

**Commercial Property Upgrades**  
**2328 72nd Dr E Sarasota 34243**  
**(Included in Sale Price)**

<b>Lot Improvements</b>		<b>Total</b>
<b>Landscaping</b>	Royal Palm Trees in Front (8)	
	Arica Palms (10)	
	Fox Tail Palm Trees in Back (5)	<b>\$75,000</b>
<b>Pond Irrigation</b>	Reclaimed Water Irrigation System	<b>\$22,000</b>
<b>Office Buildout / Additions</b>		<b>Total</b>
<b>All 3 Rooms (Design, Conf, Lobby)</b>	(1) HVAC system	
	Paint	
	Drywall	
	Acoustic Ceiling	
	Electrical / Lighting	
	Base Boards / Door Trim	
	6 Panel upgraded doors	
	Furniture, 4k Digital Displays, Fixtures	<b>\$160,000</b>
<b>Design Room (1)</b> <b>18.5 x 30 ft</b>	Commercial Grade Tiled Carpet	
<b>Conference Room (1)</b> <b>18.5 x 18 ft</b>	Commercial Grade Tiled Carpet	
<b>Lobby (1)</b> <b>18.5 x 11.5 ft</b>	Tile Floor	<b>\$23,000</b>
<b>Bathrooms (2) Improvements</b>		<b>Total</b>
<b>1 Additional Bathroom Buildout</b>	Buildout and Plumbing	<b>\$14,000</b>
<b>Bathrooms (2) Upgrades</b> <b>7 x 7 ft ADA Compliant</b>	Bathroom Fixtures	
	Base Board / Door Trim	<b>\$4,000</b>
<b>Manufacturing Shop Additions</b>		<b>Total</b>
<b>400 Amp 3 Phase Electrical Service</b>	3 Transformers and Wire to Meter	<b>\$25,000</b>
	19 Wall Receptacles	<b>\$33,000</b>
	18 Ceiling Drop Receptacles	<b>\$31,000</b>
	AC and Sub Pannels	<b>\$12,000</b>
	Air Compressor 15 HP Rotary	<b>\$16,000</b>
	Air Line / Coated Aluminum Premium SST Connectors	<b>\$68,000</b>
<b>Single Phase Electrical Service</b>	19 Wall Receptacles	<b>\$14,000</b>
	18 Ceiling Drop Receptacles	<b>\$12,000</b>
	Pannels	<b>\$6,000</b>
	IT Cat 6 Wiring and Switches	<b>\$64,000</b>
	3 7.5 Ton 3 Phase A/C and Duct	<b>\$84,000</b>
	LED Lighting	<b>\$15,000</b>
<b>Drinking Water Fountains</b>	RO 300 Gal Water Treatment System	<b>\$28,000</b>
<b>Shop Floor</b>	Epoxy / Urethane Floors	<b>\$92,000</b>
<b>Insullation</b>	Insulated overhead door	<b>\$4,200</b>
	Insulated Block Walls and Ceiling	<b>\$15,000</b>

<b>Security Cameras</b>	30 day Motion Censored Recordings	
	1 Front Doorbell Camera	
	4 Solar Cameras Outside	
	5 Cameras Inside	
	4 Camera Hubs	<b>\$9,000</b>
<b>Building Wide Sound System</b>	Building Wide Stereo	
	Public Announcement System	<b>\$5,000</b>
	<b>Total Cost for Improvements:</b>	<b>\$831,200</b>