

Frequently Asked Questions

Thank you for your interest in WestGate Luxury Condominiums! Below is a list of Frequently Asked Questions for this very exciting project.

Development Team

Who is the Developer of WestGate?

Spectrum Capital is an owner, operator, and manager of premier real estate destinations throughout the southeastern United States. Spectrum specializes in delivering dynamic spaces for living, working, and playing by using their highly integrated development model to create value at multiple levels for their stakeholders from development to sales and brokerage to property management. Notable condominium projects include: Turquoise Place in Orange Beach, AL and The Beach Club in Gulf Shores, AL.

<http://www.spectrumcapitalre.com/>

Who is the Architect for WestGate?

Rule Joy Trammell Rubio, LLC is an innovative and award-winning architectural and interior design practice recognized for excellence in master planning, architecture, and interior design. With a wide range of experience on both national and international levels, RJTR brings a wealth of knowledge and expertise to each project. From initial site testing and conceptual design studies to intricate detailing and project realization, we will work with the entire project team to help make sure that project goals are achieved by providing a design that is right for the client, the budget, the site, and the project's target market.

<http://www.rjtplusr.com/>

Who is the General Contractor for WestGate?

Ranked among the top construction services providers in the country by *Engineering News Record*, **Yates Construction** is family owned and provides a wide range of construction and building services. Founded in 1964 by William G. Yates Jr., Yates has steadily grown to become one of the top construction providers in the nation. Yates is financially sound with a significant bonding capacity as well as vast personnel and equipment resources. Distinguished projects include: Turquoise Place, Vista Del Mar, The Beau Rivage, Caribe Resort, The Beach Club, Indigo, Celadon, Sunrise Beach, Calypso, and more.

<https://www.wgyates.com/>

Who is the Sales Team for WestGate?

The **Alice Maxwell Team** is a top producing team of real estate professionals serving the needs of property buyers, sellers, and investors in the Tuscaloosa/Northport area. Through superior market knowledge, honesty, and responsiveness, the Alice Maxwell Team makes the process of buying or selling a home or condo as stress-free and enjoyable as possible.

<https://www.alicemaxwell.com/>

Frequently Asked Questions

Project Basics

What is WestGate?

WestGate is designed as a second home for University of Alabama football fans and enthusiasts. The 7-story, new-construction project consists of 1-, 2-, 3-, 4-, and 5-bedroom finished residences, including townhomes, sitting atop a 2-story, secured parking deck. The concrete-frame building is clad in glass, brick, stucco, and cast stone. The facade has a unique, 4-story "A" referencing the University of Alabama. The residences are designed to foster the gameday atmosphere with large kitchens, dining and living areas, wet bars, and spacious balconies. Most residences also include a bonus area. The SkyGate Club and rooftop terrace are designed with the Alabama football enthusiast in mind, with a pool table, an indoor-outdoor bar, multiple television monitors, and comfortable lounge seating. Private lockers are provided in the SkyGate Club for Owners to store their beverages. The expansive 5,000 square foot rooftop terrace has a glass railing system with views across Wallace Wade Avenue to Bryant-Denny Stadium and overlooks the Walk of Champions.

How many residences does WestGate have?

79 residences; a breakdown of residences per floor is below:

| Floor | # of Residences |
|-------|-----------------|
| 3 | 20 |
| 4 | 17 |
| 5 | 19 |
| 6 | 15 |
| PH | 8 |

Building Amenities

Is there a front desk?

Yes, it is staffed during normal business hours and facilitates the operations of WestGate.

How many elevators?

There are three elevators. Two are passenger elevators with an inside cab width of 6'-2", depth of 5'-3", and height of 9'-8". The doors measure 3'-6" wide by 8' tall. The third is a larger service elevator, which will double as a passenger elevator. The inside cab of the service elevator measures a width of 5'-4", depth of 8'-2", and height of 9'-8". The service elevator doors measure 4' wide by 8' tall.

Is there a fitness room?

Yes, there is a 465 square foot fitness room on Level PH. It is equipped with Matrix cardio equipment – two treadmills, two ellipticals, and one recumbent bike. A limited amount of Matrix strength equipment is also available in the offering – a functional trainer, leg press and adjustable bench with dumbbells.

Is the SkyGate Club catered on gamedays?

Yes! The COA sponsors gameday catering, so you can leave the cooking to us and enjoy time with your family and guests.

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Who can use the SkyGate Club?

Any Owner or guest of an Owner (limits apply).

What limits apply?

The number of persons permitted to attend the SkyGate Club on gameday correlates with the number of bedrooms in each residence. Here's a breakdown:

| # of Bedrooms | # of Permitted Persons |
|---------------|------------------------|
| 1 | 4 |
| 2 | 6 |
| 3 | 8 |
| 4 | 10 |
| 5 | 12 |

How are mail and packages be handled at WestGate?

There is a mail room located on Level 1 with a secured package center located conveniently next to the mail room for all deliveries.

Unit Details

How many square feet is each residence?

The residence sizes may be found on the website.
<https://www.westgateal.com/condos/>

What are the prices?

Prices start in the mid \$500,000s for a 1-bedroom/ 1-bathroom residence and range up to \$2,499,000 for a 5-bedroom/ 5-bathroom residence.

What are the ceiling heights?

The ceilings are nearly 10' on Levels 3 through 6, and 12' on Level PH.

How large are the balconies?

Very generous – approximately 9' deep. They are different for every residence type, so ask your realtor to look up the exact size for your residence.

What types of appliances are in the residences?

The residences feature Wolf and SubZero kitchen appliances and an Asko dishwasher. The contemporary Wolf cooktop is a natural gas model. GE washers and dryers are installed.

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Are grills permitted?

Yes, the COA has some policies in place for safety and to protect property values by keeping the building looking uniform. Each residence has a natural gas hook-up on the balcony.

What kind of heating and cooling units have been installed?

The heating and cooling unit is a split system. Goodman brand efficient heat pumps are installed along with Nest thermostats in every residence.

How is hot water provided?

Rinnai SENSEI natural gas tankless water heaters are installed in every residence.

Do the vent hoods completely vent outside?

Kitchen hoods, dryer vents, and water heater vents are all ducted horizontally to the building exterior. Bathroom exhaust fans are ducted vertically to the building roof.

Parking and Access

How many parking spaces per residence?

All spaces are in a gated parking garage with controlled access. Spaces are assigned according to the number of bedrooms per residence as outlined in table below:

| # of Bedrooms | # of Parking Spaces |
|---------------|---------------------|
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 3 |
| 5 | 3 |

Where do guests park?

There are 2 guest spaces in the parking garage and 24 public parking spaces available on 8th Street except on gamedays. Of the 24 on-street spaces, 2 are designated handicap accessible parking.

How do I access my condominium?

Resident access is granted with either a fob, RFID card, or via Bluetooth using a phone with an app called *dormakaba BlueSky Access* (available for both iOS and Android). Credentials are issued to Owners at the time of closing and can be updated by contacting the front desk.

How do I gain access to the building?

The entrance doors allow Owner and guest access with either a fob, RFID card or via Bluetooth using a phone with an app called *dormakaba BlueSky Access* (available for both iOS and Android). Credentials can be issued to guests by contacting the front desk.

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Sales and Rentals

How much is the sales deposit?

At the time of execution of a Purchase and Escrow Agreement, a deposit of twenty percent (20%) of the purchase price is required. The deposit will be held in escrow and applied to the purchase price at closing.

Do you allow for a financing contingency?

No.

May I rent my residence?

Yes, The COA documents allow it. Since WestGate is located in the TO Downtown-Campus District, short-term rentals are “Permitted by Right”. A license is needed from the City of Tuscaloosa and certain restrictions apply (<https://www.tuscaloosa.com/str>).

Condominium Owners’ Association (COA)

How much are the projected monthly dues?

The following numbers are good estimates for planning purposes:

| # of Bedrooms | Estimated Monthly Dues |
|---------------|------------------------|
| 1 | \$450 |
| 2 | \$575 |
| 3 | \$825 |
| 4 | \$915 |
| 5 | \$1,200 |

What is included in the COA monthly dues?

COA monthly dues pay for property and other COA insurance policies; building maintenance, repair and custodial services; landscaping and pest control services; utilities described in the next section below; and gameday activities such as catering and security.

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How am I be billed for utilities?

The COA pays for water, sewer, natural gas, and trash collection services from your monthly dues. Alabama Power bills you directly for your electricity.

WhiteSky Communications provides internet, cable TV, and phone services to each condominium for. The internet is provided at a speed of 1,000 Mbps, and cable TV consists of Dish Network's America's Top 200 package. In addition, WhiteSky will install a Wi-Fi router in each condominium as well as a push button phone at the wet bar of each residence at your request. Billing for all telecom services is included in the monthly COA statements.

Does the WestGate COA allow Owners to have pets on property?

Animals or pets may be kept by an Owner of a residence, but only if such animals or pets do not cause an unsafe condition or unreasonable disturbance or annoyance. All pets must be registered with the COA.