



SELLER PROVIDED IMPROVEMENTS SUMMARY

715 S McLoughlin Blvd

Oregon City, OR 97045

The following summary reflects seller provided improvement information for 715 S McLoughlin Blvd only. Details are provided for buyer review and should be independently verified.

Unit A Improvements

- Rehabbed at the time of the 2016 purchase.
- Updated interior surfaces throughout the unit.
- Kitchen updates included new appliances, rebuilt pantry elements, updated counters, lighting, and plumbing as needed.
- Updated heating, fresh interior paint, and additional improvements completed as part of the rehab scope.

Unit B Improvements

- Complete rehab completed after purchase.
- Updated kitchen and updated bathroom.
- New plumbing, updated heating, updated interior surfaces, and fresh interior paint.

Basement and Building Systems

- New electrical panel and wiring improvements as needed.
- Furnace venting updated, water heater replaced or updated, and some lighting updated.
- Basement includes a full bathroom and washer/dryer area.
- Additional non-egress room with closet noted by seller; buyer to verify permissible use and any requirements for egress, habitability, or future improvements.
- Seller notes additional basement potential, subject to buyer due diligence, permits, code compliance, and city approval.

Buyer to verify all improvement details, permits, square footage, legal use, unit count, basement use, condition, and future improvement potential with Oregon City, Clackamas County, contractors, inspectors, and all other appropriate professionals. Listing broker and seller make no representation regarding basement habitability or future use approval.

Tenant occupied property. Please do not disturb tenants.

Improvement details provided by seller. Buyer to verify all information to buyer's satisfaction.

DARRYL BODLE
REAL ESTATE