

1122 Ocean Street LLCProperty: 1122 Ocean Street, Marshfield, MA 02050

Capital Improvements Summary – Calendar Year 2025

The following capital improvements and renovations were completed during 2025 to enhance life-safety compliance, building systems, unit quality, and overall property condition.

Improvement Description	Date Completed	Approx. Cost
Three full bathroom gut renovations (3 total) All new plumbing, toilets, showers, tile, and fixtures.	Feb–Apr 2025	\$40,000
Sprinkler system upgrade Upgraded sprinkler system and installed drainage valve.	Aug 2025	\$5,000
Fire alarm monitoring system Installed monitored fire alarm system.	Aug 2025	\$4,500
Common area improvements All common areas fully repainted and refreshed.	2025	\$10,000
Interior unit renovations (12 units) Units: 0, 1, 3, 5, 6, 7, 8, 10, 11, 12, 13, 14 (12 total). Scope: upgraded energy-efficient electrical baseboard heat; new paint; new LED fixtures; waterproof flooring; trim. Paint colors: Sherwin-Williams Light French Gray and Sherwin-Williams Ultra White.	2025	\$47,500
Electrical system upgrade Installed new electrical panel and upgraded building electrical systems.	Sep 2025	\$5,000
Exterior improvements New exterior doors; select window replacements; new rear sliding door.	Aug 2025	\$5,000
New laundry room Constructed new laundry room with two new machines (set to \$3.50/use).	2025	\$4,000
Parking lot reconstruction Scraped and ground down; repaved; striped per city code.	2025	\$16,000
Rent collection infrastructure Installed secure rent dropbox for check/money order payments plus electronic payment portal options.	2025	\$800
Rear stairs and rear deck work New rear stairs and deck construction.	Sep 2025	\$30,000

Improvement Description	Date Completed	Approx. Cost
Hot water heaters (2) Two hot water heater replacements.	Jan & May 2025	~\$3,000
Security camera system Remote streaming to phones/computers with on-site backup storage in a secured upstairs hallway closet.	Apr 2025	\$5,000
Landscaping and site work Removed trees overhanging building/yard; installed crushed rock over soil for easier landscaping.	2025	\$12,000

Prepared for property records, appraisal support, and financing documentation.