

**2122-2124 W Augusta Ave Phoenix , AZ 85021**  
**List of Capital Improvements**

1. AC and heating
  - a. Install a 1 ton mini split in studio
2. AC vents
  - a. Replace all vents and Ac returns in all units bringing a total of #27 vents and #7 Ac returns
3. Appliances
  - a. New stainless steel appliances in all units
  
  - b. Seven 30" in standard stainless steel fridge with ice makers (note to customer ice-makers are on back order) /Seven 30" in Ranger /Seven 30" in microwave /

Seven 24" in dishwasher

- c. Installation
4. Bathroom Hardware/Bathrooms Plumbing
  - a. New Toilets (7)
  - b. New bathroom Faucets (7)
  - c. New Shower valves (7)
  - d. Water Lines (21)
  - e. Toilet water Lines (7)
  - f. Bathroom Hardware (toilet paper holder, towel holder, and hand towel holder) (7)
  - g. Bathroom exhaust vents (7)
  - h. New tubs (7)
  - i. New P-trap and drain pipes (7)
  - j. Bathroom faucets (7)
5. Bathroom vanity
  - a. Purchase and Install #7 bathroom 40" in vanities
  - b. Mirrors #7
6. Bathroom Shower Tile
  - a. Cement board 3x5 #42
  - b. Red guard waterproof
  - c. Tile 665sq 12x24
  - d. grout #7 bags
  - e. Thin-set #28 bags
  - f. Install a 3/8 stainless steel trim
  - g. Build a soapbox niche
7. Demo / Dumpster
  - a. Remove all wooden fence, baseboard, appliances, light fixtures, light switches outlets windows interior and exterior, doors, bathroom, vanities, shower walls, tubs, kitchen countertops and some of the kitchen cabinets that won't be getting used
  - b. Remove all Darius from property

c. Dumpster

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8. Electrical interior Trim

- a. new Outlets
- b. New Switches
- c. New covers
- d. New living room fan with light
- e. New kitchen light
- f. New bathroom light

9. Exterior paint building #1 & #2

- a. Paint- Colors unknown (?)
- b. Power wash and scrape if needed
- c. Tape, mask, caulked and prep
- d. Paint concrete walkway - color (gray)

10. Electrical Panel upgrade

- a. Upgrade #2 electrical panels on building #1
  - i. 125 Amp 24-Space 48-Circuit Indoor Main Breaker Plug-On Neutral Load Center with Cover
  - ii. New Circuit Breaker
  - iii. New Address tags
  - iv. New labels
  - v. Raise pole risers to city specs

11. Interior Paint Building #1 & #2

- a. Interior Paint - Unknown
- b. Ceiling - Ceiling white
- c. Baseboard & Door Trim - Semi Gloss White

12. Baseboard

- a. Baseboard - 3 -/12"
- b. Door Trim - 3 -1/2
- c. Caulked - White

13. Drywall

- a. Drywall repairs in unit #1 and #3
- b. Studio needs to be fully Drywall
- c. Remove all popcorn from ceilings in all units
- d. Tape/mud and texture

14. Wooden Fence

- a. Built a barn style wooden fence along the front of property and backside of building one
- b. Replaced wood fence panels on building #2 with two gate

15. Ext. Doors

- a. Install #7 front exterior doors, #6 rear exterior doors, #4 Storage Doors and #4

Exterior water heater doors a total of #21 exterior doors to be installed

- b. Caulk and trim exterior doors
- c. Install new door locks

16. Kitchen Backsplash

- a. Install subway tile in all kitchen backsplash with 3/8" Stainless trim

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17. Flooring

- a. Porcelain wood like tile to be install in all units
- b. All labor materials included

18. Interior Doors

- a. Install Interior Prehung doors #19
- b. Install stainless steel door handles #19

19. Kitchen countertop

- a. Install new quirks countertops with a 3 inch bass laid on top of 3/4 plywood.
- b. Quartz counter to be installed on all bathroom vanities

20. Landscaping

- a. Spreading three-quarter inch screen gravel - Color Unknown a total of 27 tons with a 2 inch depth to be spread On top of six mill underlayment
- b. Remove all vegetation around building #2 replaced with a irrigation with a timer and plant (#14 vankas plants)
- c. Remove one dying tree at the front of building #2
- d. Install pavers at the front of building #2
- e. Artificial grass to be installed at the rear of building #1
- f. Prep for winter grass

21. Plumbing

- a. Install new 40gal. Electric water heaters a package of (7) units Includes new ball valve, flex lines, water heater pan, blow down valve for servicing, and expansion tank as required per code.
- i. Water heaters have a 6 year parts and tank manufacturer warranty and 1 year labor warranty.

22. Roof Building #2

- a. Remove all old shingle & underlayment
- b. Install new underlayment 15 pound felt.
- c. Install all new, jacks, T-Tops, dormer vents & roof to wall metals & #1 counter flashings.
- d. Install new 2x2 drip edge along the perimeter of home along with starter strip.
- e. Install new 30 year shingle.
- f. Paint all vents on roof to match as best as possible to color of shingle
- g. Dumpsters and clean up
- h. All Ac units are going to have to be disconnected and reconnected once all old roof material are removed and replace with like for like and water seal tight.

i. Remove two coolers that are on building #1 and repair both sections

23. Siding

- a. Replace all four sides of siding on building #1
- b. Windows
- c. Remove and replace all windows to energy-efficient windows a total of 22 windows to be replaced
- d. Caulked and waterproof sealed

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24. Mailbox

- a. Build a standalone mailbox Stucco to smooth finish for all units
- b. Repair missing block on Exterior Block Fence

25. Kitchen Cabinets Studio

- a. Shakers
- b. Color- Unknown
- c. Install

26. New Roof Building #1

- a. Remove all old shingle & underlayment
- b. Install new underlayment 15 pound felt.
- c. Install all new, jacks, T-Tops, dormer vents & roof to wall metals & #1 counter flashings.
- d. Install new 2x2 drip edge along the perimeter of home along with starter strip.
- e. Install a new 30 year shingle.
- f. Paint all vents on roof to match as best as possible to color of shingle
- g. Dumpsters and clean up
- h. All Ac units are going to have to be disconnected and reconnected once all old roof material is removed and replaced with like for like and water seal tight.

27. Pest Control

- a. Termite Treatment Treated building around structure and filled in all the holes, return soft soil

28. Demo

- a. Demo hallway closet and kitchen wall for new redesign.

29. Plumbing

- a. Relo ABS Plumbing for new kitchen design

30. Kitchen electric

- a. We will be running new Electrical for kitchen Redesign and canceling Unusable electrical wires
- b. New electrical wiring will consist of 250 ft. 8/3 Black Stranded CerroMax SLiPWire CU NM-B W/G Wire/ 250 ft. 10/2 Orange Solid CerroMax SLiPWire CU NM-B W/G Wire /350 ft. 12/2 NM-B Wire/350 ft. 14/2 White NM-B Wire

31. Kitchen cabinets

a. Purchase and install new kitchen cabinets (white shaker style) with hardware/Brush nickel handles and knobs

32. Kitchen countertops

a. A price adjustment to the countertops needed to be added in this change order due to new kitchen design.

33. Tile Floor

a. Once we demo kitchen wall for the new design some of the tile that was installed needed to be removed in order for the pattern to continue due to the new shorter pony wall that was installed for the kitchen.

34. Framing

a. Frame 36" pony wall for new redesign kitchen

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35. Drywall

a. Re-Install 1/2" Drywall/ and patch as needed

b. Tape/mud and texture

36. Stucco

a. Stucco both buildings - prep both buildings before applying any stucco / scrape building and prep with a water vapor barrier as needed

b. Apply first layer with a scratch coat and then to a smooth finish

DocuSigned by:  
 Seller 1: Elijah Brown Desert Sun Capital, LLC Date Signed: 4/15/2025  
 Seller 2: AB903F2CCFD34F4... Date Signed: \_\_\_\_\_

Buyer 1: \_\_\_\_\_ Date Signed: \_\_\_\_\_

Buyer 1: \_\_\_\_\_ Date Signed: \_\_\_\_\_