

## DeForest Storage Condominiums (Units 1-4) - Specifications and Upgrades

*specs below refer to Units 1-4 being sold together*

|                                 |            |   |
|---------------------------------|------------|---|
| <b>Building Specifications</b>  |            | Unit Size 25' x 60' (1500 SQ FT)  |
|                                 |            | Clear Height 16'0" to ceiling   |
|                                 |            | Overhead Door Size 12' x 14'  |
|                                 |            | 2 x 6 Wood frame walls 16" OC   |
|                                 |            | 4" Asphalt paving   |
|                                 |            | Extensive Landscaping   |
|                                 |            | 5" Concrete floor with Fibermesh  |
|                                 |            | Walls: R-19 Batt wall insulation  |
|                                 |            | Roof: R-38 blown insulation   |
|                                 |            | LP Smartside siding and trim  |
|                                 |            | Owens-Corning "Duration" Dimensional shingles   |
|                                 |            | Minnkota insulated vinyl horizontal slide windows                                       |
|                                 |            | 5/8" Drywall taped & primed   |
|                                 |            | Insulated half-glass metal door   |
|                                 |            | 12' x 14' foam steel overhead door with motor operator and push button                  |
| <b>Included Features</b>        |            |   |
|                                 | Doors      | 1 Walk door 3' x 7' (per unit - total of 4)   |
|                                 |            | 1 Overhead door 12' x 14' motor operator (per unit - total of 4)                        |
|                                 | Finishes   | Drywall primed ceiling and walls  |
|                                 |            | Concrete floor, smooth troweled   |
|                                 | Windows    | 4' x 4' Vinyl horizontal slide windows (total of 14 windows)                            |
|                                 | Heating    | Thermostate   |
|                                 |            | (2) - 100,000 BTU gas fired unit heaters and (2) - 150,000 BTU (end units) (total of 4) |
|                                 |            | Gas piping for separate service   |
|                                 | Electrical | 200 Amp service panel, with 3-phase panels, metered separate (per unit - total of 4)    |
|                                 |            | 6 High-bay LED light fixtures (per unit - total of 24)                                  |
|                                 |            | 1 Single pole light switch (per unit - total of 4)                                      |
|                                 | Plumbing   | Sewer & water roughed into unit   |
|                                 |            | <i>All dimensions and amounts are nominal and include wall space</i>                    |
| <b>OPTIONAL UPGRADES</b>        |            |   |
| <b>Restroom (7'-6" x 8'-0")</b> |            | Wood stud walls insulated with 5/8" drywall painted                                     |
| \$12,500 (per unit)             |            | Wood joist and plywood deck with drywall ceiling  |
|                                 |            | Solid core wood door, jambs and casing and privacy hardware                             |
|                                 |            | Exhaust fan   |
|                                 |            | Electric wall heater  |
|                                 |            | Motion sensor switch  |
|                                 |            | Surface mounted light fixture   |
|                                 |            | ADA accessible toilet   |
|                                 |            | ADA accessible wall hung sink   |
|                                 |            | Point of use water heater   |
|                                 |            | ADA grab bars and signage   |
|                                 |            | 24" x 36" mirror  |
|                                 |            | LVT flooring with vinyl cove base   |
| <b>Office (12' x 10')</b>       |            | Wood stud walls insulated with 5/8" drywall, painted                                    |
| \$12,500 (per unit)             |            | Wood joist and plywood deck with drywall ceiling  |
|                                 |            | Solid core wood door, jambs and casing and passage hardware                             |
|                                 |            | 1 Duplex 110 volt outlet  |
|                                 |            | Electric heating/cooling thru wall 1 1/2 ton PTAC unit                                  |
|                                 |            | 2 Single pole switches  |
|                                 |            | 2 Surface mounted light fixtures  |
|                                 |            | LVT flooring with vinyl cove base   |