

Buyer & Agent Q&A

2600 Torrey Pines Road, Unit B38, La Jolla, CA 92037

Prepared for prospective buyers and cooperating agents

Financing & Loan Qualification

Q: Does this complex qualify for conventional loans?

A: No. This complex is non-warrantable and does not qualify for conventional financing. Buyers must purchase with cash, a VA loan (the complex is VA-approved), or a Hard Money / Non-QM loan. Buyer recommended to work with Baha Maleki 310-990-7210 of Synergy Lending for Cross Qualification and non-qm options.

HOA Litigation & Special Assessments

Q: Is this complex currently in litigation?

A: Yes. The HOA is currently in litigation.

Q: Are there any special assessments, or any proposed special assessments?

A: No special assessment has been decided or scheduled. There will most likely be one in the future. The HOA has discussed the possibility of one and has received construction estimates for needed repairs, with a proposed estimate of approximately \$35,000.

Common Area Repairs — Garage & Tennis Courts

Q: What is the status of the garage?

A: The garage is currently under repair. City permits began the approval process as of May 2026.

Q: Do you know when the garage might reopen?

A: It is expected to be December 2026.

Q: What is the status of the tennis courts?

A: The tennis courts are currently under repair. City permits began the approval process as of May 2026. Simultaneous reopening with garage date.

Unit B38 — Balcony

Q: What is the status of the balcony for this unit?

A: The balcony has been red-tagged by the City and is currently unavailable for use. It is under repair, and City permits began the approval process as of May 2026. The HOA President has noted this balcony is not in as poor condition as some others in the complex. Until repairs are complete, the screen door should remain closed and the balcony should not be accessed.

Unit B38 — Storage

Q: Is there additional storage for this unit?

A: Yes. Unit B38 includes an additional storage closet located in Building C, third floor, which holds additional items belonging to this unit.

Parking

Q: Which parking spot is assigned to Unit B38?

A: Space #34, located on the first floor.

Q: Does this complex have handicap parking?

A: Yes. There are two handicap parking spaces — one on the street in front of the nursing home, and one near the main entrance.

This document is provided for informational purposes to assist buyers and cooperating agents. Buyers are encouraged to review HOA documents, litigation details, and reserve/assessment information during their inspection contingency period.

Angela Kim AK Real Estate #01931585 Broker Direct: 858-663-1372 akrealestatesd@gmail.com