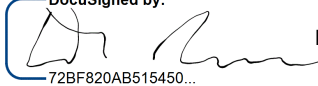


	2122-2124 W Augusta List of CAP EX	
AC and heating	Install a 1 ton mini-split in the studio	
	Serviced all existing units	
	Replaced all vents and AC returns in all units	
Appliances	New Frigidaire Stainless Steel: Microwave, Dishwasher, Fridge w/Ice Maker, and Stove in each unit	
	Stackable washer and dryer in each unit	
Bathrooms	For each unit:	
	New: Toilets, Faucets, Valves, Water lines, Toilet water lines	
	New: Hardware, exhaust vents, tubs, P-trap and drain pipes	
	New: Vanities and mirrors	
	New: Shower tile, soapbox niche, and Stainless Steel trim	
	New: Quartz countertops for all vanities	
Electrical	For each unit:	
	New: outlets, covers, switches	
	New: Living room fan with Light, Kitchen Light, Bathroom Light	
	125 Amp 24-Space 48-Circuit Indoor Main Breaker Plug-On Neutral Load Center with Cover	
	with new: circuit breaker, address tags, labels, and pole risers	
Paint	Exterior paint for both buildings and concrete driveway	
	Interior Paint for all walls, ceilings, basboard, and trim	
Walls	All new baseboard and door trim	
	Drywall repairs in unit #1 and #3	
	New drywall in studio	
	remove all popcorn from ceilings and retexture	

Wooden Fence	New fence in front and back of the property		
	Gate added to fence near building #2		
Exterior Doors	All new front, rear, storage, and water heater doors(21 total)		
	fully trimmed out with new locks and hardware		
Kitchen	New Quartz countertops for all kitchens		
	subway tile backsplash with a 3/8th" stainless steel trim for all kitchens		
Flooring	Porcelain tile with a wood-like look installed in all units		
Interior Doors	All new interior doors with Stainless Steel hardware(19)		
Landscaping	New pavers at the front of building #2		
	2 " depth of 3/4" screen gravel spread on top of six mill underlayment		
	Irrigation and plants around building #2		
	Artificial grass at the rear of Building #1		
	Removed and replaced older plants and trees		
Plumbing	new 40 gal hot water heaters for all 7 units, each with		
	new ball valves, flex lines, water heater pans, blow down valves, and expansion tanks		
	6 year parts and tank warranty and a 1 year labor warranty		
Roofing	complete new roofs with 30 year shingles, new underlayment felt,		
	all new, jacks, T-Tops, dormer vents & roof to wall metals & #1 counter flashings		
	new 2x2 drip edge along the perimeter of home along with starter strip		
	Vents painted to match the shingle color		

Siding	New siding on all four sides of building #1		
Windows	All new(22) dual pane energy-efficient windows		
Mailboxes	New standalone mailbox setup		

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