

**The Postcard Motel  
List of Capital Improvements**

1. HVAC 1-2

1.1. Broken ac units removed and replaced Ac units with a Koldfront 8,000 BTU with supplemental heat

2. Lobby

2.1 Replaced old flooring with LVT

2.3 Painted walls white and accent walls peach

2.4 Replaced ceiling fans (2)

2.5 Replaced old lighting and installed can lights in ceiling

2.6 Installed decorative wall paneling and painted white

2.7 Purchased all new furniture and decor- one rug, couch, 2 accent chairs, shelves, clothing rack, coffee table, sideboard, mirror, fake plants artwork

2.8 Purchased boutique items- clothes, jewelry, gift items, ect.

2.9 New Mac desktop computer, keyboard and mouse

3. Appliances

3.1. Replaced washer and dryer with Speed Queen Commercial Washer and Dryer

4. Bathroom Hardware/Bathrooms Plumbing

4.1. New Toilets (26)

4.2. New bathroom Faucets and drains (26)

4.3. New Shower valves (26)

4.4. New Shower head and faucet set (26)

4.5. New bathroom light fixtures (one above the vanity and one in toilet room) (22 rooms)

4.6. Bathroom Hardware (toilet paper holder, towel holder, and hand towel holder) (26)

4.7 Installed Carrara vanity tops (22 rooms)

4.8 New sink basin (22 rooms)

5. Flooring and baseboards in all rooms (26)

5.1. Removed existing flooring and replaced with waterproof vinyl sheet flooring

5.2. All labor materials included

6. Bathroom Shower

6.1. Shower surrounds on one wall where new fixtures were installed (22 rooms)

6.2 New shower rods, curtains, hooks were purchased

7. Demo / Dumpster

7.1. Removed baseboards, flooring, light fixtures, light switches, outlets, bathroom vanities, shower wall, toilets, drywall

8. Electrical interior Trim

- 8.1. New Outlets (26 rooms)
- 8.2. New Switches (26 rooms)
- 8.3 New smoke detectors in all 26 units

9. Exterior paint

- 9.1. Painted building white and doors peach color
- 9.2. Power washed and scraped as needed
- 9.3. Taped, masked, caulked and prepped
- 9.4 Desert Mural was professionally painted

11. Interior Paint-

- 11.1. Interior body brick walls painted white
- 11.2. Painted ceiling white
- 11.3. Painted accent wall and vintage gas heater two different shades with Behr paint

12. Interior doors

- 12.1 Painted doors peach
- 12.2 Spray painted door numbers black
- 12.3 Installed RemoteLock keypads for keyless contactless check-in (26)

13. Drywall

- 13.1. 13.1. Repaired drywall in any rooms as needed inside. Some bathroom ceilings needed more drywall repair than others.

14. Billboard

- 14.1. Installed brand new billboard sign with rebranded logo

15. Rough Plumbing

- 15.1. Purchased brand new water heaters for entire property (6)

16. Roof

- 22.1. Removed all old shingle roofing material & haul all debris on all three buildings.
- 22.2 Can provide detailed roofing report of what was accomplished.
- 22.3 Removed old shed and built wood pergola structure next to lobby for guests to hang out under. Picnic table was purchased.

17. Guest room fixtures and furnishings

- 17.1 New sheets, towels, pillows, mattress covers and lines were purchased (26 units)
- 17.2 New curtains and curtain rods were purchased and installed
- 17.3 New accent chairs (26)
- 17.4 New framed artwork was hung- 2 in each room (52)
- 17.5 New outdoor chairs located outside each room (52)
- 17.6 New lamp shades (at least 2 or more in each room)
- 17.7 Lamp bases were spray painted colors to match decor

17.8 New alarm clocks and accent pillows

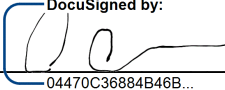
17.9 Vintage furniture was intentionally kept to keep the historic Route 66 vintage charm of motel

17.10 Coffee mugs with logo were purchased and two are placed in each guest room (52) Guest can purchase as a momentum and then we replace.

17.11 Fake plants were purchased (26)

17.12 Have replaced mattresses and bed frames as needed

Signed Seller #1  \_\_\_\_\_ Date: 12/17/2024  
Name: John Quense

Signed Seller #2  \_\_\_\_\_ Date: 12/17/2024  
Name: Christina Quense

Signed Buyer #1 \_\_\_\_\_ Date: \_\_\_\_\_  
Name: \_\_\_\_\_

Signed Buyer #1 \_\_\_\_\_ Date: \_\_\_\_\_  
Name: \_\_\_\_\_