

Supplemental Notes from listing agent for 9626 Longden Avenue #A Temple City

Most of the unit owners in this small complex are long time residents.

There are a total of five units in the Riviera Villa Homeowners Association and very low HOA fees – see attached “HOA Features and Details” spelling out specific HOA details.

Note about living area. The original building permits (attached in supplements section) shows five units totaling 5,200 sqft and the attached plat map shows five identical units. The total sqft of 5,200 noted on the permits shows five units that are 1,040 each. Unit A was measured by Aerious Photography to be 1,038 sqft. There have been no additions to this unit. The 720 sqft listed on the tax records is categorically incorrect yet no one can explain why that figure has been reported in the tax record. The trustee is selling the unit at a reported 1,040 sqft. Buyer to satisfy themselves before submitting an offer.

Attention buyer agents: You may have to educate your clients about the price of this beautiful property. There are very few comps for this property as most condo comps in Temple City are below Las Tunas and have Rosemead or El Monte schools and almost none are single level or remodeled to this standard. Currently, as you know, there are no other single level units offered for sale in Temple City and very few in available in San Gabriel or Arcadia. The Seller will give most preference to intelligent offers made without an appraisal contingency and/or all-cash offers. Please do your homework, educate your clients, and write a good offer. A good offer would be accompanied by the buyers POF, and a pre-approval letter. The fewer contingencies the better. Seller prefers a 30 day close or sooner. Buyers should perform their own due diligence and satisfy themselves BEFORE making an offer. Please encourage your clients to ask questions.

Please submit your offer to Andrew Loeffler at: Andrew.Loefflerteam@gmail.com and follow up with a phone call or text to make sure I received your offer.

Listing agent is related to the seller.