

## 005 Timberline St recent updates

- 10 yr old roof
- 2 furnaces and second set of stairs replaced just before I purchased in 2020
- Fenced back yards on ground level units
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- There has been no deferred maintenance since we purchased the property in 2020.
- Here is a list of some of the capital expenses over the last few years.
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- Exterior: New landscaping installed in 2021
- Exterior: New sprinkler system installed in 2021
- Exterior: New exterior porch lights and motion sensing lights in 2025
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- Unit A (1): replaced the water heater in 2022, replaced the furnace in 2025
- Unit B (2): updated the unit in 2022 with new paint, new floors, new water heater, new toilet, new sinks, new faucets, new lights, new outlets, new interior doors, new appliances, new garbage disposal, new blinds, etc...Then replaced the flooring again in 2025 due to tenant damage.
- Unit C (3): replaced the floors in 2021, replaced water heater in 2021, replaced the fridge in 2023, replaced the toilet and garbage disposal in 2024, replaced the dishwasher in 2025
- Unit D (4): updated the unit in 2021 with new paint, new floors, new toilet, new lights, new sinks, new appliances, new garbage disposal
- Unit E (5): Replaced the range in 2021
- Unit F (6): Replaced the garbage disposal in 2021, replaced the furnace in 2023, replaced the water heater in 2024