

919 N. OXFORD AVENUE

Los Angeles, California 90029

CAPITAL IMPROVEMENTS & PROPERTY INFORMATION

Owner-reported information as of July 30, 2026

Capital Improvements and Major Property Work

Date	Category	Description	Reported Cost
11/2014	Windows / Doors	American Reliable Windows replaced all windows and sliding glass doors throughout the property.	\$11,843.00
06/2018	Roof	Complete roof replacement.	\$21,500.00
12/2018	Gutters	New gutter system installed.	\$2,500.00
01/2020	Seismic Retrofit	Earthquake seismic retrofit completed.	\$75,000.00
08/2022	Balcony Inspection	Balcony / exterior elevated element inspection completed; report and follow-up documentation should be reviewed.	\$1,300.00
07/2023	Electrical	Outside / main electrical panel replaced.	\$4,400.00
2025	Plumbing / Water Heater	Sewer line to the street replaced and a new water heater installed. Plumbing otherwise maintained, not fully overhauled.	\$17,000.00
07/2025	Electrical	Electrical panels replaced in all six apartments.	\$6,000.00
Total documented capital improvements			\$139,543.00

Roof age: The roof was replaced in June 2018 and is approximately eight years old as of July 2026.

919 N. OXFORD AVENUE

PROPERTY INFORMATION

Item	Response
Roof	Replaced June 2018; approximately eight years old as of July 2026.
Plumbing condition	Plumbing has been maintained, but the property has not undergone a complete plumbing overhaul.
Turbo Plumbing work	Completed in 2025 for \$17,000: sewer line to the street replaced and a new water heater installed.
Electrical panels	Updated. The outside / main panel was replaced in July 2023, and the electrical panel in each of the six apartments was replaced in July 2025.
\$6,000 electrical expense	Replacement of the electrical panels in all six apartments.
Laundry income	2025: \$1,095.39 (\$91.28/month). 2026 YTD through July: \$708.16 (\$101.17/month). Combined average: approximately \$94.92/month, or \$1,139.08 annualized.
Laundry equipment ownership	Equipment is leased; 90-day termination notice.
SB-721 / balcony compliance	A balcony inspection was completed in August 2022. Compliance cannot be confirmed from the expense entry alone. Review the signed report, inspector qualifications, photographs, findings, repair recommendations, permits, and final completion records.
Interior photographs	No interior photographs are currently available.
Refrigerators and stoves	Landlord owns all six stoves. Landlord owns the refrigerators in Units 2, 4, 5, and 6. The tenants in Units 1 and 3 own their respective refrigerators.
Utility responsibility	Owner-reported allocation: Tenants pay electricity, gas, and trash attributable to their respective units. Landlord pays water for the entire property and electricity serving the property/common grounds that is not attributable to individual-unit usage.

Verification and No-Warranty Notice. This summary is based on owner-provided records and statements and is furnished solely for preliminary informational purposes. No representation or warranty, express or implied, is made concerning accuracy, completeness, condition, useful life, code or SB-721 compliance, permits, costs, lease terms, equipment terms, utility obligations, or future performance. Buyer and buyer's agents, attorneys, inspectors, engineers, accountants, and other representatives must independently investigate, verify, and satisfy themselves regarding all matters affecting the property. This summary is not legal, tax, engineering, or building-code advice.