



FREQUENTLY ASKED QUESTIONS

How much is the property?	\$1,098,000
Are there HOA Dues?	No
What exactly is being sold?	A legal duplex with an unwarranted third garden apartment
How large is the building and units?	The entire square footage within the envelope is 3,370 sqft broken down as follows (all measurements are per floorplan): Top Floor: 1,170 sqft Middle Level: 1,015 sqft Garden Apartment: 770 sqft Garage: 770 sqft Common Areas: 45 sqft
Have there been any evictions or buyouts?	Not to the Seller or Agent's knowledge. Buyer to verify.
What's the tenant profile?	The garden and middle units are tenant occupied. The top floor will deliver vacant.
How much are rents?	Middle Unit: \$2,000/mo Garden Apartment: \$1,500/mo
Were inspections done?	Yes, the sellers conducted General, Pest, Water & Energy and Underground Storage Tank inspections. See disclosures for details.
Is there parking?	Yes, there is one car garage parking (currently reserved for the top floor unit) and several driveway spots.
Which laundry belongs to which unit?	Laundry hookups for the top floor unit are on the back porch. The middle unit w/d are owned by the tenants and hookups are on the back deck. The lower unit's laundry is on the back patio.
Why is the seller selling?	This is a family trust sale.
When are offers due?	Offers are welcome Weds, 21-March, 2018 by 10a.



Estimated Total Square Footage: 3,000 SQ FT
Calculated from outside face of exterior walls and center line of demising walls.

- Unit 1: 1,170 SQ FT
- Unit 2: 1,015 SQ FT
- Unit 3: 770 SQ FT
- Common Area: 45 SQ FT

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CRESCENT
 BERNAL HEIGHTS EDWARDIAN DUPLEX



BERNAL

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Rendering by Floor Plan Visuals.
 All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.