

Property Improvements & Capital Updates (2022–2026)

Extensive renovations and ongoing maintenance across all units and common areas:

2022 – Major Renovations & System Upgrades

- Full turnover renovations on **Units 1–4**
 - New flooring, paint, doors, lighting, and windows
 - Kitchen upgrades: new cabinets & countertops
 - Bathroom renovations (fixtures, shower systems, hardware)
 - Plumbing and electrical upgrades throughout
 - Added bedroom configuration (Unit 2)
- **New 50-gallon water heater (building-wide)**
- Additional window replacements (Units 3 & 4)

2023 – Safety & Light Maintenance

- New locks installed on all doors
- Unit 3: fixture replacements and weatherproofing improvements

2024 – Ongoing Maintenance & Compliance

- Unit 1: plumbing repairs (sink + shower drain)
- Exterior cleanup and tenant compliance measures
- Unit 4: new refrigerator installed
- Inspection-related upgrades (CO detectors, weather stripping)
- Unit 2: furnace serviced and maintained
- Unit 3: new wall heater, door repair, lock replacement
- Unit 4 turnover: paint, flooring repairs, doors, lighting, blinds, and full cleaning

2025 – Continued Turnovers & Exterior Investment

- Unit 1 turnover: paint, blinds, smoke detectors
- Concrete repairs at entry + sealing work
- Unit 4: electrical outlet replacements
- Unit 2 turnover: paint, flooring repairs, lighting upgrades
- **Major exterior remodel:**
 - Full exterior painting
 - Concrete and siding replacement

2026 – Mechanical Updates & Common Area Improvements

- Unit 2: furnace repairs (fan motor + capacitor replaced)

- Unit 2: new refrigerator and stove installed
 - **Common areas fully upgraded:**
 - New flooring, lighting, and paint in hallways/stairwells
 - Updated door hardware and unit numbering for a cohesive finish
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This property has benefited from **consistent, multi-year investment**, including:

- Full unit renovations
- Mechanical system updates
- Exterior modernization
- Ongoing maintenance and compliance work

Resulting in a **well-maintained, rent-ready asset with reduced deferred maintenance risk.**