



OFFER INSTRUCTIONS (DUPLEX) 3347-49 N 43rd St., San Diego, CA 92105

DO NOT DISTURB/ Tenant Occupied

Call LA Concierge, Alden Cole 858-342-8782 with interest and questions.

Showings: We will arrange a date and block of time for qualified buyers and their agents to walk through at a future date. Review all MLS attachments/ photos/ videos/ 3D Tour so you are familiar with everything. In person visit should just be a formality.

EMAIL clean/clear offers in PDF format to darin@triolorealty.com and cc dd@triolorealty.com. Be sure to include pre-approval and/or proof of funds if cash. We will reply to confirm receipt.

Cross Approval: During the counter offer process we will request a cross approval prior to any final acceptance with: Greg Wickstrand Guaranteed Rate 619-665-9035 greg.wickstrand@rate.com

Sellers: Michael T Oleary Separate Property Trust 06-03-19

Financing: Cash, Conventional

Preferred Escrow: Affinity Escrow Services, Jamie Zinggeler

Preferred Title: Fidelity National Title, Alix Kammeyer and Shawn Harris

Preferred NHD: First American

Included Items:

(lower) UNIT 3347 - refrigerator, microwave, range, dishwasher.

(upper) UNIT 3349 - refrigerator, microwave, range, dishwasher

Excluded Items: (lower) UNIT 3347 - washer, dryer, window AC units, roses in backyard, shed, BBQ, firepit, patio furniture in backyard

(upper) UNIT 3349 - washer, dryer

Additional Attached Documents in MLS:

1. Proforma
2. Floorplans