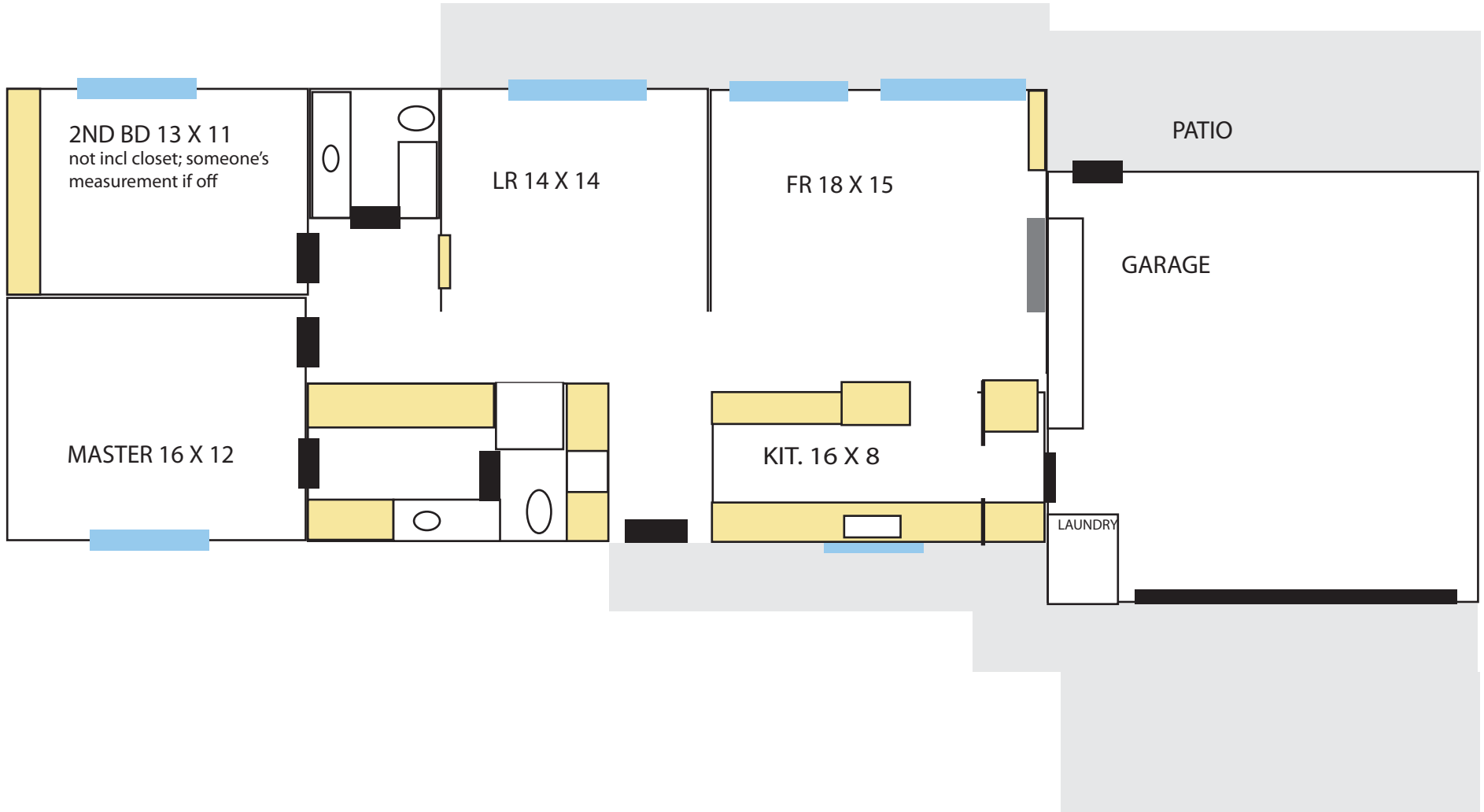
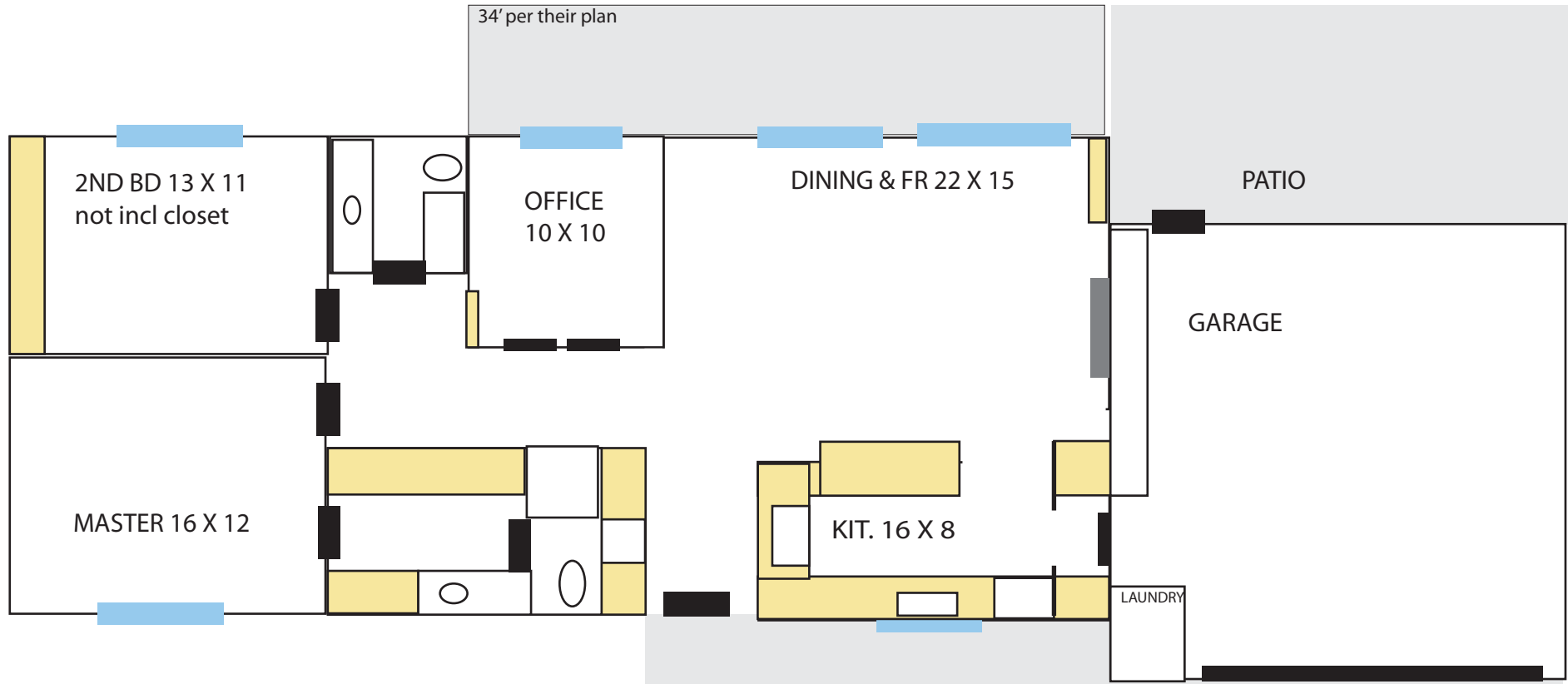


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AS IS



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*** REMODELED ***



IMMEDIATE WORK

- \$2k: carpet 2 rooms
- \$1k: paint as needed
- \$2k fix front and back landscape
- \$1k 2 reg. height toilets

WHEN POSSIBLE:

- \$10k remove wall; build office - french doors, 1 new window, fix/paint siding; paint office and living room (may impact flooring and have to replace!)
- \$5k consider fireplace and bookcase remodel
- \$3k remove popcorn & paint
- \$4k new garage door and outdoor lighting

LATER:

- \$30remodel kitchen
- \$15k remodel master bath
- \$15k remodel hall bath

MAYBE:

- Enclose patio behind garage
- Enclose laundry