

CAPITAL IMPROVEMENTS

UNITS (2010-2025)

4235 S Calumet Ave #1N

Unit Improvements (Painting, Carpeting, Flooring, Tiles,
Countertops, Molding, Trim, Doors, Windows, GC Work) \$30,123.33
Appliances..... \$6,090.08
Fixtures (Lighting, Plumbing, Closet Organizers,
Hardware, blinds, smoke detectors) \$9,939.33
Equipment (Hot Water Tanks, HVAC, Alarms) \$8,545.91

\$54,698.65**4235 S Calumet Ave #2N**

Unit Improvements (Painting, Carpeting, Flooring, Tiles,
Countertops, Molding, Trim, Doors, Windows, GC Work) \$22,497.12
Appliances \$7,936.86
Fixtures (Lighting, Plumbing, Closet Organizers,
Hardware, blinds, smoke detectors) \$1,280.24
Equipment (Hot Water Tanks, HVAC, Alarms) \$2,197.65

\$33,911.87**4235 S Calumet Ave #3N**

Unit Improvements (Painting, Carpeting, Flooring, Tiles,
Countertops, Molding, Trim, Doors, Windows, GC Work) \$11,516.52
Appliances..... \$ 3,925.72
Fixtures (Lighting, Plumbing, Closet Organizers,
Hardware, blinds, smoke detectors) \$3,030.98
Equipment (Hot Water Tanks, HVAC, Alarms) \$2,385.00

\$20,858.22**4235 S Calumet Ave #4N**

Unit Improvements (Painting, Carpeting, Flooring, Tiles,
Countertops, Molding, Trim, Doors, Windows, GC Work) \$ 29,155.79
Appliances \$6,622.98
Fixtures (Lighting, Plumbing, Closet Organizers, Hardware,
blinds, smoke detectors) \$6,206.66
Equipment (Hot Water Tanks, HVAC, Alarms) \$7,009.29

\$48,994.72**4237 S Calumet Ave #1S**

Unit Improvements (Painting, Carpeting, Flooring, Tiles,
Heated Floors, Cabinetry, Countertops, Molding, Trim,
Doors, Windows, GC Work)..... \$137,707.99
Appliances..... \$6,998.47
Fixtures (Lighting, Plumbing, Closet Organizers,
Hardware, blinds, smoke detectors) \$22,548.72
Equipment (Hot Water Tanks, HVAC, Alarms) \$17,054.30

\$184,309.48**4237 S Calumet Ave #2S**

Unit Improvements (Painting, Carpeting, Flooring, Tiles,
Countertops, Molding, Trim, Doors, Windows, GC Work) \$36,885.31
Appliances \$3,732.90
Fixtures (Lighting, Plumbing, Closet Organizers,
Hardware, blinds, smoke detectors) \$6,949.41
Equipment (Hot Water Tanks, HVAC, Alarms) \$3,383.00

\$50,950.62

CAPITAL IMPROVEMENTS

UNITS (2010-2025)

4237 S Calumet Ave #3S

Unit Improvements (Painting, Carpeting, Flooring, Tiles, Countertops, Molding, Trim, Doors, Windows, GC Work)	\$38,322.12
Appliances	\$2,443.72
Fixtures (Lighting, Plumbing, Closet Organizers, Hardware, blinds, smoke detectors)	\$4,550.44
Equipment (Hot Water Tanks, HVAC, Alarms)	\$2,444.75
	\$47,761.03

4237 S Calumet Ave #4S

Unit Improvements (Painting, Carpeting, Flooring, Tiles, Countertops, Molding, Trim, Doors, Windows, GC Work)	\$15,032.12
Appliances	\$5,939.34
Fixtures (Lighting, Plumbing, Closet Organizers, Hardware, blinds, smoke detectors)	\$2,412.44
Equipment (Hot Water Tanks, HVAC, Alarms)	\$2,879.75
	\$26,263.65

COMMON AREA (2010-2025)

Roof & Gutters	\$9,930.94
Common Area Painting, Flooring, Hardware	\$12,501.83
Lighting, Art, Electrical	\$19,597.80
Plumbing	\$7,990.00
Parking Lot & Garage	\$7,500.00
Wrought Iron & Wood - Doors, Fences, Porches, Rails	\$29,552.68
Masonry & Concrete	\$83,684.00
Landscaping	\$37,326.29
Intercom, Surveillance, Elevator, Fire Alarm	\$20,621.73

TOTALS

TOTAL COMMON AREA IMPROVEMENTS	\$228,705.27
TOTAL UNIT IMPROVEMENTS	\$467,748.24
CAPITAL IMPROVEMENTS	\$696,453.51