Dr San Diego, CA 92109	1969	9	\$6,313,231	\$701,470	20.88 (Cur)	3.23% (Cur)	5/18/2021
NOTES: Unit Mix: 9 - 2BR/2BA. 4 of the 9 units were remodeled. Buyer intends to renovate the remaining 5 units and upgrade the exterior.								
	849-855 Emerald St San Diego, CA 92109	2000 /2018	7	\$3,492,500	\$498,929	16.45 (Cur)	3.77% (Cur)	3/26/2021
NOTES: Unit Mix: 3 - 1BR/1BA 4 - 2BR/1BA. Long term family ownership. Buyer intends to upgrade the property.								
	1036 Tourmaline St San Diego, CA 92109	1969	7	\$3,550,000	\$507,143	20.28 (Cur) 15.65 (Mkt)	2.87% (Cur) 4.21 (Mkt)	3/9/2021
NOTES: Unit Mix: 7 - 2BR/1.5BA. Property in need of a complete renovation. Long term family ownership. Mkt Cap Rate & GIM assumes extensive renovation.								
	962 Thomas Ave San Diego, CA 92109	1969	6	\$3,100,000	\$516,667	N/A	3.65% (Cur)	2/18/2021
NOTES: Unit Mix: 6 - 2BR/1.5BA. Property had been upgraded by the seller.								

Property Image	Project Name / Address	Age	Units	Sale Price	Price/Unit	GIM	CAP Rate	Sale Date
	5071-5077 Del Monte Ave San Diego, CA 92107	1950	5	\$3,400,000	\$680,000	22.67 (Cur)	2.4% (Cur)	1/8/2021
NOTES: Unit Mix: 3 - 2BR/1BA 1 - 2BR/2BA 1 - 3BR/2BA.								
	Driftwood 3956 Shasta Street San Diego, CA 92109	1992 /2018	24	\$14,850,000	\$618,750	16.2 (Cur)	4% (Cur)	12/23/2020
NOTES: Unit Mix: 24 - 2BR/2BA units. Nicely renovated property.								
	3449 Ocean Front Walk San Diego, CA 92109	1971	6	\$7,450,000	\$1,241,667	21.45 (Cur)	2.89% (Cur)	1/4/2020
NOTES: Unit Mix: 6 - 2BR/2BA. All units have private balconies with ocean views.								





Investment Opportunity

16 Unit Multi-Family Property

San Diego | Mission Beach

Peter Scepanovic

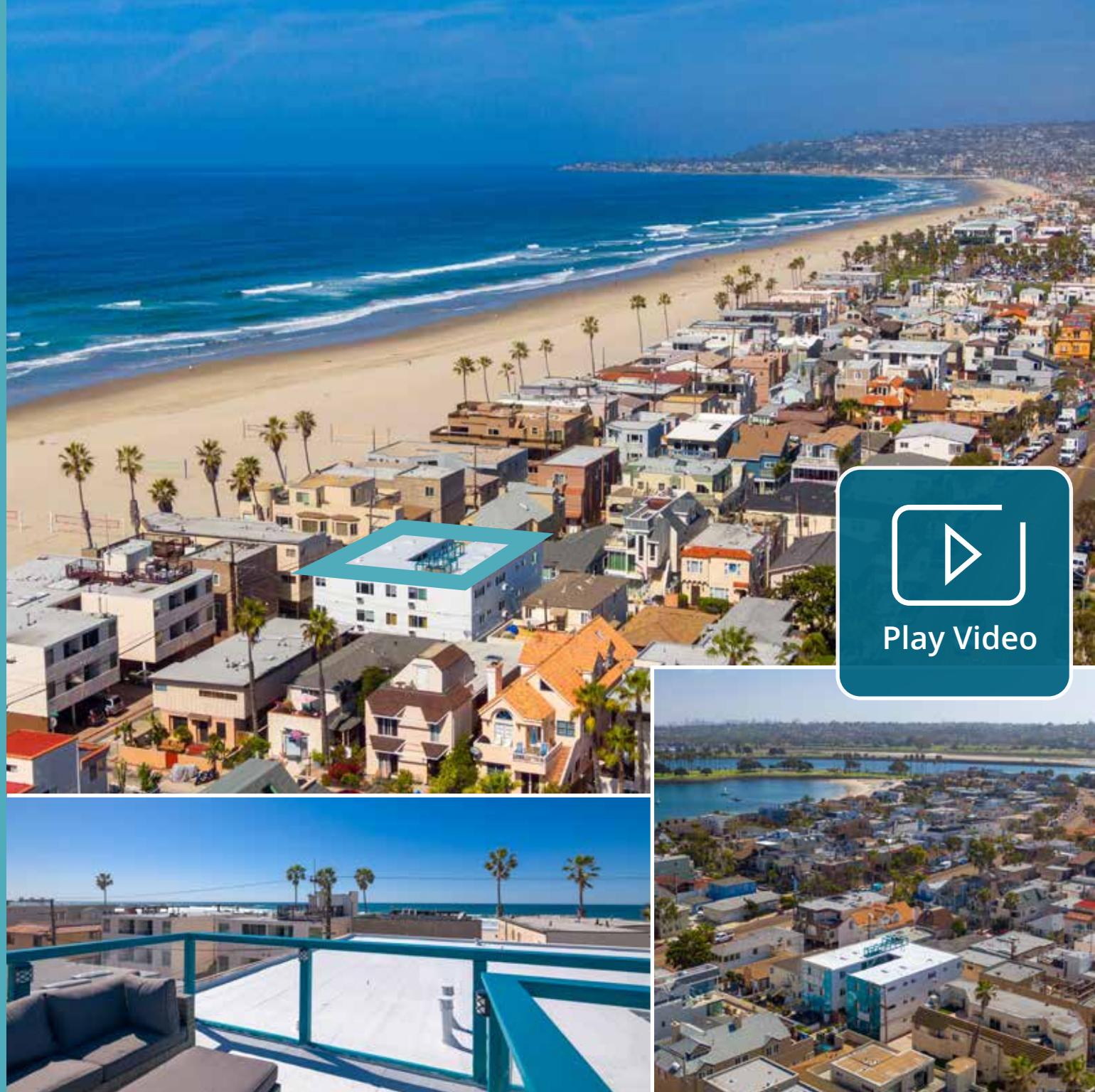
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