



SPARTAN —INVEST—



SCOPE OF WORK

Property Address

119 Scotland Drive
Athens, AL 35611



Renovate

Our team oversees the renovation process from beginning to end to ensure a quality investment.



Purchase

Spartan Invest walks you through the purchase and closing of your investment property.



Management

We manage your investment portfolio and oversee all property management aspects.



Address : 2015 3rd Ave N, Birmingham, AL 35203

Phone : + 205-202-4118

Email: hello@spartaninvest.com

Investment Property Description



119 Scotland Drive
Athens, AL 35611

Purchase Price: \$170,000

RENTED AT: \$1,275

Heated Sq. Ft: 1,380

Gross Sq. Ft: 1,380

Lot Size: 0.27 acres

Bedrooms: 4

Baths: 2

Year Built: 1969

Completed Renovations

Exterior Renovations

General

- ♦ Installed new HVAC unit
- ♦ Performed basic landscaping
- ♦ Installed new post and mailbox with house numbers. Added weather stripping around ext. doors wherever needed.
- ♦ Removed debris and rubble
- ♦ Removed not functioning doorbells
- ♦ Removed storm doors, screens, boxes, wires, etc

Interior Renovations

Kitchen

- ♦ Removed all appliances; replaced vent hood and dishwasher with new units Refinished and deep cleaned cabinets (Painted cabinets SherwinWilliams Snobound).
- ♦ Installed new hardware on cabinets
- ♦ Installed new granite countertops and new under-mount sink
- ♦ New ceramic tile flooring

Electrical/Plumbing

- ♦ Upgraded some electrical.
- ♦ Upgraded some plumbing.

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Completed Renovations

Interior Renovations

Bathroom 1

- ♦ Refinished shower
- ♦ Refinished vanity, vanity countertop, and sink
- ♦ Installed new mirror
- ♦ New tile flooring
- ♦ New paint

Bathroom 2

- ♦ Refinished vanity, vanity countertop, and sink
- ♦ Installed new mirror
- ♦ New tile flooring
- ♦ New paint

General

- ♦ Repaired and prep drywall to have nice finish
- ♦ Painted interior of the house where needed
- ♦ Cleaned and painted trim on windows
- ♦ Replaced broken window
- ♦ Replaced damaged or missing doors, painted all doors white and installed new knobs and hinges
- ♦ Installed LVT in all areas except kitchen and bathrooms.
- ♦ Repaired and replaced subflooring where needed.
- ♦ Replaced light fixtures throughout the interior
- ♦ Installed new smoke detectors; added fire extinguisher under kitchen sink
- ♦ Installed new electric water heater
- ♦ Ensured properly functioning washer/dryer connects

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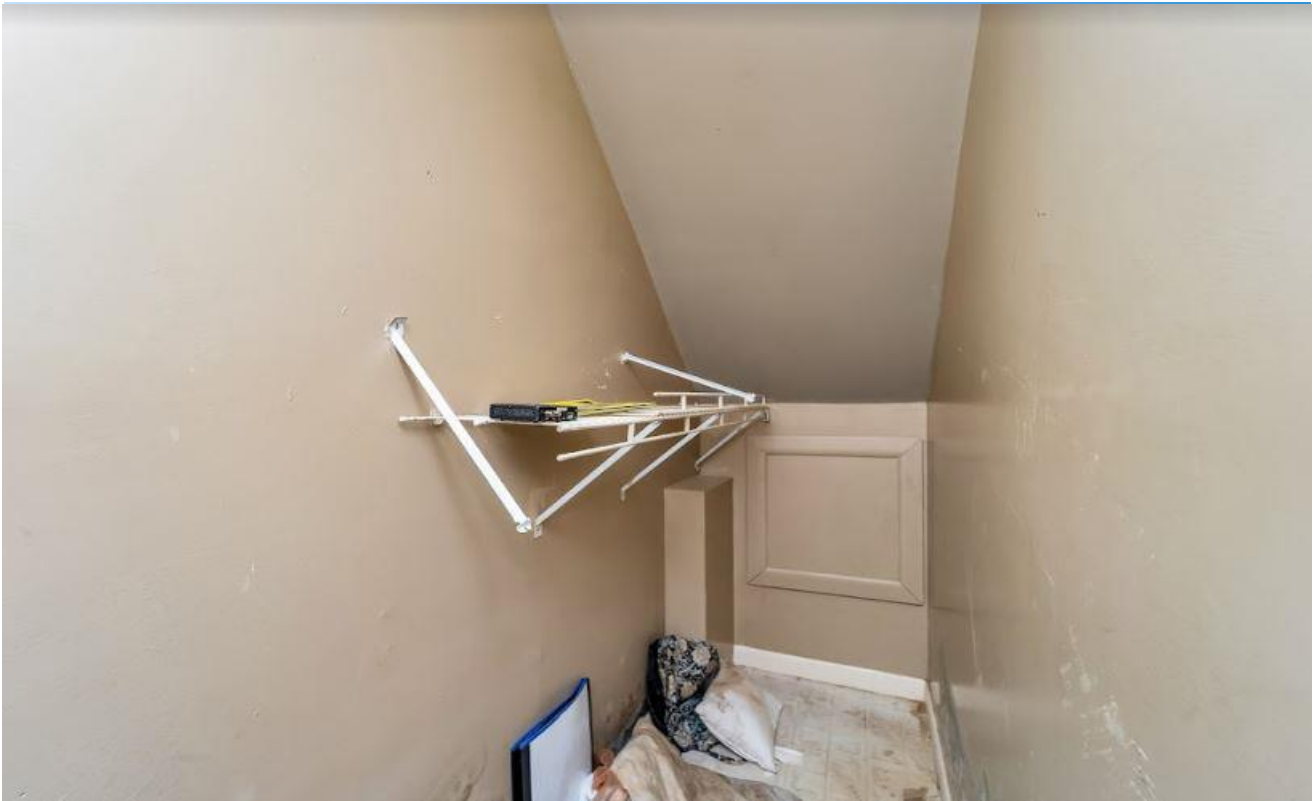
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