

Remodeling Costs at Morse Creek	
Item	Total Costs
EXTERIOR	
Roofing 420square @ \$300 per square	\$126,000
HVAC 70 @ \$3500	\$245,000
Windows 70 @ 4 windows @\$400	\$112,000
Doors Front and Back 70 x 2 x \$350	\$49,000
Landscape and Signage	\$50,000
Parking Top Mop and Stripe	\$50,000
Other Exterior items	\$50,000
Total Exterior Items	\$682,000
INTERIOR	
Carpet 75 yards @ 20/yd x 70	\$105,000
HW Tanks \$700 x 70	\$49,000
Bath Vanity \$200 x 70	\$14,000
Tub Kit \$200 x 70	\$14,000
Kitchen Cabinets Upper and Lower	\$70,000
Appliances : Range 70 x \$600	\$42,000
Refrigerators 70 @ 700	\$49,000
Dishwashers 70 x 400	\$28,000
Interior Paint 5 gals 10 hours	\$70,000
Kitchen Floor LVT 70 @ \$500	\$35,000
Bath Floor LVT 70 @ 350	\$24,500
Other Interior Items	\$25,000
Total Interior Items	\$525,500
Grand Total Interior an Exterior	\$1,207,500
This does NOT need to be done immediately	
Improvement cost per Apartment	\$17,250
If ALL 70 units were remodeled	
This can be phased over a few years	