

Property Overview Document

Owner / Operator: Golden State Income Partners

Property Name: The California Craftsman

Location: Los Angeles, California

Executive Summary

The California Craftsman is a single-family residential investment property located in Los Angeles, California. The asset presents a value-add opportunity focused on strategic renovation and repositioning. The project aims to preserve the home's classic architectural character while introducing modern design, functional upgrades, and enhanced curb appeal to maximize market value.

Property Details

Property Type	Single-Family Residence
Style	California Craftsman
Investment Strategy	Fix & Flip
Status	Pre-Renovation
Target Market	Owner-Occupant Buyer
Operator Role	Acquisition, Renovation, Disposition

Renovation Plan

Planned improvements include interior modernization, kitchen and bathroom upgrades, refinished flooring, exterior enhancements, landscaping improvements, and updated mechanical systems where required. The renovation strategy is designed to align with current Los Angeles buyer preferences while maintaining the property's original charm.

Disclaimer

This document is a sample property overview created for illustrative and marketing purposes only. All information contained herein is fictional and does not represent an actual offering, solicitation, or investment recommendation.