

SUPPLEMENTAL DISCLOSURES
904 North 1st Street, Alhambra, CA 91801

Please read this carefully as it contains important information and disclosures about the subject property.

DISCLOSURES

1. Units B and C have water damage. The amount and extent of damage, the presence of mold, and any remediation requirements are unknown. The Buyer assumes all liability for repairs and remediation related to the condition of the Property.
2. Buyers are strongly advised to conduct their own inspections and investigations.
3. The property is subject to City of Alhambra Soft-Story Retrofit requirements. The required soft-story retrofit work for the parking area and balconies has not been completed. Buyer shall be solely responsible for verifying all retrofit requirements, applicable municipal codes, compliance timelines, permits, costs, and completion of any required work.
4. Buyer to independently investigate all applicable municipal codes, retrofit requirements, building permits, zoning regulations, and compliance matters affecting the property.
5. Occupancy status and rent amounts are effective as of 1/30/2026 and are subject to change without notice up to the close of escrow.
6. Bedroom/bath counts, occupancy status, property condition shall be independently verified by Buyer.
7. Rental agreements will not be provided by the Seller or Agents.
8. The property has nine parking spaces. However, one parking space has been walled off and is inaccessible for parking.
9. Financial information is provided as a courtesy only and is not indicative of the future performance of the property and/or suitability to conform to the Buyer's objectives.
10. This Property is offered with any improvements thereon as is, where is, with no warranty expressed or implied. Buyers are assuming any "Notice of Violation or Substandard" posted against the properties prior to the sale and after the closing. The Public Administrator/Guardian and NDA make no representations regarding the property (i.e., size, conformance to zoning and land use regulations, room count, unit mix, number of units allowed, occupancy status, presence of lease agreements, rent rates, presence of tenant deposits, rights of tenants in possession, presence of mold or other hazardous conditions, presence of unpermitted improvements, etc.). Bidders must rely solely on its own inspections and research prior to bidding. No termite clearance will be supplied.

TABLE OF UNITS

UNIT	DESCRIPTION	STATUS	MONTHLY RENT
908	Two-story, 2 Bedroom, 1 1/2 Bathroom plus den	Vacant	\$0
A	2 Bedroom, 1 Bathroom	Vacant	\$0
B	1 Bedroom, 1 Bathroom, Major Water Damage	Vacant	\$0
C	1 Bedroom, 1 Bathroom, Major Water Damage	Vacant	\$0
D	To Be Determined	Occupied	\$1,500*
E	To Be Determined	Occupied	\$660
F	1 Bedroom, 1 Bathroom	Occupied	\$440
G	To Be Determined	Occupied	\$1,000*
H	1 Bedroom, 1 Bathroom	Vacant	\$0

*Units D & G not up to date on rent as of 1/31/2026