

We will be rehabilitating the property, and based on our Physical Needs Assessment dated December 7, 2020, by Elizabeth McLachlan Consulting and enclosed, we anticipate the following rehabilitation improvements:

#### I. Immediate Physical Needs - Appendix A

This list shows items identified as immediate in nature or maintenance items that have been deferred for a longer period such as:

- Landscaping
- Dry rot removal/repairs
- Signage
- Walkway repairs
- Exterior site lighting

#### II. Major Capital Improvements – Appendix B

This list shows items that have been identified for a major rehabilitation of the project. Although the property is well maintained, in several years the service life of major systems throughout the site, its exteriors, grounds, and units' interiors will need to be addressed with a rehabilitation scope of work consisting of approximately a minimum of \$100,000 per unit that will address:

- Accessibility upgrades
- Energy efficiency
- Exterior building – replacing siding, roofing, gutters, dry rot, windows/sliders, patio upgrades, (if needed electrical, plumbing, and foundation)
- Interior building – replacing flooring, cabinets, lighting, appliances, fixtures, HVAC systems, ceiling fans, painting, bathroom upgrades

Other areas of focus will include –

- Repairing the community room interior and updating it
- Repair sidewalks due to tree intrusion
- Repair asphalt parking area and striping
- Redesign/rebuild garden area with raised garden beds, sitting areas