



FREQUENTLY ASKED QUESTIONS

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| How much is the unit? | \$2,249,000 |
| How much are the HOA dues? | The amount of the monthly dues will be set by the new TIC association, once it is formed. |
| What is the percentage of ownership? | 292 owns 55% of the building. |
| Is this unit condo convertible? | Yes, the building is eligible for fast-track condo conversion provided both units are owner occupied. This TIC Agreement dictates that owners must begin the conversion process "no later than the earliest date allowed by law, and complete the process as quickly as possible". |
| Who owns the other unit? | One of the investors in the project is in contract to purchase it. Both units will close concurrently. The owner intends to owner-occupy their unit and condo convert it. |
| What do the HOA dues include? | Water, trash, PG&E for the common areas, fire alarm for the building, building insurance. |
| Are pets allowed? | Yes. Two four-legged friends are welcome! |
| Is parking included? | Street parking is not usually difficult, especially around the park; lease options become available from time to time in the neighborhood and typically run between \$250-\$350/mo. |
| Is there storage? | Extra storage is located inside the unit under the stairs. |
| Is there any common area? | The corridor and front are common areas. 292 has exclusive use of one balcony and the yard. 290 has exclusive use of one balcony and the rooftop terrace. |
| Are there any rental restrictions? | Rentals are allowed after the condo conversion process has been completed provided they are at least 30 days minimum and under a written lease. |
| Is laundry included? | Yes. A washer and dryer is in the unit and included in the sale. |
| Is there a TIC Agreement in place? | Andy Sirkin TIC agreement has been drafted and will be executed by all parties as part of the closing process. |
| How many units are there in the TIC? | There are two units, 290 and 292. |
| What improvements have been made to the unit? | The building has undergone a complete transformation. Please see List of Improvements for details. |



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