

This is a list of common questions related to the fourplex:

1) *What is cost of Water & Sewer?*

As per seller: Jan \$400 Feb \$ 330 March \$250 April \$258 May \$305

2) *What is HOA monthly fee?*

\$360/ unit

3) *What is the age of roof and HVAC system?*

Roof age unknown (HOA is responsible for exterior including the roof) HVAC Unit A 2022, Unit B 2019 ,Unit C 2020, Unit D 2025

4) *Who is the property manager?*

The owner

5) *Do tenants pay utilities?*

Yes, electricity, cable and internet

6) *Are units metered separately?*

1 meter for water and 4 separate electric panels

7) *Are there any other owner expenses such as lawn, trash, utilities?*

Flood insurance that is around \$1300 per year and insurance \$3,500

8) *Can you send me Rent Roll, income & expense docs, etc?*

Unit A is vacant

Unit B is leased for \$1,200 Expires June 2025 (month to month)

Unit C is vacant

Unit D is vacant.

9) *Who is responsible for water?*

The owner

10) 2024 Taxes: \$7,610

Previous buyer had a personal issue with an FHA loan and it was not related to the property.

All the best.

Patricia Tello