



PROPERTY FOR SALE

PROPERTY IMPROVEMENTS & VALUE ADD OPPORTUNITY

PROPERTY IS BEING SOLD COMPLETELY AS-IS



904 Beverly Avenue ,Pasadena Tx
1009 Witter St, Pasadena TX

PROPERTY IMPROVEMENT SUMMARY

NOTE FOR BUYERS

Buyers are encouraged to conduct their own inspections and due diligence regarding condition, zoning, rental potential, and future development options



no more window units - window units removed and replaced with central ac

6-UNIT MULTIFAMILY PROPERTY

The following improvements have been completed between 2024 and 2025. The following summary is provided for informational purposes to outline recent capital updates to the property.

2024 IMPROVEMENTS

- Removed window A/C units in 6 units and installed central ac systems
- Replaced electrical boxes and panels to accommodate the new A/C systems
- Installed protective cages for a/c units
- Replaced 7 Toilets and 7 bathroom sinks
- Replaced 2 sewer meters
- Replaced old asphalt with new concrete parking and sidewalks
- Replaced flooring to some of the units
- Replaced one waterheater @ 904 Beverly unit

2025 IMPROVEMENTS

- Roof replacement completed April 2025 for both buildings
- Installed partial fence
- Repainted exterior for fresh look
- Installed ceiling fans

PROPERTY CONFIGURATION

Currently configured as 2 buildings , each with 3 units plus potential to explore the addition of 2 small studios (or office space) one at each building, additionally there is a small rear space for a potential laundry room/storage room. Back yard has potential to add additional building ... endless possibilities. All subject to zoning, permitting, and buyer verification.

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This is an old image so you can compare seller upgrades

Roof replaced 2025

2023 Images

All this new parking concrete and side walk

potential laundry Room

no more window units - window units removed and replaced with central ac



2025 Images

