

Villa del Sol Renovation Plans / Costs:

Phase 1 - Interior Common Area Improvements. New paint, carpet, entry doors and lighting in hallways will be completed soon. HOA has \$60k in reserves set aside for these improvements. Seller already paid for this and is included with the purchase. The entire building was also recently re-piped with copper (paid and done).

Phase 2 - Exterior Renovation. In 2-3 years, the HOA plans to renovate the exterior. Preliminary plans include smooth stucco, new stairs, railings, garage doors and landscaping. The building will look great (see renderings) and owners will benefit from increased desirability and values. The maximum assessment for this condo will be \$17k. It may be lower, in the range of \$9k-15k. To be determined once bids are obtained.