

Property Improvement List

327 S. Ave 57 Highland Park, CA 90042

Unit #1 (Bottom Front Unit)

Interior Improvements:

- Replace flooring with luxury vinyl plank (LVP) (2021)
 - Kitchen drywall repairs near sink window (May 2025)
 - Bathroom upgrade: Tub reglaze in May 2025 w/ new caulking, new bathroom medicine cabinet with mirror, new ceiling drywall and bathroom paint
 - Kitchen sink reglazed
 - Fresh interior paint of living room walls, doors, and bathroom.
 - New bathroom ceiling humidity controlled vent
 - Entry flooring transition piece
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Unit #2 (Bottom Rear Unit)

Interior Improvements:

- Replace flooring with luxury vinyl plank (LVP) (2021)
 - Drywall repairs near kitchen window
 - Reglazed tub & kitchen sink (May 2025)
 - Bathroom upgrades: reglazed tub, repair loosen vanity top
 - Fresh coat of paint in the bathroom, linen closets, east facing wall in bedroom
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Unit #3 (Front Upstairs Unit)

ALL Remodeled in 2025

- New LVP flooring (2025)
- New Kitchen upgrade: Shaker cabinets, quartz countertop, faucet, sink.
- New appliances: Dishwasher, micro-hood, refrigerator, gas range/oven, disposal
- Bathroom modernization: toilet, new vanity, new humidity controlled fan/vent, faucets and handle recoating
- New white vinyl dual-paned windows
- New paint throughout apartment
- New wall unit A/C in living room
- New custom blinds for each window

- New recessed lighting in living room
 - New smoke and carbon monoxide detectors in bedrooms and hallway
 - New lighting in bedrooms, hallway, bath, kitchen.
 - New door locks and hardware
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Unit #4 (Rear Upstairs Unit)

Interior Improvements:

- Replace flooring with luxury vinyl plank (LVP) (2021)
 - Reglazed tub & kitchen sink (May 2025)
 - Replace dated bathroom finishes
 - Upgrade to durable LVP flooring throughout
 - South west bedroom: Repaired and painted west-facing wall
 - A/C: Energy-efficient window unit fan (tenant owned)
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Completed General Exterior (2025):

- Painted full exterior: Full-body, trim, door, gates, railings and fascia
- Brand new **cool roof installed in 2025**
- New fascia boards installed with roofing contractor
- Covered garage spaces were painted and new parking space numbers added
- **Exterior stairways fully replaced**
- **Walkway deck resurfaced**
- **Exterior Rear Carport:** Motion-sensor solar lighting for added safety
- Exterior front door lights replaced for all units & unit numbers as well