

1817 Glenwood Renovation History

1817 Glenwood represents a rare opportunity to acquire a multifamily building in the Five Points neighborhood of Raleigh. In recent years, ownership has renovated 4 of the 5 apartments. In total those capital investments represent over \$200k of improvements to the building. These renovations and improvements are organized and outlined below:

Exterior and Basement:

- New Roof Dec 2022
- New sidewalk
- New concrete front porch and steps
- Basement drainage system and sump pump
- Hard plank siding

Unit 1:

- New kitchen, cabinets, quartz counter tops, refrigerator, microwave and dishwasher.
- New bathroom, tub/shower, tile, vanity, mirror and flooring.
- Replaced baseboard heat with window heat/AC

Unit 2:

- Completely remodeled July-Nov 2022
- Stripped to studs with even some of the framing replaced. About the only thing original is the hardwood in the living room.
- New kitchen, quartz counters
- New bathroom, tub/shower, tile, vanity, mirror and flooring
- New electrical and plumbing

Unit 3:

- Remodeled approximately 5 years ago

Unit 4:

- Mostly original except eliminated gas heat and installed window heat/AC

Unit 5:

- Remodeled Dec 2022/ Jan 2023
- New Bathroom, tub/shower, tile, vanity, mirror and flooring
- Kitchen – quartz counters, new refrigerator, range, and bar cabinet