

12650 Opimo Drive San Diego, CA 92128-Showing Instructions/ Offer Guidance/info:

1. You must have a confirmed appointment. Easy to show. Sentrilock to the left near the front door.
2. Please contact **Chad Basinger at 858-997-3704** should you have any questions.

Offer Guidance:

1. Please submit as clean of an offer as possible (and as short of contingency time frames as possible without overpromising and underdelivering) and include any preapproval letter/proof of funds statement.
2. Submitted offers will be passed along to the seller once I receive them. There are no assurances as to when the seller will decide and/or whether a counter would go out.
3. Seller choice for services: Oakwood Escrow-Pam Reifeiss. Title-First American-Steve Hlavacek, NHD-First American.
4. eXp Realty of Southern California, Inc. broker dre lic #02187306, Chad Basinger DRE Lic #01817600
The seller is The First Restated Joan Gillespie Rev Tr and the Successor Trustee (ie, the one who will be signing the RPA and related documents from 4/23/26 onward is Noah R. Rosenberg.

Other Information

1. One owner passed away on the property March 16, 2025 and the other one passed away on April 1, 2026.
2. There is a heat light in the hallway bathroom that is being taken care of by 4/30/26

Thanks for reading this and showing the property!