



1121 East Mullan Ave.
Coeur d'Alene ID 83814
Tel: 800.341.9918 ext. 1208
Fax: 866.264.8601

July 17, 2017

Description of work to be completed at: 116 W Euclid Spokane

INTERIOR:

- Clean up existing hardwood floors
- Patch, repair, paint walls throughout
- Attempt to scrape popcorn ceilings throughout; Plan B is to sheetrock over if ceiling damage is discovered
- New carpet in bedrooms, stairs going up, and 2nd floor
- Resurface tub in main level bath, demo tub doors, replace tile, replace toilet, replace vanity, replace flooring, replace mirror, new shelving in closet (all in main floor bath)
- Replace toilet, paint door in upstairs bath (vanity stays)
- Demo countertop and backsplash, install granite and tile, paint cabinets, paint cabinet hardware
- Move dryer vent to the left so fridge can go right next to back door
- Frame in bi-folds for washer/dryer in kitchen
- Clean metal exhaust fans in kitchen and bathrooms
- Paint fireplace brick white, build mantle on top, clean brass doors, vacuum inside
- Install handrail going upstairs
- Clean out upstairs storage room; leave unfinished
- Replace window in basement family room
- Repair and paint paneling in basement family room
- Replace lights, bathroom fixtures, and other finish items throughout

EXTERIOR:

- Clean yard debris
- Power wash siding and concrete
- Repair front porch – tighten up ceiling panels, skim coat cement on face of steps and planters, skim coat and repair column bases, repaint concrete and columns, clean railings
- Install downspouts from gutters
- Paint soffit and fascia

Start Date: 7/17/17 Completion Date: 8/11/2017

Property Address: 116 W Euclid Spokane

Owning Entity: Fund II

	Estimated Cost	Draw 1	Draw 2	Draw 3	Change Orders	Notes
INTERIOR						
Trashout	1,500.00	1,500.00				
Demo						
Framing	1,000.00	1,000.00				
Plumbing	1,000.00	1,000.00				
HVAC						
Electrical						
Windows/Sliders	500.00	500.00				
Drywall	500.00	500.00				
Mud/Tape/Texture						
Paint	3,500.00		2,000.00	1,500.00		
Flooring	4,000.00		3,000.00	1,000.00		
Trim						
Doors (all)						
Closets						
Tile (kitchen bath)	1,000.00		1,000.00			
Hardware (knobs, pulls, hinges)	500.00			500.00		
Finish Plumbing Kit	3,000.00			3,000.00		
Finish Electrical Kit						
Lighting	500.00			500.00		
Kitchen Cabinets and Counter Tops	3,000.00	3,000.00				
Appliances	3,000.00		3,000.00			
Insulation						
Misc Finish Items	1,000.00			1,000.00		
EXTERIOR						
Roofing	500.00	500.00				Power wash
Landscape						
Fencing						
Sewer/Septic						
Siding						
Irrigation						
Garage Door						
Masonry, Veneer & Chim.	1,000.00			1,000.00		
Driveway						
Paint	1,200.00		600.00	600.00		
Decking						
Other Supplies/Items (light fixtures)						
GENERAL						
Permits	800.00	800.00				
Rental (Equipment)						
Maintenance	500.00	200.00	100.00	200.00		Bi-weekly lawn care
Attic						
Crawl Space						
Major Structural						
Dumpster Fees	1,000.00	1,000.00				
Labor	7,500.00	3,000.00	2,500.00	2,000.00		
Cleaning Fees	300.00			300.00		
Subtotal	36,800.00	13,000.00	12,200.00	11,600.00		
Contingency/Markup (Contractor Fee)	7,960.00	2,600.00	2,440.00	2,920.00		
Total Repairs	44,160.00	15,600.00	14,640.00	13,920.00		

Contractor Signature _____ Date _____

Client Signature _____ Date _____

Client 2 Signature _____ Date _____

Property Profit and Loss

Property address: 116 W Euclid
Purchase Date: 6/23/2017

Cash Outflow (Investment)

Purchase of Property	\$ 137,500.00	
Est Expenses at Purchase		
Taxes		
Closing Fees		
CIS		
Odd Days Interest		
Title and Recording Fees		
Other Expenses at Purchase		
Gross Cost Basis	<hr/>	\$ 137,500.00

Fix up and Repair

Property Tax (Less Purchase Cost)		
Travel Expense		
Property Utilities		
Property Insurance (Less Purchase Cost)		
Wages and Salaries		
Interest Expense (Less Odd Days Interest)		
Repair Costs	44,160.00	
Permits and Inspection		
Appraisal		
Supplies		
Total Fix up and Repair	<hr/>	\$ 44,160.00

Estimated Holding Costs \$ 3,000.00

Est Selling Costs (11%) \$ 25,289.00

Est Total Investment \$ 209,949.00

Target Sale Price \$ 229,900.00

Est Profit \$ 19,951.00

Est Listing Date 8/11/2017



Customer Receipt





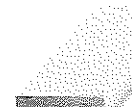

Receipt # 4714-00097-09054

Purchased

Jul. 20

E Spokane #4714

5617 E SPRAGUE AVE
SPOKANE VALLEY, WA 99212
509-534-8588

	Unbranded 12 in. Contractor Shims 42-Per Bundle	Qty: 2 \$4.62/item	\$9.24
	Clark Western 8 ft. Taped Corner Bead	Qty: 1	\$2.19
	Everbilt 60 in. Sliding Door Set	Qty: 2 \$13.98/item	\$27.96
	Grease Monkey Nitrile Fits-All Disposable Gloves (50-Count)	Qty: 1	\$5.97
	Unbranded Primed MDF Board (Common: 11/16 in. x 5-1/2 in. x 10 ft.; Actual: 0.669 in. x 5.5 in. x 120 in.)	Qty: 4 \$11.95/item	\$47.80
	Unbranded 30 in. x 80 in. Wood Unfinished Flush Interior Door Slab	Qty: 4 \$33.32/item	\$133.28

7/21/2017

The Home Depot



Masonite 30 in. x 80 in. Smooth Half Louver Primed Pine Interior Closet Bi-fold Door

Qty: 2
\$95.94/item

\$191.88



No Image Available

30X80 BIFOLD

Qty: 2
\$51.77/item

\$103.54



BEADEX Brand 3.5 Gal. Lite All-Purpose Pre-Mixed Joint Compound

Qty: 1

\$8.60

Total

\$577¹⁴

Swartz Construction
1604 west 6th Ave. apt5
spokane, WA 99204
(509) 218-9845
dswartz152@gmail.com

INVOICE

BILL TO
Arnold Professional Holdings
8 North Garry

INVOICE # 1261
DATE 06/08/2017
DUE DATE 06/16/2017
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
windows for 15 windows,remove and demo matal flashing,remove siding and demo existing windows,install window flashing on side and windowsills,install new vinyl windows,install trim on exterior of windows,cleanup	1	2,400.00	2,400.00T
Sales for 3 windows where sliders were,install window flashing,install new vinyl windows and install exterior trim		420.00	420.00T
Sales french door install,install flashing,install and level french doors,install exterior trim		240.00	240.00T

SUBTOTAL	3,060.00
TAX (8.7%)	266.22
TOTAL	3,326.22
BALANCE DUE	\$3,326.22