

1070 Calle Marcus CAPITAL IMPROVEMENTS

Prior to 2018 purchase by current owners, house was gutted and completely remodeled.

SEVERAL PROJECTS - replaced carpet with tile floors in 3 bedrooms; added barn door closet and drawers in bedroom; added parking pad and cover next to garage; replaced roof over garage

June - November 2018

\$54,391

CLOSETS - California Closets in 3 bedrooms, laundry room and garage

June 2018

\$7,996

HVAC - New Air Conditioners (2) — May/June 2019

\$13,234

ROOF - Replaced sheathing and covered with foam — June 2019

\$10,500

GAZEBO - added gazebo east of pool — May 2020

\$4,363

EV Charger - New 220 Line and Tesla Charger — April 2021

\$3,000

POOL REMODEL - November/December 2023

\$15,030

COOL DECK - November 2023

\$3,800

LANDSCAPING - Several projects starting in 2019

\$1,200 for fruit trees, now relatively mature

\$3,900 for 13 ficus trees

\$6,000 for Copper Path & Area Luminaire

TOTAL CAPITAL IMPROVEMENTS

\$113,414