

## FACTS, FINISHES & ALLOWANCES

- Two Penthouse Condos on 6th floor
- The Estimated move-in date is approximately 90 days from the executed Purchase Agreement.
- A minimum 20% down payment is required at the execution of the Purchase Agreement.
- The layout of the units is fixed. All walls will be framed and drywalled as well as all roughed-in for electrical, fire sprinkler, HVAC and plumbing will be installed.
- Window coverings are not included
- Kitchen exhaust systems are recirculating only - no exterior exhaust system exists.
- Sound systems are allowed in the ceilings on the 6th floor.
- The condo ceiling is a textured drywall finish. All exposed conduit in the unit will be painted or unpainted per buyer's choice. All fire sprinkler and ductwork exposed is unpainted.
- The seller's work will include all new windows other than the South unit (no windows) and new heat pump.
- The main condo entrance is located on the east side of the building with a stair and elevator, there's also a back stair exiting to the South. The exterior doors will have a security system installed.
- Interior condo doors include a deadbolt lock. Any electronic entry hardware for individual condos will be an extra cost.
- Each condo includes a private storage space in the basement/on 6th floor
- Each condo has rights to lease 3 parking stall per bedroom at a City of Lincoln garage. This is a lease directly with the City of Lincoln and is based on their rates (currently \$85-\$100 per month - 3 spaces offered).
- Home Owner Association (HOA) fees are estimated to be \$0.41 PSF 2024.
- Except for service animals, there is a limit of 1 dog or cat allowed in the condos at one time.
- Water softeners are not included
- Each condo has a separate electric meter (lights, outlets, and equipment within the condo) Condo owner will be invoiced monthly for the electrical required to provide the water source for the common area pro-rata share heat pump within the condo (included in dues).
- There are no gas fireplaces or gas ranges available, all condos are electric.
- There will be a central trash location in the basement.
- A private rooftop deck is included for each penthouse

