

**BUILDING IMPROVEMENTS – 118 N Broadway Ave, Miller, SD 57362**

**Polly Shoe Store**

New EPDM rubber roof (20-year warranty) & corrected roof pitch for proper drainage

New HVAC system (propane furnace & central A/C)

Electrical system upgrade: new panel & circuits

Plumbing distribution system upgrade – replace pipes; replaced water heater

Bathroom upgrades: new sink, vanity, toilet rebuild

LED lights (2021)

New awning; & south exterior mural wall (resurfaced & painted in 2020)

**Apartment**

Replaced all windows

New standing seam metal roof (correcting roof slope also added insulation)

New HVAC system (propane furnace & central A/C)

Electrical system upgrade: new panel (100 amp), outlets

Add ceiling light and wiring to kitchen

Bathroom upgrade: wall covering, new vanity, sink, lighted cabinet, flooring

Kitchen sink replumb

3 doors replaced: front entry, rooftop entry, kitchen

New flooring in entry, new carpet throughout apartment

Roof entry porch repair and new exterior siding

Bedroom & living room ceiling repaired – new drywall

Entire apartment repainted – ceilings & walls

New blinds & curtains

Baseboard installed

New refrigerator, newer pre-owned washer & dryer

**Approximate Room Dimensions:**

**Polly Shoe Store:**

Main retail area: 62'7" x 22'1"

Sale room: 14' x 22'1"

Storage room: 12' x 22'1"

Utility room: 13' x 22'1"

**Apartment:**

Living room: 13'6" x 22'1"

Kitchen/laundry: 15'3" x 9'4"

Primary bedroom: 9'1" x 11'

Second bedroom: 9'1" x 10'5"

Entry area at top of stairs: 9'4" x 8'11"