

661 PERALTA



BEAUTIFUL BERNAL FLAT

What is the list price?	\$598,000
How much are dues?	\$270/mo
What do dues cover?	Water, garbage, maintenance, reserves, building insurance.
Is there a reserve?	The HOA account balance is \$5,725.56 as of 27-Sept, 2018. The HOA President stated that the owners review any incremental expenses and pay for improvements as needed.
How is parking configured?	One right side garage spot is assigned to this unit. The owner of #4 and #2 park tandem. The first person in the garage pulls far forward, leaving space for the 2nd. Keys are kept in a hidden spot in case someone needs to leave early.
Is the garden shared?	Yes! The garden and furniture is for the benefit of all four units.
Are pets allowed?	Yes! Two furry friends are allowed per unit.
Are rentals allowed?	Yes! A minimum 30 day lease is required.
What's the laundry situation?	Laundry is located in this unit's garage area and is shared between units. Space is available for owners to keep their laundry supplies nearby.
Is there additional storage?	Yes! Storage is allowed in the garage on the storage racks and open table on the South wall as well as in the basement corridor accessible from the backyard.
Did the seller do inspections?	Yes! The seller completed pest, general, water & energy and underground storage tank inspections. Please see the disclosures for the reports.
Can I convert this into a condo?	Not likely. The city supervisors have issued a 10 year moratorium on condo conversion for four-unit buildings in 2013. It's not clear if condo conversion will be possible in 2023.
What's different about a TIC vs a Condo?	A TIC is a form of co-ownership of a multi-unit building. Owners hold title as Tenants in Common. The TIC Agreement is a formal contract entered into between both owners that defines the rights, responsibilities, authority and costs for the owners as well as exclusive use and common areas for the property, among other things. Property Taxes are paid by the HOA. More details at https://bit.ly/2FSHuml .
Is there an eviction history with the building?	The seller conducted an Owner Move-In eviction for Unit #4 in 2016. There have been no other known evictions in the building.
Where can I get a TIC loan?	TIC loans are available Henry Jeanes (Sterling - hjeanes@sterlingbank.com) and Samuel Clonwell (Bank of SF - samuel.clonwell@bankofsf.com) are both good resources.
Why is the seller selling?	The seller is relocating.



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