

Provided & completed by Seller
PROPERTY UPDATES
4942 Madison St | Lincoln, NE

Unit 1:

- all new kitchen flooring
- all new kitchen countertops
- all new kitchen paint
- new backsplash installed
- all new bathroom flooring
- 3 new bathroom sinks
- 3 new bathroom vanities
- 4 new window AC units
- all new bathroom paint
- new shower caulking
- new carpet in 2 bedrooms
- all new stained hardwood floors
- new kitchen chandelier
- all new paint in all 4 bedrooms
- new trim in bathroom
- all new outlets installed
- 2 new closet doors installed
- 2 new heating vents installed in 2 bedrooms
- repaired drywall throughout
- all ceilings painted
- several new ceiling tiles installed
- multiple new plumbing pipes

Unit 2:

- all new kitchen flooring
- all new kitchen countertops
- all new kitchen paint
- new bathroom sinks
- new bathroom vanities
- 2 new window AC units
- all new bathroom paint
- new shower caulking
- new bathroom vent
- new carpet in 3 bedrooms
- new light fixtures
- all new paint in all 3 bedrooms
- new trim in multiple rooms

- all new outlets installed
- 5 new doors installed
- repaired drywall throughout
- all ceilings freshly painted
- several new ceiling tiles installed

Unit 2A:

- all new kitchen flooring
- all new kitchen countertops
- all new kitchen paint
- all kitchen cabinets painted
- 1 new bathroom sink
- 1 new bathroom countertop
- repaired drywall throughout
- all ceilings freshly painted
- several new ceiling tiles installed
- new plumbing under both sinks

Unit 3:

- Longtime tenant

Exterior:

- all new gutters and downspouts for entire building
- new storage door installed
- new fascia, soffits and siding repaired or replaced in multiple places
- 3 new windows installed
- all exterior trim of entire building painted from brown to white
- all exterior walls of entire building painted from yellow to light grey
- storm cellar entrance rebuilt and replaced then painted
- concrete cracks filled and repaired
- new outdoor chandelier installed
- all new front porch & patio paint

ADDITIONAL BONUSES:

- Separate storage room at front of property off front porch for landlord personal use or perhaps convert to small studio apartment (cont'd)

- Separate laundry room on back of property for tenants with storage lockers for tenants
- Large double lot sits catty-corner to Wesleyan University
- Potential to add more off-street parking for tenants possibly on East and perhaps North side of property
- Access all units inside; additional exterior doors for Apt #1 & #2 on West side and Apt #3 on East side
- Newer water heater
- High-efficiency furnace in basement for main floor apartment
- Ability to install central air unit for main floor, if desired
- Covered Front Porch
- Patio area in back by laundry room