

Summary of Seller Investment

Total Documented Repairs & Improvements:

\$39,275.75

Itemized Repair & Improvement Breakdown

Interior & Cosmetic

- Interior paint repairs (multiple areas) — **\$10,186.40**

Flooring

- Flooring labor, materials & carpet — **\$5,102.91**

Bathroom / Shower Renovation

- Shower tile installation & labor — **\$7,557.20**

Plumbing

- Plumbing repairs — **\$952.00**

Electrical & Lighting

- Electrical work, fixtures & installation — **\$952.00**

Kitchen Improvements

- Range hood & upgraded installation — **\$2,316.00**

Exterior

- Fence repair & reinforcement — **\$4,342.80**

Roof

- Roof update, sealing & flashing — **\$3,230.00**

Materials & Supplies

- Home Depot materials — **\$4,636.44**
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- Nearly **\$40,000 invested** in documented repairs and improvements
 - Includes **structural, mechanical, and envelope items**, not just cosmetics
 - Reduces buyer capital risk and near-term maintenance costs
 - Positions the home **above typical “as-is” inventory** in the area
 - Pricing reflects **actual reinvestment**, not estimated allowances
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Seller Incentives

The seller is confident in pricing based on condition and improvements, while remaining open to:

- Creative financing structures
- Appliance or concession discussions within a written offer
- Seller-financing options for qualified buyers
- Downpayment assistance government program support