

# Auto Mechanic Shop - 101 Toro Road

## Chattels & Improvements Summary

### Front Office Area

- Office desk, chair, and filing cabinet
- Fax machine
- Sofa and console cabinet
- Toolbox
- Refrigerator and television
- Alarm system with front and rear security cameras

### Shop / Bay Equipment

- (2) Rotary vehicle hoists – 9,000 lb capacity each
- Tire balancer – FMC (USA)
- Tire mounting machine – Sicam (Italy)
- 60-gallon air compressor – Husky (USA), 3.2 HP
- Standing bench grinder
- Heavy-duty workbench (25" × 60")
- Heavy-duty vise – Record (England)

### Tools & Storage

- (4) toolboxes – 2 upper / 2 lower units
- Assorted professional tools – Snap-on and Mastercraft
- Specialized tool sets (ball joint press, spring compressor, caliper compressor)
- (3) black shelving units
- Custom professional wood wall shelving for storage

### Additional Equipment

- Oil changer / extractor
- (2) ladders – 5 ft and 10 ft
- (2) Caterpillar battery booster packs
- Wash sink

### Shop Infrastructure

- Air lines installed throughout shop walls
- Copper hot and cold water lines along walls
- Hot water tank (owned)
- New electrical breaker panel – 3 phase

### Recent Improvements (2024–2025)

- New epoxy flooring in bay area (2025)
- New vinyl tile flooring in office (2025)
- New water drain installed in bay (2025)
- New LiftMaster shaft-driven garage door opener (2024) with remotes and Wi-Fi capability
- New central furnace heating system with smart Wi-Fi thermostat

### Lighting

- Fluorescent lighting in shop bay
- Pot lights in office area