
745–765 N. Currier Street

Pomona, California

Capital Improvements & Property Maintenance Summary

Property Highlights

- Long-term ownership with continual maintenance and upgrades
 - Major electrical, roofing, HVAC, windows, and interior improvements completed
 - Extensive remediation completed in 2026 after water heater insurance claim
 - Professional inspections and appraisal completed
 - Established relationships with licensed vendors
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765 N. Currier Street (Single Family Residence)

Year	Improvement	Investment
2026	Water heater insurance claim completed including interior remediation, kitchen updates, bathroom updates, new entry light fixture, hardwood flooring, interior painting and professional cleaning	Approximately \$205,000
2025	New 200-amp electrical service with new 5-meter panel bank	\$11,000
2024	New Lennox 3-ton HVAC system installed	\$11,600
2023	New roof with 10-year labor warranty	\$22,000
2022	New windows	\$5,474
2022	New window blinds throughout	\$3,098
	Interior painting, garage door opener, automatic sprinkler system, Ongoing hardwood floors refinished, kitchen cabinetry refinished, eaves repaired and painted	Included in ongoing maintenance

Additional Value

- Breezeway includes an additional bathroom with potential for a future Junior ADU conversion (buyer to verify).
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745–751 N. Currier Street (Fourplex)

Recent Improvements

Year	Improvement
2025	New 200-amp electrical service (745)
2024	New 200-amp electrical service (747)
2020	New windows throughout
2017	Water heater replaced (745)

Recent Interior painting of all units

Recent Professional cleaning of all units

Recent New blinds throughout

Recent New toilets in most units

Recent New bathroom vanities (745, 749 & 751)

Recent New garage doors

Recent Bedroom windows replaced in Units 745 & 747

Recent Refrigerators provided in all units

Professional Reports Available

- Appraisal completed April 2025
 - Updated appraisal completed July 2026
 - Home inspection with floor plans completed August 2025
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Preferred Vendors

Service	Vendor
Electrical	New Quest Electric
Roofing	All-Right Roofing
HVAC	Klaus & Sons Heating & Air
Windows & Doors	JR Door & Window
Pest Control	HALO Home Services
