

Tres Casitas

2610 N 24th St., Phoenix AZ 85008



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Retreat to a Desert Oasis in the Heart of Phoenix

Step through our gates and into the blissful Land of Mañana – True to its name, Tres Casitas is made up of 3 small homes that share a common courtyard. The entire property has been newly renovated, including all new appliances, trim, and interior design of each Casita. Through thoughtful planning and impeccable execution, **Tres Casitas** combines modern elegance with rustic southwestern architecture to provide a private paradise hidden in plain sight, right in the heart of downtown Phoenix. So **kick back and relax...** you can think about your worries mañana!

Centrally located near downtown Phoenix, our guests have easy access to many of the city's restaurants and attractions. Tres Casitas sits 1 mile from the I10/202/51 junction, providing easy access to the city's main thoroughfares. For our golf enthusiasts, Tres Casitas is surrounded by nearly 2 dozen golf courses, each just an easy drive away – Don't forget to practice your short-game on our putting green in our shared patio space!

Looking for a hike? You'll find plenty of outstanding hikes within a 60-minute drive. Finally, we are only 4 miles from Phoenix Sky Harbor Airport and are situated within 2 miles of two Level 1 trauma centers (Phoenix Children's Hospital & Valleywise Health Medical Center).

Cute, comfortable, and contemporary interior design

We commissioned Piece by Peace Design, a local interior design firm, to create a space that is inviting and stylish, while also being **welcoming and comfortable**. Piece by Peace is known for creating stunning rooms that flow with balance and harmony and are unique to fit each individual space and style. Guests of Tres Casitas will experience thoughtfully executed southwestern design elements that give each casita its own unique feel. However, guests fortunate enough to visit each of our casitas will appreciate the design elements that we've carried throughout each home.

We aim to provide our guests with the same high-end furniture, bedding, and amenities such as our fully stocked coffee bars that we would use in our own home. A feeling of warmth and comfort in every aspect – from the plush blankets you can use when you enjoy a margarita on the patio, down to the sheets you sleep on at night – is what we strive for. Don't be surprised if our Casitas stay particularly comfy even on hot Phoenix days! The original adobe walls of our Casitas provide a natural insulation that maintains a cool and consistent temperature regardless of the temperature outside.

Fun and functional exterior design and shared amenities

Tres Casitas is a perfect location for large and small groups alike. We welcome potential guests to book one or any combination of Casitas to fit your needs. Our shared outdoor amenities are available to all guests, making it easy for groups of any size to enjoy our patio.

Shared outdoor amenities:

- Miniature golf
- Hot tub
- BBQ Grill

➤ Fire pit

Custom Wall Mural by Anthony Eli Farias

Taking a nod from our thoughtful interior design, we sought to commission a bold and colorful mural that elicits a fun and happy feeling in guests and passers-by alike. We couldn't be happier with the work produced by Eli, and feel that his mural captures the spirit of Tres Casitas beautifully.

About Eli:

My name is Anthony Farias but everyone knows me as "Eli." I am an Artist but more than that I am a creative thinker who hopes to change the world and do some good here on this earth before my time is up. I became an artist to inspire the minds of the youth, invigorate our culture, and give back a little beauty to this world. Currently, I am working on large murals to impact neighborhoods and inspire those who might come across them. I have been featured in many publications and participate in multiple festivals across Arizona and the United States. It is my hope to one day make art in various parts of the world.

Capital Expenditures

Electrical

1. Electrical Panel upgrade

- 1.1. 100 Amp 24-Space 48-Circuit Indoor Main Breaker Plug-On Neutral Load Center with Cover
- 1.2. New Circuit Breaker
- 1.3. New Address tags
- 1.4. New labels
- 1.5. Raise all three pole rises to city specs

2. Appliances

- 2.1. Microwave (3)
- 2.2. Dishwasher (3)
- 2.3. Fridge with ice maker (3)
- 2.4. Stove (3)
- 2.5. Garbage disposal
- 2.6. Two sets of Stackable for unit 1 & 2
- 2.7. Including installation and attachments for the range and dishwasher

3. Bathroom Tile units 1-3

- 3.1. 15 Cement board 3x5
- 3.2. Red guard waterproof
- 3.3. tile 12x24
- 3.4. 3 bag of grout
- 3.5. 16 bags of thin-set

4. Bathroom vanity unit 1-3

- 4.1. Purchase and install bathroom vanities in all three units with medicine cabinet

5. Remove Saltillo tile/tile flooring unit 1-3

- 5.1. Remove all Saltillo tile flooring tile in all units to smooth finish and prep for tile flooring

6. Demo / dumpster

- 6.1. Demo all 3 units
- 6.2. Remove all Darius from property
- 6.3. Dumpster

7. Back Patio of unit 2

- 7.1. Reconstruct back patio for the laundry room cover

8. Baseboard

- 8.1. 4" Baseboard
- 8.2. 4" Door Trim

8.3. Liquid nail will be used due to not being able to shoot Bradley nails into Adobe or plaster walls.

9. Windows

9.1. Purchase and install 21 windows and waterproof all windows.

10. Tile floor

10.1. Porcelain tile to be installed with a 3/16 grout joint in all three units

10.2. Grout all units

11. Paint Concrete outside flooring unit 1-3

11.1. BEHR Premium 5 gal. Galaxy Quartz Decorative Flat Exterior Concrete Floor Coating

11.2. Carport

11.3. All Walkways

12. Outside Clean up & prep

12.1. Clean up outside areas, dump all trash and weed pick up bricks, rocks and prep outside for artificial grass

13. Countertops 1-3

13.1. Kitchen countertop (White quartz) in all units with a 3" base and Undermount sink as well in the bathroom vanities.

14. New Closet shelf and rods units 1-3

14.1. Kitchen countertop (White quartz) in all units with a 3" base and Undermount sink as well in the bathroom vanities.

15. New Closet shelf and rods units 1-3

15.1. New closet shelves and clothes poles

16. Door knobs

16.1. Purchase and Install new door handles (13)

17. Interior doors units 1-3

17.1. Install 8 interior doors

17.2. 5 closet doors

18. Exterior doors units 1-3

18.1. Purchase and install Exterior doors 36x81

18.2. Exterior Door Trim

19. Artificial grass

19.1. Install artificial grass with a paver border

20. Electrical interior Trim units 1-3

20.1. New Outlets

20.2. New Switches

20.3. New covers

- 20.4. New living room fan with light
- 20.5. New kitchen light
- 20.6. New bathroom light
- 20.7. Run new wire for electrical Fan switch

21. Exterior Paint units 1-3

- 21.1. Paint all three exterior buildings and exterior Block walls

22. Interior Paint unit 1-3

- 22.1. Patch and repair any damage the wall
- 22.2. Paint Ceiling- white
- 22.3. Baseboard- white

23. faux wood blinds

- 23.1. Install (21) Faux wood blinds on all windows throughout units

24. Kitchen Backsplash units 1-3

- 24.1. install kitchen backsplash in all kitchen units
- 24.2. Grout

25. Kitchen Cabinets 3 units

- 25.1. Shakers
- 25.2. Color
- 25.3. Purchase and Install
- 25.4. Kitchen and Hardware

26. Interior plumbing

- 26.1. All new plumbing for dishwasher kitchen and bathroom P-trap
- 26.2. Install ice-maker water valve in all three units

27. Landscaping

- 27.1. 10 tons of 3/4 inch Madison gold 2" depth
- 27.2. Plant 8 lantana's with irrigation

28. Roof

- 28.1. Pull back shingles about 4 feet and replace all rotten wood and new fascia all around the building

29. Water Heater

- 29.1.1. Performance Rheem Electric 40gal water heater
- 29.1.2. 2yr Warranty on the install and 6yr warranty on the tank and parts (with the Manufactured)

30. Rough Plumbing

- 30.1. After running the camera through toilet flange in unit #2 and #3 underneath Plumbing need to be replaced they are all corroded and deteriorating.
- 30.2. Relocate toilet, shower drain and shower valves in unit #2 and #3 bathrooms including sawcut, plumbing, concrete removal and concrete pour-back in all units

- 30.3. Install New clean out between unit #2 and #3 and one in the main house
- 30.4. Redesign the Main house bathroom and laundry Plumbing

31. Landscaping

- 31.1. Build a fire pit
- 31.2. Paver to be used in two different areas one at the front of the first building and at the rear
- 31.3. Plant Six 10 in. Sago Palm Tree
- 31.4. Run new Irrigation drip system with a timer
- 31.5. Multi-Trunked Phoenix Roebelenii Pygmy Date Palm Tree #8
- 31.6. Black mulch around trees and plants with a paver border
- 31.7. Remove grass
- 31.8. Lay 6mill underlayment
- 31.9. Lighting along the walkway
- 31.10. Putting green 4x6
- 31.11. Build a Propane grilled with a stone countertop
- 31.12. Gravel 3/4 inch Mineral gray

32. Frame

- 32.1. Removed all damaged Adobe walls in the main house and unit #2
- 32.2. Reframe bathroom walls, kitchen, and a third bedroom in unit #1
- 32.3. Framed Unit #2 Bathroom and Front porch
- 32.4. Framed Unit #3 bathroom and kitchen

33. Drywall

- 33.1. Replaced all ceiling drywall with half-inch she-rock in 1,2, and 3
- 33.2. Tape, mud, and texture (smooth finish)

34. Rough Electrical

- 34.1. Run new 12/2 - 14/2 and 14/3 Solid Wire for outlet, switches and light fixtures throughout every unit is fastened down with Plastic Insulated Cable Staple
- 34.2. Run new 10/2 for Water heaters and washing machines
- 34.3. Run new 8/2 wire for All HVAC in each unit
- 34.4. Install a 125 amp Sub-panel in all units
- 34.5. Install new electrical gangbox in all units which would consist of one gang and two gang boxes and fan boxes in all units

35. Stucco units 1-3

- 35.1. Stucco all three buildings - prep both buildings before applying any stucco/scrape building
- 35.2. and prep with a water vapor barrier as needed
- 35.3. Apply first layer with a scratch coat and then to a sand finish

36. Bathrooms unit C Tiled wall

- 36.1. At the owner's request we installed tile in unit C bathroom wall a total of 56 ft.² tile was installed

37. Asphalt

- 37.1. Saw-cutting Asphalt, demo, remove, and patch some of the Asphalt areas at the front of the
- 37.2. property
- 37.3. Apply cold rubberized crack fill to any cracks over 1/4" in width
- 37.4. Clean, blow, and apply 2 coats of
- 37.5. MTR asphalt sealant to approx. 1533 SF

38. Bathroom Shower Glass Doors

- 38.1. Purchase and install #5 - 6mm Frameless Sliding Shower Door Glass Panels in Clear
- 38.2. Purchase and install 60 in. Semi-Frameless Traditional Sliding Shower Door Track
- 38.3. 20 in. Handles for Sliding Shower or Bathtub Door in Nickel (#4-Pair)
- 38.4. Silicone Bathroom frame

Updates in January 2024

39. Meth & Mold Remediation

- 39.1. Contamination testing & lab analysis
- 39.2. Negative air fan/air scrubber/HEPA filters
- 39.3. Removal of drywall, cleanup
- 39.4. Clean floor, walls, HVAC roof joist system

40. Drywall/Texture

- 40.1. Repaired all damaged drywall areas
- 40.2. Taped & mudded all new drywall
- 40.3. Matched Existing Texture (level 5 finish)

41. Insulation

- 41.1. Installed insulation in the ceiling
- 41.2. Installed insulation in walls as needed

42. Interior Paint

- 42.1. New Interior Paint throughout the entire apartment
- 42.2. Baseboards painted

43. Exterior Paint (front porch)

- 43.1. Power washed and painted the concrete walkway/porch area/bench
- 43.2. Painted all colors to match the existing

44. Window

- 44.1. Replaced glass in the kitchen window

45. Vanity/Baseboard/Plumbing

- 45.1. Installed 24" vanity

- 45.2. Installed mirrors #1
- 45.3. Installed baseboard
- 45.4. Installed new plumbing

46. Roof Repair Unit 1

- 46.1. Removed cracked flashing from around dormer and installed new 3-part application sealant Tyrec membrane and silicone roofing coating
- 46.2. Replaced asphalt shingles in the designated scope of work location
- 46.3. The top of the dormer was also sealed and coated with a silicone roof coating.
- 46.4. The electrical riser pole was reattached, anchored down, and sealed at points of contact with the roof.

Unit 2 Updates January 2024

47. Roof Repair Unit 2

- 47.1. Sealed and coated with a silicone roof coating.

Unit 3 Updates January 2024

48. Roof Repair Unit 3

- 48.1. Sealed and coated with a silicone roof coating.

DocuSigned by:

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47516A393A3D402...

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2/23/2024

2610 N 24th St, LLC

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Joseph Baker

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Buyer 1:

Buyer 2: