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## **622 Rosecrans Avenue Upgrades**

Client Improvements Since May 2013\*

- Added Skylights & Windows in Living Room & Entry 2013
- Enlarged Front Yard 2016  
*Pushed gate back towards street, removed large eucalyptus tree, re-landscaped to create larger, family-friendly yard*
- Built Permitted 478 sq ft Mother-In-Law Suite Above Garage 2016  
*Current Income of \$2,100/mo. Full Kitchen, Full Bath, Heating & AC. Current lease through February 1, 2021\*\**
- Replaced Water Line from House to Alley 2016
- Installed New Electrical Panel, 200-Amp 2016
- Installed New Furnace w/ Nest Thermostat (includes AC) 2017
- Installed New 30 Year Energy-Efficient Composition Roof 2018
- Installed New Water Heater 2018
- Performed Earthquake Retrofitting & Bolting to Foundation 2019
- Refinished Hardwood Flooring 2020  
*Living Room, Kitchen & Stairs*
- Other Updates:
  - Exterior Security Window Coverings on ground level bedrooms, 2017
  - Tesla 220v in Garage, 2018
  - Updated to LED Recessed Lighting: Transformers, Trim & Bulbs, 2019
  - Replaced Front Gate, 2020

*\*As conveyed by homeowners.*

*\*\*Current tenant may desire to vacate, depending on new owners/preferences.*