

**Offer Guidelines – 3916 Pennsylvania – August 12, 2020**

**I. Subject Property consists of the following**

**Parcel #1** - Parcel 5610-003-049 is 27,833 SF (per Assessor), zoned R1, has an SFR 2 bed 1.5 bath 1,725 SF Living Area, owner occupied.

Two garage buildings

**Parcel #2** - Parcel 5610-003-043 is 10,774 SF, zoned R1, has an SFR 2 bed 1 bath 858 SF Living Area 1 garage Currently rented for \$2,250, per month

**II. Offer requirements – Two Separate Residential Purchase Agreements required.**

**A. #320002712** - Parcel #1 offered at **\$1,049,995**

Terms - Standard sale, prefers occupancy after close of escrow with leaseback three to six months

**B. #320002710** Parcel #2 offered at **\$749,995**

Terms – Buyer to participate in 1031 tax deferred exchange at no cost to buyer. Currently tenant occupied, tenants are month to month, have been given notice but may be willing to rent if new owner would like.

**C. Further offer terms**

1. Title Company shall be Anthony Santillo, Chicago Title
2. Escrow Company shall be Escrows for You, Chana DeLuca
3. Home Warranty shall be buyer's choice
4. Natural Hazard Insurance - Disclosure Source
5. Disclosures available by request soon

**III. Open Houses and Showings**

**A.** Due to COVID19 there are no Public Open Houses

**B.** Showings – by appointment with at least 24 hour notice- Contact Pam Sorem

[Pam@BeautifulVerdugoHomes.com](mailto:Pam@BeautifulVerdugoHomes.com) or 818-281-8397

Primary residence interior by appointment

Tenant residence – showings by appointment only – 24 hour notice

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