

11 Saratoga | Fact Sheet

NY Times Feature:

<https://www.nytimes.com/2024/11/11/realestate/865000-homes-in-california.html>

MONTHLY LAND LEASE: \$3,837/month land lease includes water, sewer, and trash, and amenities. NO property taxes!

(~\$4,289/mo to the next owner, goes up 8% with pass-through fees). 4,800-5k is what other home space rents are on my row WITHOUT A WATERFRONT VIEW**)

Amenities Include:

- Two clubhouses
- Two pools
- Two jacuzzis
- A private beach with two gas fire pits
- A game room
- A fitness center
- A dog park
- Weekly street sweeping

Also Available for Purchase with the Property:

- **Furniture** – mix of Ralph Lauren, Barkley Butera, John Robshaw and Sunbrella outdoor custom teak pieces.
- **Electracraft Boat** — fully electric, seats 7-8 and the charging station and cost to charge is included in the monthly slip fee. The boat slip for Seller currently is ~\$700/mo but could go up between 4% - 10% for the next lease holder. Slip waitlist is 5 - 7 plus years long and most slips start at 1200.00 per month. 80k is what a new Electracraft would start at.
- **Slip Lease** – Boat slip is a lease that Seller can transfer with the sale of the boat. (Slips can not be transferred without a boat as the slips are owned by the Bayside marina and a boat must be registered to the boat slip holder).

Rentals in Bayside Village:

- No short-term rentals allowed. We're told that the owners can rent out their properties long-term after having lived in the park for one year.