TOWN COUNCIL AGENDA 4-6-21 – STAFF REPORT ATTACHMENT

Below is the Pacaso "learn" page on co-ownership.

https://www.pacaso.com/learn

How we priced this 1/8 share

We give our homes a full design makeover, manage all aspects of LLC information, and find qualified owners

Purchase Price Whole home: $3,225,000	$403,125
Home Upgrades & Closing Interior design, furnishings, inspection & title	$27,232
Pacaso Service Fee Buyer aggregation, legal & financing	$51,643
Total 1/8 Ownership44+ nights per year	$482,000

Frequently Asked Questions

- **DO I REALLY HAVE OWNERSHIP IN THE HOME?**

  Yes. Owning a Pacaso is true real estate ownership. You purchase a share in a property-specific LLC. The home is fully managed and designed specifically for co-ownership.

- **HOW DO I SCHEDULE TIME TO USE THE HOME?**

  You book time using the Pacaso owner app, powered by our SmartStay™ scheduling system. It's easy to use and equitable for owners, based on the number of shares you own. The system supports two types of stays: advanced and short-notice. Advanced stays are scheduled 8 days to 24 months in advance, and each owner has access to an advanced stay that falls on a special date (e.g., federal holidays). Short-notice stays are booked 2 to 7 days in advance of arrival. See additional **scheduling FAQs** for more details.

- **WHAT IF I WANT TO SELL?**

  You can sell at any time after your first 12 months of ownership, at a price of your choosing. You'll work with a real estate agent, who markets the home just like they would a whole home real estate listing.

- **WHAT DOWN PAYMENT IS REQUIRED?**

Buyers can finance up to 50% of their purchase. A down payment of 50% is required.

- **CAN I FINANCE MY PURCHASE?**

Yes. We have integrated financing available to offer our buyers. You also are welcome to use other sources of capital such as home equity financing or cash.

- **HOW ARE PROSPECTIVE OWNERS EVALUATED?**

We vet all owners, who agree to a common-sense owner code of conduct. The home will be reserved for the exclusive use of owners and their guests.