

It was remodeled a little over 24 months ago consisting of cutting out old concrete around the building, digging down below the foundation, jacking up the foundation, and re-pouring footings. I believe we put about 40 + yard of concrete under the foundation. I then had a company that does foam lifting come in and lift the floors back to grade in the basement. We did some soil stabilization, fixed some of the pipes that were broken in the lower plumbing, cut out the floor re-plumbed it and re-poured it before we started the remodel of the inside. I then had another company put in new window panes and fix all of the sheet rock. Along with new cabinetry, flooring, and paint. Also updated are the light fixtures, electrical work, cracks in the stucco and paint on the exterior of the building. I re-poured concrete on exterior to shed water.

Our total in remodeling was about \$122,600.00; all of the contractors did us a great job and the building has not moved in a little over 2 years. It is as is where is, there are no warranties as all the contractors only cover 12 months for warranty on the work they performed. I am confident in the structure and the renovation as we have seen no movement in the last 25 months.

I am reluctant to sell this property because it has been such a great rental and consistent revenue since remodeling, but I have some other real estate I am looking at and so hesitantly I am putting it up for sale.

DocuSigned by:

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