

**FIRESIDE PARK APARTMENTS
REHAB SCHEDULE
CITIBANK FUNDED**

EXHIBIT B

REHABILITATION NEEDS	QUANTITY	UNIT	UNIT COSTS	Immediate	2013	2014	2015	2016	2017	2018	2019	TOTAL AMOUNT
Site												
Asphalt Pavement Crack Routing and Sealing	2000	LF	\$2.50		\$5,000							\$5,000
Repair Settled Concrete Stairs	1	EA	\$1,200.00	\$1,200								\$1,200
Replace Damaged Railroad Tie Retaining Wall System	50	SQ	\$16.00		\$800							\$800
Exteriors												
Repoint Brick Mortar	300	SF	\$3.50		\$1,050							\$1,050
Caulk Joints around Basement Windows	1760	LF	\$3.50		\$6,160							\$6,160
Roofing												
Re-Roof, New Asphalt Shingle Roofs	99000	SF	\$2.00		\$198,000							\$198,000
Remove Debris from Roofs & Gutters to Allow Proper Drainage	5	MD	\$200.00	\$1,000								\$1,000
Interiors												
Repair Leak and Finishes with Building 741 Unit 204	2	MD	\$350.00	\$700								\$700
Repair Water Damage with Exterior Furnace Closets	40	EA	\$250.00		\$10,000							\$10,000
HVAC												
Fix Gas Leak with Building 725 #101	2	MD	\$350.00	\$700								\$700
Fire Protection and Life Safety												
Pressure Test and Re-Tag Fire Extinguishers	22	EA	\$15.00	\$330								\$330
Radon Remediation												
	3	EA	\$6,000.00	\$18,000								\$18,000
RENOVATION TOTAL				\$21,930	\$221,010	\$0	\$0	\$0	\$0	\$0	\$0	\$242,940

FUNDING SOURCES				2013	2014	2015	2016	2017	2018	2019	TOTAL AMOUNT
Capitalized Renovation Proceeds				\$21,930	\$221,010						\$242,940
RENOVATION TOTAL				\$21,930	\$221,010	\$0	\$0	\$0	\$0	\$0	\$242,940

FIRESIDE PARK APARTMENTS
 REHAB SCHEDULE
 COUNTY FUNDED

REHABILITATION NEEDS	QUANTITY	UNIT	UNIT COSTS	Immediate	2013	2014	2015	2016	2017	2018	2019	TOTAL AMOUNT
Plumbing (Re-line copper pipes)	236	APT	\$2,288.00		\$540,035							\$540,035
RENOVATION TOTAL				\$0	\$540,035	\$0	\$0	\$0	\$0	\$0	\$0	\$540,035

FUNDING SOURCES				2013	2014	2015	2016	2017	2018	2019	TOTAL AMOUNT
Capitalized Renovation Proceeds				\$540,035							\$540,035
RENOVATION TOTAL				\$0	\$540,035	\$0	\$0	\$0	\$0	\$0	\$540,035

**FIRESIDE PARK APARTMENTS
REHAB SCHEDULE
FUNDED BY REPLACEMENT RESERVE AND CASH FLOW**

REHABILITATION NEEDS	QUANTITY	UNIT	UNIT COSTS	Immediate	2013	2014	2015	2016	2017	2018	2019	TOTAL AMOUNT
Site												
Apply 1 1/2" Overlay to Asphalt Pavement	11650	SY	\$12						\$139,800			\$139,800
Repair/Replace Railroad Tie Retaining Wall System	500	LF	\$16			\$8,000						\$8,000
Exteriors												
Repaint Wood Siding and Trim	83600	SF	\$1			\$20,900	\$20,900	\$20,900	\$20,900			\$83,600
Interiors												
Replace Worn Common Area Carpeting	2400	SY	\$12			\$7,200	\$7,200	\$7,200	\$7,200			\$28,800
Carpet, Individual Unit *	209	APT	\$800				\$7,962	\$7,962	\$7,962	\$7,962	\$7,962	\$39,810
Replace Vinyl Tile Flooring *	209	APT	\$250					\$3,483	\$3,483	\$3,483	\$3,483	\$13,932
Dishwasher (4 cycle), Replacement *	209	EA	\$250			\$4,354	\$4,354	\$4,354	\$4,354	\$4,354	\$4,354	\$26,124
Gas Range/Oven, Replacement *	209	EA	\$350								\$2,926	\$2,926
Refrigerator, Replacement *	209	EA	\$440			\$5,109	\$5,109	\$5,109	\$5,109	\$5,109	\$5,109	\$25,545
Replace Existing Kitchen Cabinets/Countertops *	209	EA	\$1,000					\$8,360	\$8,360	\$8,360	\$8,360	\$25,080
Refinish Individual Bathrooms *	209	EA	\$750					\$6,270	\$6,270	\$6,270	\$6,270	\$18,810
Washer & Dryer, Individual Unit *	209	EA	\$750			\$6,270	\$6,270	\$6,270	\$6,270	\$6,270	\$6,270	\$31,350
Carpet, Individual Unit, Newer *	27	EA	\$800						\$1,543	\$1,543	\$1,543	\$4,629
Plumbing												
Replace Hot Water Storage Tank	2	EA	\$1,300			\$2,600						\$2,600
HVAC												
HVAC, Individual, Package Thru-Wall Units (see RHE PNA section for remainder of units)	236	EA	\$1,400					\$16,520	\$16,520	\$16,520	\$16,520	\$66,080
Other												
Tree Pruning	1	APT	\$12,000			\$12,000						\$12,000
Replacing Mature Trees and Planting	1	APT	\$125,000					\$31,250	\$31,250	\$31,250	\$31,250	\$125,000
HVAC, Individual, Package Thru-Wall Units (Complete All Upgrades within 7 years)	236	EA	\$1,400					\$66,080	\$66,080	\$66,080	\$66,080	\$264,320
Asbestos test sampling according to EPA guidelines or acceptable equivalent and Lead-based paint test sampling according to HUD guidelines	1	EA	\$25,000		\$25,000							\$25,000
Water proof selected sections of the exterior masonry walls in order to divert water away from the building; attach corrugated plastic tubing to the downspouts and run the tubing underground; improve surface grading; and remediate presence of any existing mold	22	EA	\$14,000		\$154,000	\$154,000						\$308,000
RENOVATION TOTAL				\$0	\$179,000	\$201,054	\$59,795	\$169,128	\$325,101	\$157,201	\$160,127	\$1,251,406

* Replacement Schedule Extends Beyond 7 YR Loan Term

FUNDING SOURCES	2013	2014	2015	2016	2017	2018	2019	TOTAL AMOUNT
Replacement Reserves	\$118,000	\$94,444	\$59,795	\$103,048	\$259,021	\$91,121	\$160,127	\$885,556
Excess Cash Flow	\$61,000	\$106,610		\$66,080	\$66,080	\$66,080		\$365,850
RENOVATION TOTAL	\$179,000	\$201,054	\$59,795	\$169,128	\$325,101	\$157,201	\$160,127	\$1,251,406

RFR Initial Deposit	\$118,000							
RFR Deposits	\$118,000							
RFR Balance	\$118,000	\$141,556	\$199,761	\$214,713	\$73,692	\$100,571	\$58,444	