



1 / 9

**2-4 Units**

MLS #: **110022795**  
 APN: **423-731-04-00**  
 Address: **815 Cohasset Ct**  
 City: **Pacific Beach, CA**  
 # Units: **3**  
 # Buildings: **2**  
 Year Built: **1945**  
 Water District: **CSD**  
 School District:  
 Age Restrictions: **N/K**  
 Pets:  
 Sign on Property: **N**

Status: **Active**  
 Sales  
 Price:

LP↓ **\$850,000**  
 Orig.Price: **\$900,000**  
 List Date: **04/19/2011** MT:  
 AMT:  
 Possession: **Close of Escrow**  
 Unit#/Space#:  
 Zip: **92109** MapCode: **1267J4**  
 Community: **MISSION BEACH**  
 Neighborhood: **South Mission Beach**  
 Complex/Park:  
 Jurisdiction:  
 Cross Streets: **Mission Blvd**  
 Zoning: **4**

Media: **9**  
 Lot Size: **1-3,999 SF**  
 Acres:

**REMARKS AND SHOWING INFO**

**Priced Reduced. Short Sale. South Mission Beach Triplex on bay side Court. Front unit is fully remodeled with cherry hardwood floors, granite counter tops, stainless steel appliances, patio area, beautiful landscaping, shared washer & dryer for all units. Downstairs unit is 1 l 1 ba new tile floors, updated bathroom, new carpet & paint. Upstairs 1bd,1ba in good condition & includes private deck. Please do not dist tenants.**

Directions to Property:

Mandatory Remarks: **None Known**

**UNIT INFORMATION**

	BD	FB	HB	SqFt	Act. Rent	Proj. Rent	Deposit	Ldry Hook Up	Excl. Use Yard	
Unit: <b>815</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>900</b>	<b>\$1,950</b>	<b>\$2,200</b>	<b>\$0</b>	<b>Com</b>	<b>N</b>	
Unit: <b>815 A</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>375</b>	<b>\$925</b>	<b>\$1,000</b>	<b>\$0</b>	<b>Com</b>	<b>N</b>	
Unit: <b>815 B</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>375</b>	<b>\$995</b>	<b>\$1,000</b>	<b>\$700</b>	<b>Com</b>	<b>N</b>	
Unit:										
	Parking Garage Spaces			Parking Garage			Non Garaged Spaces		Parking Non Garage	
Unit: <b>815</b>	<b>0</b>						<b>1</b>		<b>Assigned, Uncovered</b>	
Unit: <b>815 A</b>	<b>0</b>						<b>0</b>			
Unit: <b>815 B</b>	<b>0</b>						<b>0</b>			
Unit:										
# of Units With:	Cooling	Dishwshr	Washer	Dryer	Fireplace	Furnished	Garage	Patio	Range/Oven	Refriger
(Transfers)	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>3</b>

Gross Scheduled Income Actual: **\$0**  
 Gross Scheduled Income Projected:  
 Gross Rent Multiplier Actual: **0.00**  
 Gross Rent Multiplier Projected:

Net Operating Income Actual: **\$0**  
 Net Operating Income Projected:  
 Other Income Actual: **\$0**  
 Other Income Projected:

Cap Rate Actual: **0.00%**  
 Cap Rate Projected:  
 Annual Expense Actual: **\$0**  
 Annual Expense Projected:

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↓ LP: \$850,000

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**FEES, ASSESSMENTS AND TERMS**


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H.O. Fees: **\$0.00**

Paid:

HO Fees Include:

Other Fees: **\$0.00**

Paid:

CFD/Mello Roos: **\$0.00**

Paid:

Total Monthly Fees: **\$0.00**

Assessments:

Terms: **Cash, Conventional**

Other Fees Type:

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**BUILDING, COMPLEX AND EXTERIOR FEATURES**


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Construction **Built on Site**Roof: **Composition**

Stories:

Pool:

Pool Heat:

Exterior:

Security: **N/K**

Spa:

Spa Heat:

Cooling: **N/K**Water Heater Type: **Gas**

Heat Source:

Heat Equipment:

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**SITE FEATURES**


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Approx # of Acres:

Water:

Source of Square Feet: **Assessor Record**

Approx Lot Sq Ft:

Approx Lot Dim:

Sewer/Septic: **Sewer Available**

Telecom:

Lot Size: **1-3,999 SF**Land Use Code: **Mult**

Animal Designator Code:

Frontage Length:

Lot Size Source: **Assessor Record**

Parking for RV:

Fencing: **Partial**

Boat Facilities:

Irrigation:

Add'l Land Use:

Frontage:

Topography:

View:

Site:

Complex Features: **BBQ**

Miscellaneous:

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**SUPPLEMENTAL REMARKS**


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