

**7602 E Polk St
Scottsdale, AZ
List of Capital Improvements**

Brand new windows installed allowing protection from the elements, more insulation and amazing natural light framed on a beautiful stucco exterior.

Brand new top of the line New Goodman AC and heating systems made for the desert climate for each unit.

The exterior has a stunning modern stucco which has polymers and other agents for increased flexibility that improves this apartment's resilience. It is a trend found in most Arizonan homes and apartments for this reason.

Brand new electrical wiring for the bedroom room switch in all units, brand new outlets, switches, covers, living room & bedroom fan with light, kitchen light, and bathroom lights. All matching a square decor.

Beautifully designed exterior and interior doors installed to make your tenants feel safe and at home. Each unit also has a brand new patio door matching the rest of the new design for 7602 E Polk St.

We re-sealed the rooftop with a rubber coating with two layers to secure a water tight seal as the roof was in pristine condition.

Interior drywall in perfect condition, as well as maintaining all six of the units as a two bedroom, passing on a highly desirable floor plan.

Brand new appliances for each unit, including; a microwave, dishwasher, fridge with an ice maker, stove per unit, as well as new stackable washer and dryer, for new tenants to have an open space that is move-in ready.

Brand new water heaters, with 6 year parts and tank manufacturer warranty and 1 year labor warranty. Guaranteeing you a turn key investment.

Interiors completely painted a beautiful white, bouncing the beautiful natural light around your new units. Back splashes in the kitchen brought in by an expert in design to give each unit a little pop of color pairing with the ample natural light.

Brand new blinds installed for the comfort of your tenants.

New kitchen and bathroom cabinets, with matching knobs, color, and design to round off these immaculate units.

New beautiful and sturdy quartz countertops laid on top of ½" plywood with undermount sinks for that professional clean look.

Brand new flooring both tile in the bathroom and waterproof 8mm LVP flooring that are scratch resistance framed by ¼ inch baseboards.

Bathrooms completely renovated with water saving plumbing, toilets, and modern designs thinking of every little detail down to the faucets or grout as well as 30" in bath vanity in white.


Brand new hardscape and beautifully landscaped the entire property to give that curbside desired appeal,

as well as easy maintenance.

Brand new trash enclosure with a concrete foundation and a gate for removing unsightly trash from view.

Twenty six exterior lights placed for the safety and comfort of all of your tenants.

Our team has remodeled this structure to the best quality, standard, and are here to offer you a turn key investment that can run itself.

Seller Signature:  4/15/2025

Name: ELIJAH BROWN

Company: DSC3, LLC

Buyer #1 Signature:

Name:

Buyer #2 Signature:

Name: