

# SAMPLE PROPERTY, LLC

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## CAPITAL EXPENDITURES

2010



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# **SAMPLE PROPERTY, LLC**

**ST. PAUL, MN**

**MARKET RATE - 70 UNITS**



## **SECTION ONE**

**..... PERSONAL PROPERTY**

## **SECTION TWO**

**..... CAPITAL EXPENDITURES**

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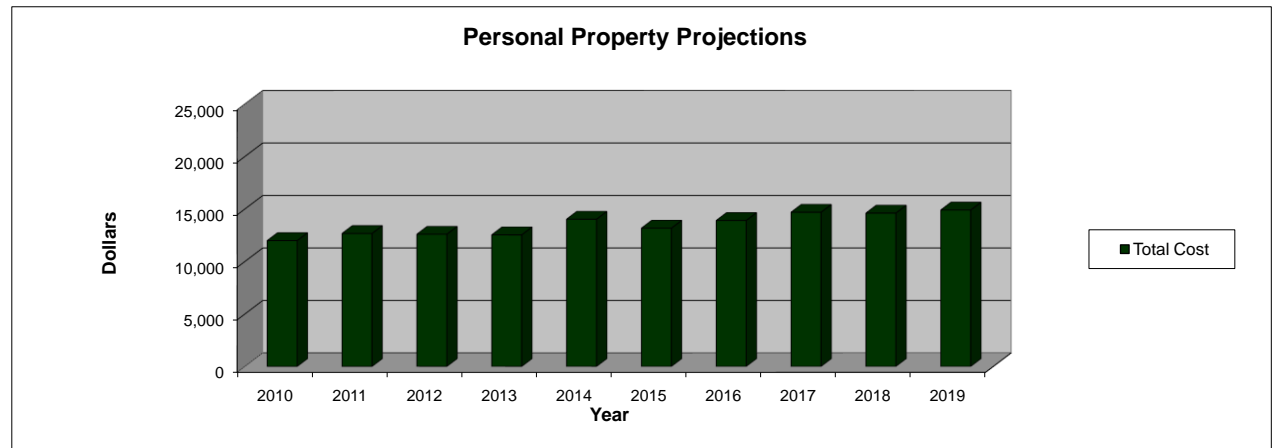
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# PERSONAL PROPERTY PROJECTIONS

Item	Quantity	Per Item	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Totals
Replace Unit Carpet	4/year	\$1,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	40,000
Replace Unit Vinyl	4/year	\$900	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	36,000
Replace sleeve A/C Units	3/year	\$380	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	11,400
Replace Refrigerators	2/year	\$450	900	900	900	900	900	900	900	900	900	900	9,000
Replace Dishwashers	2/year	\$400	800	800	800	800	800	800	800	800	800	800	8,000
Replace Ranges	2/year	\$360	720	720	720	720	720	720	720	720	720	720	7,200
Replace faucets/shower heads	2/year	\$45	90	90	90	90	90	90	90	90	90	90	900
New window blinds	2/year	\$35	70	70	70	70	70	70	70	70	70	70	700
New smoke detectors	2/year	\$20	40	40	40	40	40	40	40	40	40	40	400
Bathroom vanities	lump sum	\$450		450			450			450			1,350
Toilets	lump sum	\$110	110		110		110		110		110		550
Kitchen sink (stainless)	lump sum	\$110	110		110		110		110		110		550
New unit doors	lump sum	\$250		250			250			250			750
New closet bifold doors	lump sum	\$120	120		120		120		120		120		600
<b>Total</b>			<b>11,700</b>	<b>12,060</b>	<b>11,700</b>	<b>11,360</b>	<b>12,400</b>	<b>11,360</b>	<b>11,700</b>	<b>12,060</b>	<b>11,700</b>	<b>11,360</b>	<b>117,400</b>
Inflation Factor @ 2.5%			1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	1.312	
<b>Total After Inflation</b>			<b>11,993</b>	<b>12,670</b>	<b>12,600</b>	<b>12,539</b>	<b>14,029</b>	<b>13,174</b>	<b>13,908</b>	<b>14,694</b>	<b>14,612</b>	<b>14,905</b>	<b>135,124</b>

<b>10-Year Total</b>	<b>135,124</b>
<b>Number of Units</b>	<b>70</b>
<b>Projected Years</b>	<b>10</b>
<b>Annual Cost Per Unit</b>	<b>193</b>



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Totals
<b>Personal Property</b>	11,993	12,670	12,600	12,539	14,029	13,174	13,908	14,694	14,612	14,905	135,124
<b>Capital Expenditures</b>	21,474	20,487	2,692	9,272	13,577	17,396	17,831	7,920	5,620	8,397	124,665
<b>Totals</b>	<b>33,466</b>	<b>33,157</b>	<b>15,292</b>	<b>21,811</b>	<b>27,606</b>	<b>30,570</b>	<b>31,738</b>	<b>22,614</b>	<b>20,232</b>	<b>23,303</b>	<b>259,789</b>
<b>Cost Per Unit</b>	<b>478</b>	<b>474</b>	<b>218</b>	<b>312</b>	<b>394</b>	<b>437</b>	<b>453</b>	<b>323</b>	<b>289</b>	<b>333</b>	<b>3,711</b>

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# CAPITAL EXPENDITURES PROJECTIONS

Item	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Totals
Replace community room seat cushions	950										950
Driveway Resealing/Restriping	2,500										2,500
Outdoor Benches	1,500										1,500
Repaint Hallways	8,000										8,000
Remodel furnishings/pictures	3,000										3,000
Entry tile and wallpaper repair	2,800										2,800
Plasma T.V. and WII Install with cable	2,200										2,200
Replace Common Area Carpet (main floor)		19,500									19,500
New Exercise Equipment			2,500								2,500
Replace Hallway Furniture				8,400							8,400
Replace Water Heaters					12,000						12,000
Replace Hallway Carpeting (2nd & 3rd floors)						15,000	15,000				30,000
Update common area kitchen								6,500			6,500
A/C Condenser									4,500		4,500
Dining room table chairs										6,400	6,400
<b>Total</b>	<b>20,950</b>	<b>19,500</b>	<b>2,500</b>	<b>8,400</b>	<b>12,000</b>	<b>15,000</b>	<b>15,000</b>	<b>6,500</b>	<b>4,500</b>	<b>6,400</b>	<b>110,750</b>
Inflation Factor @ 2.5%	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	1.312	
<b>Total After Inflation</b>	<b>21,474</b>	<b>20,487</b>	<b>2,692</b>	<b>9,272</b>	<b>13,577</b>	<b>17,396</b>	<b>17,831</b>	<b>7,920</b>	<b>5,620</b>	<b>8,397</b>	<b>124,665</b>

<b>10-Year Total</b>	<b>124,665</b>
<b>Number of Units</b>	<b>70</b>
<b>Projected Years</b>	<b>10</b>
<b>Annual Cost Per Unit</b>	<b>178</b>

