

91 Strawberry Hill Ave APT 638

Highlights

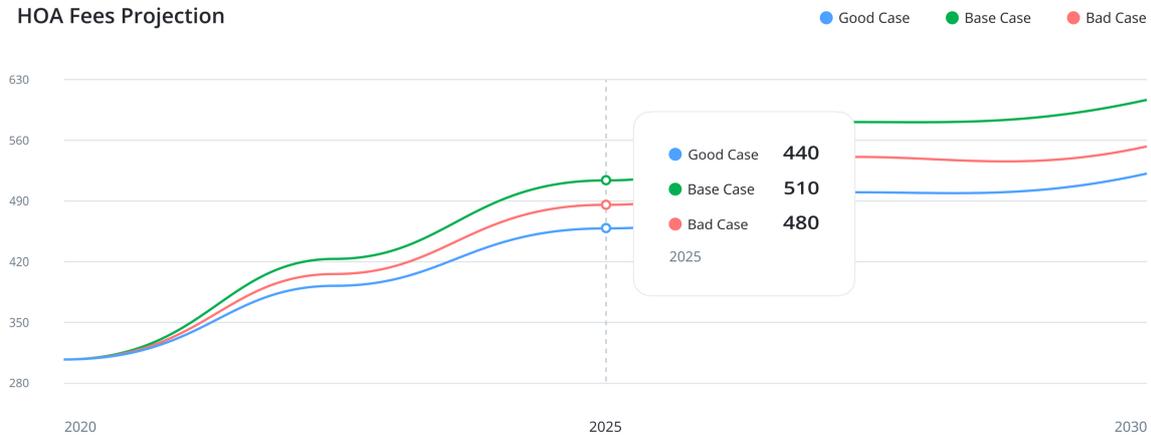
HOA monthly fees of \$549 are somewhat higher than comparable properties.

Reserves are underfunded (27% of expected maintenance costs).

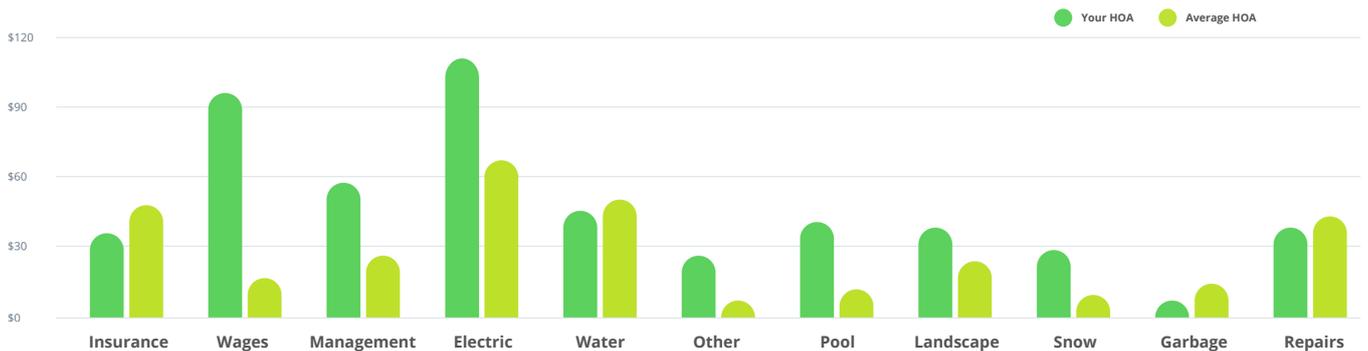
The master association is facing two litigations where the HOA expects insurance to pay for lawsuit-related costs if any.

Monthly HOA Fees

HOA Fees Projection



Monthly HOA Expenses

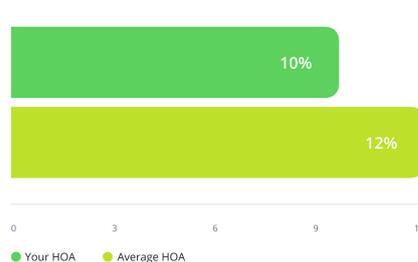


Reserves

Reserve Levels (\$ adjusted for unit size)



Contribution to Reserves (% of HOA fees)



91 Strawberry Hill Ave APT 638

Rules & Regulations

Appliances	No washing machines allowed.
First refusal	HOA has the right of first refusal.
HOA Responsibility	Association is responsible for maintaining the common area.
Lease Restrictions	Units can be rented for a maximum of 2 consecutive years.
Lock Policy	No unit owner shall alter or install any lock.
Move in/out fee	\$500
Owner responsibility	The owner is responsible for the repair and maintenance of their unit.
Pet Policy	No more than 1 household pet is allowed.
Utilities	Common charges include heat, hot water, and gas for the stove.

Operations Summary

Current and Past Litigations	2	Solar Panel Policy	None Found
Overdue/Defaults	4%	Wildfire Policy	None Found
Foreclosures (3yrs)	12	Crime Check (incidents)	None Found
Owner Occupancy	No Data	Sex Offender Check	None Found
		Water Harvesting Policy	None Found

Financing Summary

FHA Financing	No	Reserves % of Budget	24
VA Financing	No	Year Built	1959
Flood Zone	X (UNSHADED)	Insurance Coverage	Building is covered