

306-312 E Kinderman Avondale, AZ

List of Capital Improvements

Building Unit Item Price

- A: Units 1-4 2 Baseboards (1,327)
- A: Units 1-4 2 Bathroom Hardware (2,001)
- A: Units 1-4 2 Bathroom Tile (3,405)
- A: Units 1-4 2 Bathroom Vanity (569)
- A: Units 1-4 2 Closet Doors (453)
- A: Units 1-4 2 Countertops (1,464)
- A: Units 1-4 2 Demo/Dumpster (3,449)
- A: Units 1-4 2 Drywall/Laundry Rooms (2,790)
- A: Units 1-4 2 Electrical Interior Trim (3,106)
- A: Units 1-4 2 Exterior Doors (1,106)
- A: Units 1-4 2 Exterior Rear Doors (869)
- A: Units 1-4 2 Flooring (9,130)
- A: Units 1-4 2 Interior Doors (1,811)
- A: Units 1-4 2 Interior Paint (3,580)
- A: Units 1-4 2 Kitchen Backsplash (1,327)
- A: Units 1-4 2 Kitchen Cabinets (3,759)
- A: Units 1-4 2 Rough Plumbing (5,865)
- A: Units 1-4 2 Security Doors (684)
- A: Units 1-4 2 Water Heaters (1,590)
- A: Units 1-4 2 Change Order: Electrical panel (4,100)
- A: Units 1-4 2 Change Order: Plumbing (975)
- A: Units 1-4 3 Building Permit (510)
- A: Units 1-4 3 Demo/Hauling (2,865)
- A: Units 1-4 3 Asbestos/Lead Paint Test (250)
- A: Units 1-4 3 Concrete/Pour Back (950)
- A: Units 1-4 3 Soffit Removal (850)
- A: Units 1-4 3 Electrical (4,000)
- A: Units 1-4 3 Plumbing (8,500)
- A: Units 1-4 3 Drywall (4,200)
- A: Units 1-4 3 Baseboards (425)
- A: Units 1-4 3 Doors (8) (1,600)
- A: Units 1-4 3 Locks (400)
- A: Units 1-4 3 Shelves (500)
- A: Units 1-4 3 Casings (500)
- A: Units 1-4 3 Trim install labor (2,600)
- A: Units 1-4 3 Floor leveling (750)

- A: Units 1-4 3 Laminate Flooring Mat (3,000)
- A: Units 1-4 3 Laminate Flooring Install labor (3,000)
- A: Units 1-4 3 Painting (4,500)
- A: Units 1-4 3 Cabinets (3,200)
- A: Units 1-4 3 Cabinet Install labor (850)
- A: Units 1-4 3 Tile backsplash material (600)
- A: Units 1-4 3 Tile backsplash Install labor (600)
- A: Units 1-4 3 Quartz countertops material (400)
- A: Units 1-4 3 Countertop Fabrication/Install (800)
- A: Units 1-4 3 Appliances (3,000)

Building Unit Item Price

- A: Units 1-4 3 Lighting Package (750)
- A: Units 1-4 3 Appliance Install labor (550)
- A: Units 1-4 3 Sink (400)
- A: Units 1-4 3 kitchen faucet (400)
- A: Units 1-4 3 Garbage disposal (150)
- A: Units 1-4 3 Kitchen trim package install labor (400)
- A: Units 1-4 3 Bathroom faucet (150)
- A: Units 1-4 3 Bathroom sink (100)
- A: Units 1-4 3 Tub (300)
- A: Units 1-4 3 Shower Valve/Trim (350)
- A: Units 1-4 3 Toilet (250)
- A: Units 1-4 3 Bathroom trim install labor (500)
- A: Units 1-4 3 Shower Tile Materials (400)
- A: Units 1-4 3 Tile Shower Install labor (2,000)
- A: Units 1-4 3 Bath Accessories (250)
- A: Units 1-4 3 Bath Accessories Install labor (125)
- A: Units 1-4 3 Final cleaning (400)
- A: Units 1-4 3 Fans/Window coverings (1,610)
- A: Units 1-4 3 HVAC (725)
- A: Units 1-4 3 General Contractor Fee (6,181)
- A: Units 1-4 4 Baseboards (1,327)
- A: Units 1-4 4 Bathroom Hardware (2,001)
- A: Units 1-4 4 Bathroom Tile (3,405)
- A: Units 1-4 4 Bathroom Vanity (569)
- A: Units 1-4 4 Closet Doors (453)
- A: Units 1-4 4 Countertops (1,464)
- A: Units 1-4 4 Demo/Dumpster (3,449)
- A: Units 1-4 4 Drywall/Laundry Rooms (2,790)
- A: Units 1-4 4 Electrical Interior Trim (3,106)
- A: Units 1-4 4 Exterior Doors (1,106)
- A: Units 1-4 4 Exterior Rear Doors (869)
- A: Units 1-4 4 Flooring (9,130)

A: Units 1-4 4 Interior Doors (1,811)
A: Units 1-4 4 Interior Paint (3,580)
A: Units 1-4 4 Kitchen Backsplash (1,327)
A: Units 1-4 4 Kitchen Cabinets (3,759)
A: Units 1-4 4 Appliances (2,500)
A: Units 1-4 4 Rough Plumbing (5,865)
A: Units 1-4 4 Security Doors (684)
A: Units 1-4 4 Water Heaters (1,590)
A: Units 1-4 4 Change Order 2: Drywall & Texture (1,185)
A: Units 1-4 4 Change Order 4: Interior Framing (467)
A: Units 1-4 4 Change Order 3: Interior Flooring Repair (183)
A: Units 1-4 4 Change Order: Electrical panel (3,620)
A: Units 1-4 4 Change Order: Electrical Rough-in (4,800)

B: Units 5-8; 11 5 Change Order: Water Heater (1,800)
B: Units 5-8; 11 5 Change Order: Electrical rough-in (3,250)
B: Units 5-8; 11 5 Building Permit (510)
B: Units 5-8; 11 5 Demo/Hauling (2,865)
B: Units 5-8; 11 5 Asbestos/Lead Paint Test (250)
B: Units 5-8; 11 5 Concrete/Pour Back (950)
B: Units 5-8; 11 5 Soffit Removal (850)
B: Units 5-8; 11 5 Electrical (3,500)
B: Units 5-8; 11 5 Plumbing (6,290)
B: Units 5-8; 11 5 Drywall (4,200)
B: Units 5-8; 11 5 Baseboards (425)
B: Units 5-8; 11 5 Doors (8) (1,600)
B: Units 5-8; 11 5 Locks (400)
B: Units 5-8; 11 5 Shelves (500)
B: Units 5-8; 11 5 Casings (500)
B: Units 5-8; 11 5 Trim install labor (2,600)
B: Units 5-8; 11 5 Floor leveling (750)
B: Units 5-8; 11 5 Laminate Flooring Mat (3,000)
B: Units 5-8; 11 5 Laminate Flooring Install labor (3,000)
B: Units 5-8; 11 5 Painting (4,500)
B: Units 5-8; 11 5 Cabinets (3,200)
B: Units 5-8; 11 5 Cabinet Install labor (850)
B: Units 5-8; 11 5 Tile backsplash material (600)
B: Units 5-8; 11 5 Tile backsplash Install labor (600)
B: Units 5-8; 11 5 Quartz countertops material (400)
B: Units 5-8; 11 5 Countertop Fabrication/Install (800)
B: Units 5-8; 11 5 Appliances (3,000)
B: Units 5-8; 11 5 Lighting Package (750)
B: Units 5-8; 11 5 Appliance Install labor (550)
B: Units 5-8; 11 5 Sink (400)

- B: Units 5-8; 11 5 kitchen faucet (400)
- B: Units 5-8; 11 5 Garbage disposal (150)
- B: Units 5-8; 11 5 Kitchen trim package install labor (400)
- B: Units 5-8; 11 5 Bathroom faucet (150)
- B: Units 5-8; 11 5 Bathroom sink (100)
- B: Units 5-8; 11 5 Tub (300)
- B: Units 5-8; 11 5 Shower Valve/Trim (350)
- B: Units 5-8; 11 5 Toilet (250)
- B: Units 5-8; 11 5 Bathroom trim install labor (500)
- B: Units 5-8; 11 5 Shower Tile Materials (400)
- B: Units 5-8; 11 5 Tile Shower Install labor (2,000)
- B: Units 5-8; 11 5 Bath Accessories (250)
- B: Units 5-8; 11 5 Bath Accessories Install labor (125)
- B: Units 5-8; 11 5 Final cleaning (400)
- B: Units 5-8; 11 5 Fans/Window coverings (1,610)

Building Unit Item Price

- B: Units 5-8; 11 5 General Contractor Fee (5,281)
- B: Units 5-8; 11 5 HVAC (725)
- B: Units 5-8; 11 5 Mold Remediation (700)
- B: Units 5-8; 11 6 Baseboards (1,238)
- B: Units 5-8; 11 6 Bathroom Hardware (1,601)
- B: Units 5-8; 11 6 Bathroom Tile (2,990)
- B: Units 5-8; 11 6 Bathroom Vanity (455)
- B: Units 5-8; 11 6 Closet Doors (362)
- B: Units 5-8; 11 6 Countertops (1,171)
- B: Units 5-8; 11 6 Demo/Dumpster (2,759)
- B: Units 5-8; 11 6 Drywall/Laundry Rooms (2,232)
- B: Units 5-8; 11 6 Electrical Interior Trim (2,485)
- B: Units 5-8; 11 6 Exterior Doors (885)
- B: Units 5-8; 11 6 Exterior Rear Doors (695)
- B: Units 5-8; 11 6 Flooring (7,408)
- B: Units 5-8; 11 6 Framing (263)
- B: Units 5-8; 11 6 Interior Doors (1,449)
- B: Units 5-8; 11 6 Interior Paint (2,891)
- B: Units 5-8; 11 6 Kitchen Backsplash (885)
- B: Units 5-8; 11 6 Kitchen Cabinets (1,246)
- B: Units 5-8; 11 6 Kitchen Shelves (632)
- B: Units 5-8; 11 6 Rough Plumbing (4,692)
- B: Units 5-8; 11 6 Security Doors (362)
- B: Units 5-8; 11 6 Water Heaters (1,272)
- B: Units 5-8; 11 6 Change Order: Siding Repair (1,350)
- B: Units 5-8; 11 6 Change Order: Electrical Panel (4,100)
- B: Units 5-8; 11 7 Change Order: Water Heater (1,800)

B: Units 5-8; 11 7 Change Order: Electrical rough-in (3,250)
B: Units 5-8; 11 8 Baseboards (1,238)
B: Units 5-8; 11 8 Bathroom Hardware (1,601)
B: Units 5-8; 11 8 Bathroom Tile (2,990)
B: Units 5-8; 11 8 Bathroom Vanity (455)
B: Units 5-8; 11 8 Closet Doors (362)
B: Units 5-8; 11 8 Countertops (1,171)
B: Units 5-8; 11 8 Demo/Dumpster (2,759)
B: Units 5-8; 11 8 Drywall/Laundry Rooms (2,232)
B: Units 5-8; 11 8 Electrical Interior Trim (2,485)
B: Units 5-8; 11 8 Exterior Doors (885)
B: Units 5-8; 11 8 Exterior Rear Doors (695)
B: Units 5-8; 11 8 Flooring (7,408)
B: Units 5-8; 11 8 Framing (263)
B: Units 5-8; 11 8 Interior Doors (1,449)
B: Units 5-8; 11 8 Interior Paint (2,891)
B: Units 5-8; 11 8 Kitchen Backsplash (885)
B: Units 5-8; 11 8 Kitchen Cabinets (1,246)

Building Unit Item Price

B: Units 5-8; 11 8 Kitchen Shelves (632)
B: Units 5-8; 11 8 Rough Plumbing (4,692)
B: Units 5-8; 11 8 Security Doors (362)
B: Units 5-8; 11 8 Water Heaters (1,272)
B: Units 5-8; 11 8 Change Order 2: Drywall & Texture (1,185)
B: Units 5-8; 11 8 Change Order 4: Interior Framing (467)
B: Units 5-8; 11 8 Change Order 3: Interior Flooring Repair (183)
B: Units 5-8; 11 8 Change Order: Electrical rough-in (3,250)
B: Units 5-8; 11 11 Baseboards (1,238)
B: Units 5-8; 11 11 Bathroom Hardware (1,601)
B: Units 5-8; 11 11 Bathroom Tile (2,990)
B: Units 5-8; 11 11 Bathroom Vanity (455)
B: Units 5-8; 11 11 Closet Doors (362)
B: Units 5-8; 11 11 Countertops (1,171)
B: Units 5-8; 11 11 Demo/Dumpster (2,759)
B: Units 5-8; 11 11 Drywall/Laundry Rooms (2,232)
B: Units 5-8; 11 11 Electrical Interior Trim (2,485)
B: Units 5-8; 11 11 Exterior Doors (885)
B: Units 5-8; 11 11 Exterior Rear Doors (695)
B: Units 5-8; 11 11 Flooring (7,408)
B: Units 5-8; 11 11 Framing (263)
B: Units 5-8; 11 11 Interior Doors (1,449)
B: Units 5-8; 11 11 Interior Paint (2,891)
B: Units 5-8; 11 11 Kitchen Backsplash (885)

B: Units 5-8; 11 11 Kitchen Cabinets (1,246)
B: Units 5-8; 11 11 Kitchen Shelves (632)
B: Units 5-8; 11 11 Rough Plumbing (4,692)
B: Units 5-8; 11 11 Security Doors (362)
B: Units 5-8; 11 11 Water Heaters (1,272)
D: Units 306/308 306 & 308 Bathroom Windows (832)
D: Units 306/308 306 & 308 Windows (4,823)
D: Units 306/308 306 & 308 Baseboards (2,238)
D: Units 306/308 306 & 308 Bathroom Hardware (4,001)
D: Units 306/308 306 & 308 Bathroom Tile (7,505)
D: Units 306/308 306 & 308 Bathroom Vanity (1,137)
D: Units 306/308 306 & 308 Closet Doors (906)
D: Units 306/308 306 & 308 Countertops (2,927)
D: Units 306/308 306 & 308 Demo/Dumpster (6,897)
D: Units 306/308 306 & 308 Drywall/Laundry Rooms (6,213)
D: Units 306/308 306 & 308 Electrical Interior Trim (2,822)
D: Units 306/308 306 & 308 Exterior Doors (2,211)
D: Units 306/308 306 & 308 Exterior Rear Doors (1,737)
D: Units 306/308 306 & 308 Facia (4,760)
D: Units 306/308 306 & 308 Flooring (18,324)
D: Units 306/308 306 & 308 HVAC (16,469)

Building Unit Item Price

D: Units 306/308 306 & 308 Interior Doors (2,717)
D: Units 306/308 306 & 308 Interior Paint (7,563)
D: Units 306/308 306 & 308 Kitchen Backsplash (2,654)
D: Units 306/308 306 & 308 Kitchen Cabinets 306 (3,503)
D: Units 306/308 306 & 308 Kitchen Cabinets 308 (1,566)
D: Units 306/308 306 & 308 Roofing (7,413)
D: Units 306/308 306 & 308 Rough Plumbing (11,730)
D: Units 306/308 306 & 308 Security Doors (1,369)
D: Units 306/308 306 & 308 Water Heaters (3,180)
D: Units 306/308 306 & 308 Plywood Sheets (6,000)
D: Units 306/308 306 & 308 Roof Framing (4,200)
D: Units 306/308 306 & 308 Interior Framing (6,140)
D: Units 306/308 306 & 308 Electrical Rough In (9,600)
D: Units 306/308 306 & 308 Drywall & Texture (21,489)
D: Units 306/308 306 & 308 Insulation (5,837)
A: Units 1-4 All Bathroom Windows (1,666)
A: Units 1-4 All Facia (7,377)
A: Units 1-4 All HVAC (35,591)
A: Units 1-4 All Roofing (5,097)
A: Units 1-4 All Windows (8,854)
B: Units 5-8; 11 All Bathroom Windows (1,666)

B: Units 5-8; 11 All Facia (14,160)
B: Units 5-8; 11 All HVAC (35,591)
B: Units 5-8; 11 All Roofing (6,486)
B: Units 5-8; 11 All Windows (9,645)
C: Units 9-10 All Bathroom Windows (832)
C: Units 9-10 All Facia (5,057)
C: Units 9-10 All HVAC (17,796)
C: Units 9-10 All Roofing (3,707)
C: Units 9-10 All Windows (6,028)
Exterior All Landscaping (21,060)
Exterior All Stucco (25,799)
Exterior All Wooden Fence (6,318)
Exterior All Commercial Slide Gate (7,160)
Exterior All Masonry (3,686)
Exterior All Wrought Iron Gates (1,885)
Exterior All Wrought Iron Rolling Gate (7,750)
B: Units 5-8; 11 All Upper Deck/Patio Repair (11,868)
Exterior All Exterior Doors (2,948)
Exterior All Refurbish concrete (20,842)
Exterior All Exterior Paint (25,050)
Exterior All Second Story Deck (7,830)
Exterior All Stair Treads (3,240)
Total (859,473)

Our team has remodeled this structure to the best quality, standard, and are here to offer you a turn key investment that can run itself.

Seller Signature:  DocuSigned by:
ELIJAH BROWN
AB903F2CCFD34F4...

4/17/2025

Name: ELIJAH BROWN

Company: Sun Street Capital, LLC

Buyer #1 Signature:

Name:

Buyer #2 Signature:

Name: