

256-258 E. Grand Ave., Fox Lake, IL 60020

Off the top of my head, and itemized expenses from our taxes - here are upgrades that we did. On material costs, because Mark did all the labor, I am including that value as well.

Since Oct 2018: 256 and 258 E Grand
Full exterior power washing \$3500
Full exterior paint \$5000
Fascia/Soffet paint \$1000
Garage door with opener \$2000
Asphalt driveways entire property \$18,000
Sealcoating \$1600
Front window Groomer \$800
Exterior motion sensor lighting \$500
HVAC Central Air system Groomer \$4500
Updated electric \$3000
Updated breaker panels \$1000
Updated plumbing \$2500
Fixed roof leak into 1 bdrm \$1500
Water Heater 2022 \$4000
Furnace \$2500
New Roof 2019 \$20,000

Each Apartment including Cottage Full Gut and Rehab between 2018-2020: (\$15k put into each unit)
Vinyl plank flooring
Ceramic Tile
Carpeting
Ceiling fans
Lights
Outlets
Toilets
Vanities/Mirrors
Faucets
Ceiling tile
Paint
Bifold doors
Window screens
Bathroom vents

Stove vents
Blinds
Interior Doors
Exterior Doors
Interior walls
Refrigerators
Cabinets
Countertops
Crown Molding
Trim, base, shoe
Door locks and deadbolts

Everything above was purchased new.

We also invested in Snow Removal, salt, shoveling each winter.

We also invested in Lawn & Weed maintenance and landscaping each season.

When we purchased the property, there were only a few items from the inspection that had to be fixed or band-aid prior to closing. The property was in grave shape. The units were pretty gross, especially the floors.

Plus the rents were very low. The units had vacancy and trouble maker tenants. All of those previous tenants from purchase are gone, thankfully. (Except Groomer). We have been occupied since purchase. And, raised ALL rents.

I think the only thing we didn't do yet is gutters. Which is a luxury, not a necessity.