

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