



OFFER INSTRUCTIONS

2157 Edinburg Ave., Cardiff, CA 92007

Please review the attached MLS documents prior to preparing an offer.

The owner fumigated for termites on 9-23-24 to eliminate any active infestation. The original plan was to proceed w/ permitting and building a NEW ADU concept on top of the existing single story residence, so the owner DID NOT do the termite woodwork (\$13,190 Pest Patrol), roof replacement (AH Builders \$16,500), or HVAC installation (Airpros HVAC \$13,900) since all of that was going to be handled during construction of a NEW ADU and potentially modified further. If this specific \$43,590 of work was completed (Not including the new ADU concept), the value of the property would easily be \$2,450,000+. Another opportunity has arisen for the owner so they chose to cash out of this investment to deploy funds elsewhere. We adjusted the list price down to \$2,249,000 to reflect the existing as-is condition and afford the next owner an additional equity position to do what they wish when they own the property.

Please note that 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 Mortgage 619-665-9035 greg.wickstrand@rate.com

Sellers: Gregory Lee Coleson **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: Main Residence: refrigerator, washer, dryer. **ADU:** refrigerator, washer, dryer. Sheds

TENANT OCCUPIED ADU - Lease in place until Oct 4th, 2025. Use CAR form TOPA 1.A. Tenant(s) to remain in possession.