

Capital Improvements & Property Renovation Summary

607 W. Maple Avenue | Merchantville, New Jersey

21 Residential Units Across Three Buildings

The ownership of 607 W. Maple Avenue has completed a comprehensive redevelopment and modernization program throughout the entire 21-unit property. Significant capital improvements have transformed the asset from an aging apartment complex with outdated infrastructure into a substantially renovated multifamily community featuring modern building systems, upgraded interiors, and improved curb appeal.

Electrical Infrastructure Upgrade

One of the most significant improvements completed at the property was the replacement of the entire electrical distribution system.

Previous Condition

- The property previously operated on a single 100-amp electrical service serving multiple buildings.
- Electrical capacity was severely limited, with only four breakers serving each apartment.
- Breaker panels were located outside the units.
- Residents frequently experienced overloaded circuits, with common household appliances such as window air conditioners and microwaves causing breakers to trip.
- The electrical system was incapable of supporting modern appliances or central HVAC systems.

Improvements Completed

- Installed two new 600-amp electrical services.
- Installed all new service disconnects and master disconnect equipment.
- Installed all new electric meters for each apartment.
- Installed new electrical service cables to every unit.
- Installed a new utility transformer and transformer pad.
- Installed a new utility pole and underground electrical feeds from the pole to the meter banks.
- Installed new electrical panels inside each apartment.
- Completely rewired the entire property with all new electrical wiring.

Result

The upgraded electrical infrastructure now provides each apartment with sufficient capacity to support modern living standards, including central HVAC systems, electric hot water heaters, dishwashers, and contemporary kitchen appliances.

HVAC & Climate Control Improvements

Previous Condition

- Property was heated by an aging boiler system.
- No air conditioning was provided.

Improvements Completed

- Installed brand-new forced-air heating systems throughout the property.
- Installed new high-efficiency HVAC equipment in every apartment.
- Installed all new exterior condensers.
- Installed new ductwork and climate control systems.

Result

Each apartment now features independent forced-air heating and central air conditioning, significantly improving tenant comfort and reducing maintenance associated with centralized boiler systems.

Plumbing & Hot Water Systems

Improvements Completed

- Installed new hot water heaters throughout the property.
- Upgraded plumbing connections as required during renovation work.

Result

Residents now benefit from modern, reliable hot water systems designed to meet current residential demand.

Interior Apartment Renovations

Ownership completed extensive renovations throughout the apartment interiors.

Kitchens

- Installed brand-new kitchen cabinetry.
- Installed stainless steel appliance packages.
- Added dishwashers to units that previously could not support them due to electrical limitations.
- Updated kitchen finishes and fixtures.

Bathrooms

- Renovated bathrooms throughout the property.
- Installed new fixtures and finishes.
- Completed wall repairs and replacement where necessary.

Flooring & Finishes

- Installed new flooring throughout the property.
- Repaired and replaced walls where needed.
- Completed patching, finishing, and interior repairs throughout the buildings.

Result

The apartment interiors now offer modern finishes and amenities that compete effectively within the local rental market.

Building Envelope Improvements

Roofing

- Removed and replaced existing roofing systems.
- Installed new plywood roof decking on both sides of the property where required.
- Installed new roofing materials throughout.
- Removed and replaced gutters.

Windows

- Installed all new windows throughout the property.

Insulation

- Installed new attic insulation.

- Repaired exterior and interior wall assemblies as necessary.

Result

These improvements significantly improve energy efficiency, weather resistance, and long-term building performance while reducing future capital expenditure requirements.

Exterior Improvements

Building Exterior

- Repaired and refinished exterior stucco surfaces.
- Completed exterior painting up to accessible elevations.
- Remaining high-elevation areas are scheduled for completion utilizing lift equipment.

Lighting & Security

- Installed new exterior lighting throughout the property.

Site Improvements

- Installed new landscaping.
- Added new stone ground cover.
- Seeded and restored lawn areas.
- Cleared and improved pedestrian pathways.

Property Features

- Installed new screen doors.
- Installed new unit numbers.
- Installed new mailboxes throughout the community.

Result

The property's curb appeal has been significantly enhanced, creating a more attractive and professional appearance for residents, visitors, and prospective tenants.

Overall Investment Summary

The ownership has completed a substantial repositioning of 607 W. Maple Avenue through extensive infrastructure, mechanical, electrical, exterior, and interior renovations. Major building systems including electrical service, HVAC, roofing, windows, insulation, hot water systems, and apartment interiors have been modernized, significantly reducing deferred maintenance while improving tenant satisfaction and long-term operational efficiency.

These improvements position the property as a modernized multifamily asset with updated building systems, enhanced energy efficiency, improved functionality, and strong appeal within the Merchantville rental market.