**Victory Studios/Apartments – Expenses Estimate**  
306/308 East Street, Healdsburg CA 95448

**Capital Projects/Appliances/Construction:**
- New Roof on both complexes
- Solar panels on both complexes
- New tankless water heaters for all units
- New appliances including stoves, refrigerators, dish washers, microwave ovens
- Repaint 2-bedroom apartments – exterior
- Repaint interior – all units
- Repair drainage on 308 D/A East street
- AC for 2-bedroom units
- Add stackable washers/dryers in each unit – hook ups in closets
- Fencing along St. Paul’s side of driveway and opposite side of Victory Apartments
- Add wheelchair accessible bathroom on one bottom unit (2 bedroom)
- Design/Construction to add structure in between buildings to add:
  - Medical exam room
  - Private counseling room
  - Community room
  - Reach for Home office

**Estimated Subtotal - $400,000**

**25-percent Contingency - $100,000**

**Estimated Total = $500,000**