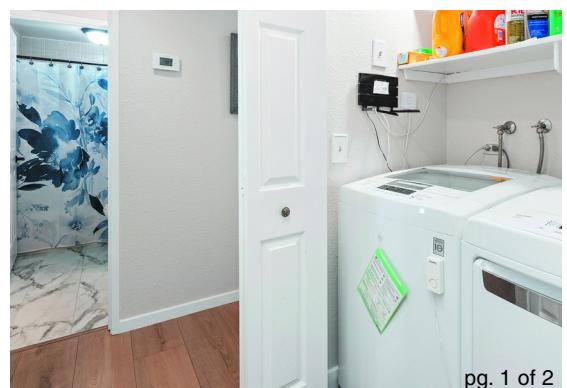


## UNIT REMODELS / UPGRADES: 3570 FIRST AVENUE #15

YEAR	VALUE	ITEM
2014	\$17,000	<b>MOVE-IN REMODEL:</b> <ul style="list-style-type: none"> <li>• New interior doors</li> <li>• New kitchen appliances</li> <li>• New washer and dryer</li> <li>• New fireplace mantle</li> <li>• New smart thermostat</li> </ul>
2015	\$1,391	<b>QUEEN SIZE MURPHEY BED - 2ND BR</b>
2016	\$4,500	<b>NEW HEAT PUMP SYSTEM</b>
2017	\$18,511	<b>KITCHEN REMODEL:</b> <ul style="list-style-type: none"> <li>• New kitchen soft close cabinets</li> <li>• under cabinet lighting</li> <li>• New stainless-steel sink</li> <li>• New granite counter tops</li> <li>• New 8' French doors with frosted glass panels</li> <li>• New LED can lights</li> <li>• Spacious pantry with large rollout shelves</li> <li>• 2 shelf Lazy Susan corner base cabinets</li> <li>• Four shelf pull out spice rack base unit</li> <li>• Double pull out drawer for trash cans</li> </ul>
2018	\$15,435	<b>NEW DUAL PANE WINDOWS</b>
2019	\$20,565	<b>PRINCIPAL BATHROOM REMODEL:</b> <ul style="list-style-type: none"> <li>• New walk-in tile shower</li> <li>• New Moen fixtures</li> <li>• New double sink vanity</li> <li>• New LED can lights</li> <li>• New electrical outlets (2)</li> <li>• New low-profile toilet</li> <li>• New luxury vinyl flooring</li> <li>• New medicine cabinet</li> <li>• New lighted mirrors (2)</li> </ul>
2025	\$25,750	<b>REMODEL:</b> <ul style="list-style-type: none"> <li>• New luxury vinyl flooring throughout</li> <li>• New paint for walls and all trim</li> <li>• New Phillips Hue smart LED can lights in living/dining area (11 fixtures)</li> <li>• New lighted medicine cabinet in guest bath</li> <li>• New sink and vanity in guest bath</li> </ul>
2026	\$900	<b>• NEW DISHWASHER</b>

All information in this document is supplied by the seller and is believed to be accurate.  
Buyer must verify all information to their satisfaction.



## COMPLEX REMODELS/UPGRADES: 3560-70 FIRST AVENUE

YEAR	ITEM
2017	<b>ELEVATOR MODERNIZATION:</b> <ul style="list-style-type: none"><li>• \$400,000 project to modernize all elevator components for both towers</li><li>• Remodeled elevator cabs</li></ul>
2023	<b>SWIFTLANE VIDEO ENTRY SYSTEM:</b> <ul style="list-style-type: none"><li>• Facial recognition</li><li>• Remote access control</li><li>• Video connection via smart phone when visitor accesses (front door)</li><li>• Smart phone app (Unit level personal/guest PIN code settings)</li><li>• Text/E-Mail notifications when users enter or exit building</li></ul>
2023	<ul style="list-style-type: none"><li>• New entry doors for lobbies</li><li>• New sidewalks in the front of the buildings</li></ul>
2024	<b>NEW ROOF:</b> <ul style="list-style-type: none"><li>• \$47,000 roofing project for both buildings</li><li>• 15-year silicon sealant</li><li>• New drains</li></ul>
2025	<b>LEAK CONTROL SERVICES:</b> <ul style="list-style-type: none"><li>• Equipment installed</li><li>• Building wide treatment of both cold and hot water problems to control water-related corrosion and scaling problems.</li><li>• Protection the inside walls of the domestic copper pipes from water-related (internal) corrosion.</li><li>• This system aids in prevention of recurring leaks in pipes.</li></ul>
2025-6	<b>POOL AREA:</b> <ul style="list-style-type: none"><li>• New pool and spa heaters</li><li>• New filter</li><li>• New pool equipment room doors (on order)</li><li>• Painting of deck (TBD - in bid process)</li></ul>
2026	<b>PAINTING:</b> <ul style="list-style-type: none"><li>• All exterior metal surfaces (TBD - in bid process)</li><li>• Painting of common area doors as needed</li></ul>

