

**Draft**  
LIO Reserves for Landlord

9/3/2013

Capital Replacement Reserve	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total	
1 Roof - Replacement	\$16,666	\$16,666	\$16,666	\$16,666	\$16,666	\$16,666	\$16,666	\$16,666	\$16,666	\$16,666	\$166,660	Major touch up in Year 15 of \$25,000 plus \$475,000 replacement in 30 yrs. \$500,000 over 30 year life
9 Elevators Replacement	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	\$285,000	Assume 20 year life on all 3 elevators
10 HVAC & DDC Replacements	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	\$220,000	Assume 30 year life on equipment valued at \$660,000
<b>TOTAL</b>	<b>\$67,166</b>	<b>\$671,660</b>										
PER MONTH	\$5,597	\$5,597	\$5,597	\$5,597	\$5,597	\$5,597	\$5,597	\$5,597	\$5,597	\$5,597		

Maintenance Contingency Reserve	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total	
1 Structural		\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$15,000	Panels, core components
2 Utility Connections											\$0	Completed during construction
3/4 ADA compliance		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$9,000	ADA survey, Parking Lot/Ramps/Sidewalks corrections as code changes
5 Maintenance												
Flooring Replacement	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	\$180,000	Replacement of flooring
Painting - Interior	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	\$100,000	
Casework/Trim	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$25,000	
Lighting Repairs/Replacement												
6 Exterior		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$9,000	Year 1 warranty?
7 Interior		1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$15,000	Year 1 warranty?
8 Plumbing Repairs/Replacement		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$20,000	Year 1 warranty?
9 Elevators												
Monthly/Bi-Annual Inspection		4,200	1,600	4,200	1,600	4,200	1,600	4,200	1,600	4,200	\$27,400	3 Elevators
Contract Maintenance	9,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	\$171,000	PM Contract, includes all maintenance and repairs, Year 1 under warranty
10 HVAC & DDC												
Contract Maintenance	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	\$160,000	Year 1 warranty?
Non-contract Maintenance												
11 Fire Alarm Inspection/Repairs		2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$22,500	
12 Assessments												
13 Other	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$10,000	
<b>TOTAL</b>	<b>\$ 56,500</b>	<b>\$ 78,367</b>	<b>\$ 75,767</b>	<b>\$ 78,367</b>	<b>\$751,400</b>							
PER MONTH	\$4,708	\$6,531	\$6,314	\$6,531	\$6,314	\$6,531	\$6,314	\$6,531	\$6,314	\$6,531		

<b>TOTAL CAPITAL AND MAINTENANCE</b>	<b>\$ 123,666</b>	<b>\$ 145,533</b>	<b>\$ 142,933</b>	<b>\$ 145,533</b>	<b>\$1,423,060</b>						
PER MONTH	\$10,306	\$12,128	\$11,911	\$12,128	\$11,911	\$12,128	\$11,911	\$12,128	\$11,911	\$12,128	\$118,588
PER MONTH OVER 10 YRS	\$11,859	\$11,859	\$11,859	\$11,859	\$11,859	\$11,859	\$11,859	\$11,859	\$11,859	\$11,859	\$118,588

Need to confirm with contractor