

EXCLUSIVE TIC OPPORTUNITY

1428 1/2 S Cloverdale Ave, Los Angeles, CA 90019

Four-unit property offered as individual Tenancy in Common (TIC) interests

No condo conversion required

Individual TIC financing available

Own your unit's exclusive rights

Same tax benefits as a condo

4

individual units, each exclusively assigned to one owner

<4

units — no government approval required for TIC formation

35+

years of proven TIC resale success in California

FREQUENTLY ASKED QUESTIONS

What exactly is a TIC?

A Tenancy in Common (TIC) means two or more people share ownership of a property. In a space-assignment TIC like this one, each owner holds a percentage interest and has the exclusive right to occupy a specific unit — essentially the same experience as owning a condo, without the formal subdivision process.

How is a TIC different from a condo?

In a condo, ownership of a specific unit is recorded on a deed. In a TIC, you own a percentage of the whole property, and your right to occupy a particular unit is established by the TIC Agreement — a binding contract signed by all co-owners. Your day-to-day experience mirrors condominium ownership.

Why buy a TIC instead of waiting for a condo?

California's condo conversion restrictions don't apply to TIC conversions. Properties like this one can be sold as individual interests now, rather than waiting years for conversion approvals that may never come. TICs also often come at a lower entry price than comparable condos.

Can I get my own mortgage?

Yes. Modern TICs use individual (fractional) TIC loans — each buyer gets their own mortgage secured by their interest alone. Your loan, your lender, your timeline. A late payment or default by another owner does not affect your credit or your home.

Do I get the same tax benefits as a homeowner?

Yes. Owner-occupants can deduct mortgage interest and property taxes, and may qualify for the \$250,000/\$500,000 capital gains exclusion on resale. Investor-owners may declare income, deduct depreciation, and use 1031 tax-deferred exchanges.

What does the TIC Agreement cover?

This agreement was prepared by Andy Sirkin, one of California's foremost TIC attorneys with over 8,000 TIC groups and 1,200+ DRE-approved projects. It covers unit assignments, expense allocations, property taxes, management, decision-making, dispute resolution, and resale procedures.

How are shared expenses handled?

Each owner pays a monthly HOA-style assessment covering building insurance, property taxes, common area maintenance, and shared utilities. Interior maintenance is each owner's individual responsibility. Property taxes are allocated by purchase price, so one owner's resale won't raise another's bill.

Can I sell my TIC interest in the future?

Absolutely. Each owner can sell independently at any time without the consent of other owners. TICs with individual mortgages have no rights of first refusal imposed by lenders. California TICs have sold successfully for over 35 years, including through multiple economic downturns.

Is this legal? Yes — California courts have consistently upheld TIC conversions. Cities and towns in California cannot ban or restrict space-assignment TIC conversions. For a four-unit property, no government approvals are required, there are no mandatory building upgrades, no tenant purchase rights, and no notifications to planning or building departments.

RISKS TO UNDERSTAND

How does TIC risk compare to condo ownership?

All co-ownership — condos, TICs, co-ops — carries some shared risk. TICs share common area maintenance, insurance, and decision-making obligations just as condos do. The key additional TIC consideration is that ownership rights come from the TIC Agreement rather than a recorded deed. That's why agreement quality matters — and why the Sirkin-drafted agreement used here is a significant asset for every buyer. Fewer than 2% of Sirkin-drafted TIC groups have ever required mediation or court intervention.

TIC Agreement by Andy Sirkin — California's leading TIC and condo conversion attorney | Questions about financing, the agreement, or the units? Contact the listing agent for more information.

This flyer is for informational purposes. Buyers are encouraged to consult their own attorney, tax advisor, and lender.

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