

Woodbine – Building Condition Summary

The Woodbine buildings have received consistent updates throughout ownership. Roofs were replaced approximately 5–8 years ago, and the electric panels were upgraded within the last five years. HVAC systems vary in age, though roughly half have been replaced over the past decade. During unit remodels completed within the last four years, most plumbing components—including p-traps, sinks, toilets, and disposals—were updated. In addition, new windows have been installed across the property within the last five years, further enhancing efficiency and long-term durability.

Shroyer – Building Condition Summary

The Shroyer buildings have also benefited from steady improvements. Roofs are believed to have been replaced within the last 10 years, providing solid structural reliability. Electric panels predate the seller's 2018 ownership, while HVAC systems have been updated progressively, with approximately half replaced since 2018. Plumbing updates have been made during unit renovations, estimated at about half the building due to long-term tenant occupancy. Similar to Woodbine, new windows were installed within the past five years, contributing to improved performance and tenant comfort.