

OFFER INFORMATION SHEET

Property Address 1326 Amethyst, Redondo Beach, CA 90277

APN 7502-015-041

Sellers: 427 Investments, LLC

Listing Agent/Brokerage Nick Peters of Engel & Volkers, LA_South Bay
302 Avenue I, RB CA 90277

DRE for Agent & Broker 00880972 and 01967052

COE preferred 45 or less, but seller will do 60+ if buyer needs it

Best and Final Format? No. Seller starts reviewing all offers Oct. 5th
Every offer will be countered

Escrow Firm Concierge Escrow, Debbie Cordell
310-802-7348 Email: debbie@conciergeescrowsb.com

Title USA Title, Greg Snider, 310-798-2838

Buyer's "Love Letter" Seller requests such cover letters are not submitted

NHD & Home Warranty Negotiable

Inclusions, Exclusions Excluded: any furniture or appliances owned by tenants

Contingency - Loan 17 max, but prefer it being waived

Contingency - Appraisal 15 max, but prefer it being waived

Contingency - Inspection 10 max, but prefer 7 or less

Possession COE

Reports from Seller Inspections (home, termite, sewer) will be available before
Final counter is accepted

Note: Seller will only be responding to offers that are accompanied by recent and clearly market proof of funds, plus some kind of loan letter