

Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments	Year To Be Addressed	2019 Projected Underwriting Quarter
1000 Kiely	Unused Space	Discovery	\$25	WD room conversion. Investigate pet spa or turn it over to Ops 8.22.18	2019	3
	BBQ/Pergola Area		\$15	Reamenitization - Convert Bocce Ball court to other amenity (pergola/lounge/extended BBQ area). Capital destruction concerns 8.22.18	TBD	
416 on Broadway	HSF	Discovery	\$50	HSF & Appliances - 89 units w/out HSF, 98 units w/out full size WD, 55 units w/out stainless	2019	1
5600 Wilshire	Clubhouse/Lounge		\$15	Remodel leasing office, create yoga space, install bottle filler. Replace treadmills, mount new tv, new flooring, and artwork. Can get \$10 - \$15. Include hallway paint/carpet	TBD	
8th & Republican	Patios	Discovery	\$45	Some opportunity	2019	2
	Unused Space	Feasibility	\$200	Expand 753 SF 1x1 to 928 SF 1x1 by adding adjacent unused storage room	2019	1
	Other		\$15	Repurpose storage room w/ additional amenity - push to 2020 - 8.22.18	2020	
Agora at South Main	AC Port	In Progress	\$35	1.13.19 - budget approved	2019	1
	Patios	Not Feasible	\$45	No patio opportunity - all retail below	N/A	
Alessio	Patios	Not Feasible	\$45	1.16.19 - cost prohibitive	N/A	
	WD	Discovery	\$100	35% of property (220 units) already have unpermitted WD. Remaining 400 remaining without WD	2019	3
	BBQ/Pergola Area		\$15	Add 2 BBQ's	TBD	
Allegro	Patios	Not Feasible	\$45	Not feasible, investigated in 2018	N/A	
	Dog Park		\$15	Convert putting green to dog park	TBD	
Allure at Scripps Ranch	Parking Addition	Not Feasible	\$75	Request to add 4 parking spaces. Complications with HOA. Parking space - room in between garages to add 6 - 8 units. Costly due to tree, grass removal - can't do garages, rent premium at \$40 is not enough on \$8760/space2	N/A	
	HSF	Discovery	\$50	1st fl extended vinyl	2019	1
Alpine Village	Appliances		\$50		TBD	
	WD		\$100		TBD	
	DUT		\$200	Ops has been replacing cabinets, cabs falling from the walls. Unit turns - DUT (\$75 - \$85?) Ops to send pictures of deferred condition, include appliances	TBD	
Anavia	Patios	Not Feasible	\$45	No potential to expand patios	N/A	
Annaliese	Storage	On Hold	\$35	Cage storage above parking. 12/14/18: Parking is not assigned, prob not doable. Re-Eval in 2020	2020	
	AC Port		\$55	Add window AC ports	2020	
Apex	Unused Space	Feasibility	\$2,000	Budget approval in progress. Another unit expansion/addition opportunity on 7th floor, need to investigate.	2019	1
	Other		\$15	Reamenitization - convert yoga room and 2 conference rooms (never used) to another amenity. Convert bike room into wifi café. Podium product, so reliable space for wifi a welcomed amenity 8.22.18	2020	
Aqua at Marina Del Rey	Patios	Not Feasible	\$45	No opportunity	N/A	
	Storage	Complete	\$35	Complete 9/18	2018	
Arbors Parc Rose	Unused Space	Discovery	\$2,000	Convert current non-conforming space to studio unit - infrastructure in place	2019	3
	WD		\$100		TBD	
	KB	Feasibility	\$200	In approval process 2.11.19. LT opportunity. Cabinets peeling, spending a lot of time on turn sanding/fixing and replacing cabinets on turn in house. HSF opportunity included	2019	
	Patios	In Progress	\$45	APPROVED - in progress - start date confirmed by David to be 5.1.18	2018	
Ascent	KB	Feasibility	\$200	In approval process 2.11.19. Investigated in 2018, test in 2019 w/ In House team. HSF opportunity included	2019	
Ashton Sherman Village	Appliances	In Progress	\$50	1.10.19 - budget approved	2019	
	Patios	Not Feasible	\$45	No opportunity	N/A	
Avant	Patios	Discovery	\$45	Some opportunity in the live/work street front units & courtyards	2019	2
Avenue 64	Patios	Discovery	\$45	Some possibility - courtyard enclosures/dividers	2019	2
	Storage	On Hold	\$35	Convert area in garage for bike storage; 1.10.19 - RPM does not see opportunity now w/ residents and theft issues in garage; re-evaluate in 2020	2020	
	QVT		\$50	QVT - Appliances and HSF OR unit turn. Emme and Ave 64 price off each other, so no spread b/w the two to warrant the renovation, however with new product coming in the market (both renovated and new construction) this may help raise the market ceiling and allow to push rents at both sites.	2020	
	LT		\$200	Investigated in 2017, countertop turn - not feasible when compared to Emme	TBD	
Avery	Patios	Not Feasible	\$45	No opportunity	N/A	
Aviara	Patios	On Hold	\$45	David checking with Design district on patios in courtyard & dog run. Bike repair space does not get any use. Huge room 30x30	TBD	
	Dog Park		\$15	Dog run on site of property, unused bike repair - repurpose	TBD	
	AC Port	In Progress	\$35	1.7.19 - budget approved	2019	1
Avondale @ Warner Center	Unused Space	Feasibility	\$2,000	Essex U Conversion. AMG investigating	2020	
	WD	Discovery	\$100		2020	
Axis 2300	Patios	Not Feasible	\$45	No potential to expand patios	N/A	
	Storage	Discovery	\$35	Add in underground parking area (\$75 - \$100/unit)	2019	2
	Clubhouse/Lounge		\$15	Create more functional clubhouse for demographic (students)	TBD	
Barkley Apartments, The	WD		\$100		TBD	
Bel Air Fairway Apartment Homes	Patios	In Progress	\$45	Started 4/26/18	2018	
	Unused Space	Discovery	\$200	Unit Expansion - WD rooms, finish up WD project and then laundry room can be part of unit expansion	2020	
	KB	Discovery	\$200	Investigated in 2017, TH units only, not feasible vs. house rentals. Understand spread b/w TH rents and comparable home sales (assume 4.8% mortgage and needs to be large spread)	2019	2
			\$200	Unit Turns - Rerenovate 2006 renos. Old product is failing where cabinets are having to be replaced	TBD	
Belcarra	AC Ports	Complete	\$55	Project completed in 2018	2018	
	Patios	Discovery	\$45	Some opportunity	2019	2

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Belcarra	Other		\$200	Unit Turns – 5th floor HSF to replace bamboo, LT floors 1 – 4 countertops, appliances, and flooring. Cabinets in good shape. ~ \$270 premium for 5th floor Caesar stone and having mezzanine/loft units	TBD	
	Clubhouse/Lounge		\$15	Paint, lighting, and furniture (rev gen)	TBD	
	Leasing Office	In Progress	\$15	Lobby and Leasing Office;	2018	
Bella Villagio	Leasing Office		\$15	Reamenitization - Leasing office FF&E + paint	TBD	
BellCentre	Unused Space	Feasibility	\$2,000	Retail unit in garage; 1.14.19 - budget approval in progress	2019	1
	AC Port		\$55	Add window AC ports	2020	
Bellerive	Patios	Not Feasible	\$45	No opportunity	N/A	
	Other		\$20	Tankless WH replacement	TBD	
Belmont Lucas House	Patios	Not Feasible	\$45	No opportunity	N/A	
Belmont Station	Patios	Not Feasible	\$45	No patio opportunity. Maybe revgen opportunity for building behind property.	N/A	
	Clubhouse/Lounge		\$25	Adding rentable tech lounge/vintage arcade at historic building - \$100-\$150/hr	TBD	
			\$15	Re-purpose theatre room into wifi lounge. Follow up because asset has existing lounge 8.22.18	2020	
Belmont Terrace	Patios	Not Feasible	\$45	No patio opportunity - podium	N/A	
	Storage	In Progress	\$35	Budget Approved, in progress	2018	
Bennett Lofts	Appliances	Discovery	\$50	Next step: budget approval creation (WD appliance)	2019	1
	Storage	Discovery	\$35	Storage - Add Bike storage	2020	
	WD	On Hold	\$100	Split Unit - Rough Addition - wait until split unit project is complete	TBD	
Bernard	Patios	On Hold	\$45	Not currently feasible due to cost. Recheck in 2020.	2020	
	Storage	Discovery	\$35	Cage storage above parking	2019	1
	Other	On Hold	\$15	Roof top; follow up w/ MG - after building next door is built	TBD	
Bernardo Crest	Patios	On Hold	\$45	RPM doesn't think demographic would pay more than \$15 per month - Reevaluate in 2020	2020	
	WD	Discovery	\$100	Include WD in 76 units to open up opportunity for unit turns	2019	3
Bonita Cedars	Patios	In Progress	\$45	APPROVED 6/4/18	2018	
	WD		\$100	Potentially high costs	TBD	
Bothell Ridge	Appliances	In Progress	\$50	Appliances + flooring; 1.12.19 - budget approved for both scopes	2019	
	Garage/Carport		\$75	Add carports. Currently charging \$35/unit	2020	
	Patios	Feasibility	\$45	1.10.19 - budget circulating	2019	1
	WD	On Hold	\$100	Already investigated, not feasible, watch market	TBD	
	Fitness Center		\$15	Fitness center expansion demo of kitchen/kitchenette. Believe \$10 premium can be achieved	TBD	
Boulevard Apts	Infill		\$0	Large open space - residents do like it, but obviously most value would be in adding units	2020	
	Patios	Complete	\$45	Completed in 2018	2018	
	Unused Space	Discovery	\$25	WD room conversion & old business center conversion. Ops confident that no premium can be recognized from repurposing 2nd laundry room space due to poor location and tenant demographic. 2nd - possibly unit expansion	2019	2
Briarwood	DUT		\$200	Unit Turns - DUT through expense savings of failing previous renos. Applies to approx. 140 units	TBD	
	Garage/Carport		\$75	Carports - Add carports	2020	
	Storage	Complete	\$35	JV APPROVED - complete, Contract with AUM until 2019 - Ali working with Legal and Procurement to try and break lease 2	2018	
	HSF	Feasibility	\$50	1.7.19 - underwriting, JV partner has approved	2019	1
	Dog Wash		\$15	Outdoor pet grooming. Investigate pet population. Other possibility - Dry Sauna conversion (currently being used as maint storage) to pet station or other amenity	TBD	
Bridgeport Apt Homes	AC		\$55	HVAC - Not enough room in market for \$75 - \$100 which is typically required for mini splits. Look at adding window AC/wall banger	TBD	
Bridle Trails Apartments	Fitness Center		\$15	Reduce 1 bathroom at fitness center and expand fitness center	TBD	
	Clubhouse/Lounge		\$15	Push to 2020. New furniture added in 2018; Clubhouse reamenitization & removal of indoor pool	2020	
Brighton Ridge Apartments	Fitness Center	In Progress	\$15	Leasing Office, Lounge, Fitness Center; Re-Amenitization	2018	
	DUT		\$200	Investigated in 2018, not feasible due to resources, potential In House project. Check benchmark analytic - pricing is almost the same as renovated product in the area and there are compressed spreads	TBD	
	Garage/Carport	Not Feasible	\$75	Cost including construction, permits, electrical make this un-feasible2	N/A	
Bristol Commons	Storage	Complete	\$35	APPROVED 5/30/18	2018	
	Dog Wash	Complete	\$15	Pet Spa; Convert old laundry room to pet spa	2018	
		Complete	\$45	Complete	2018	
Brookside Oaks	Patios	Complete	\$45	Complete	2018	
	Unused Space	Feasibility	\$2,000	New unit above leasing; next step - budget approval in progress	2019	1
Camarillo Oaks Apartments	Clubhouse/Lounge	Feasibility	\$15	Leasing Office, Clubhouse/Lounge, Dog Wash; Re-Amenitization	2019	1
	Patios	Complete	\$45		2018	
	Unused Space	Discovery	\$25	Unused space at back of property where there is unused basketball court. Reamenitization opportunity. Investigate 8.22.18	2019	4
	WD		\$100		TBD	
	Clubhouse/Lounge		\$15	Upstairs space above leasing office - wifi lounge? Expand fitness center and remodel leasing office (fitness on 1st floor)	TBD	
Cambridge Park	Dog Park		\$15	Front playground space becomes dog park	TBD	
	Patios	Discovery	\$45	Some opportunity	2019	2
	Clubhouse/Lounge		\$15	Install doors to close off clubhouse to rent out	TBD	
Camino Ruiz Apartments	Dog Park		\$15	Amenity Add – Dog Park/Dog Wash \$10-\$15 for dog park shouldn't be any issue	TBD	
	Appliances	In Progress	\$50	1.10.19 - budget approved	2019	
	Unused Space		\$20	Potential for infill or amenity in back park area	TBD	
			\$200	Cabinet doors peeling, countertop constant spraying - Ops getting \$50. Try LT Include HSF. New lease up Andora, healthy spread btwn us and them. Hold off for now, make QVT 9.30.18	2019	
	LT	On Hold	\$200		2019	

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Camino Ruiz Apartments	Unit Addition	Discovery	\$2,000	Investigate leasing office move and unit addition	2019	3
Canyon Oaks	Patios	Discovery	\$45	Some opportunity, especially on corner units	2019	3
Canyon Pointe	Patios	In Progress	\$45	Funded 7/24/18 - 100 units	2018	
	KB		\$200	Investigate unit turn program here. Failed attempts previously, unsure of market	TBD	
	Fitness Center		\$15	Unused space inside fitness center (kids room). Repurpose to expand fitness center, upgrade, and upgrade clubhouse as well	TBD	
Capri at Sunny Hills	Patios	Discovery	\$45	Some opportunity to add wood gates	2019	3
	Unused Space		\$25	Maintenance shop conversion	TBD	
	Fitness Center		\$15	Expand and renovate fitness center	TBD	
	BBQ/Pergola Area	On Hold	\$15	Budget Approved. Amenity & Parking. Held up @ city due to driveway width and open space requirement violations per the conceptual plan	TBD	
Carmel Creek	Fitness Center		\$15	Amenity – add separate entrance for fitness and be able to reduce courtesy patrol needs are far as locking up pool (b/c only access is through pool) etc.	TBD	
	BBQ/Pergola Area		\$15	Add to existing brick/concrete pads, can generate additional revenue	TBD	
Carmel Landing	Parking Addition	Not Feasible	\$75	Stackers - no location to install	N/A	
	Patios	Discovery	\$45	Some opportunity	2019	3
	LT	Feasibility	\$200	In budget creation process 2.11.19. Cabinet re-face and ceiling scrape, test units in 2019	2019	
	Leasing Office		\$15	Previously renovated but unfinished look due to furniture. Design to investigate further	TBD	
Carmel Summit	Patios	Discovery	\$45	Some opportunity	2019	2
	BBQ/Pergola Area		\$15	New BBQ islands at two pool areas	TBD	
Castle Creek Apartments	Patios	In Progress	\$45	APPROVED. Contract requirements met 5/23/18.	2018	3
	Unused Space	Discovery	\$2,000	Convert unused basketball court to units	2019	3
	KB	Feasibility	\$200	Investigated in 2018, will test in 2019. HSF opportunity included	2019	
Catalina Gardens	Patios	Discovery	\$45	Some opportunity in courtyards	2019	3
	WD		\$100		TBD	
CBC/Sweeps	WD		\$100		TBD	
CentrePointe	AC	Discovery	\$55	QVT – AC - studios only. 1BRs and 2BRs currently have split system	2019	3
	Patios	Discovery	\$45	Continue program. Recently completed have done very well	2019	3
	Storage	Not Feasible	\$35	Convert underneath stairwells? Not feasible, fire sprinklers required	N/A	
	Unused Space		\$0	Investigate \$100k buyout of HOA for exclusive use of Tennis Courts @ CentrePointe. After preliminary investigation w/ Architect, an amenity building or units can be added b/c we have 20 extra parking spaces, that gives us the chance to build up to 10 2x	2020	
	Clubhouse/Lounge	Complete	\$15	Fitness Center, Clubhouse/Lounge; Addition of a clubhouse2	2018	
Century Towers	Patios	Not Feasible	\$45	On a podium three floors up, everything is considered egress when it comes to the outside areas. So they cannot be closed in or secured.	N/A	
	Other	Feasibility	\$20	City won't approve	2019	1
Chestnut Street Apts	AC	On Hold	\$55	Roller shade opportunity - testing in 2019	TBD	
	Appliances	On Hold	\$50	On hold due to rent control vote	TBD	
	WD		\$100	On hold due to rent control vote	TBD	
	Dog Park		\$15	Re-purpose two dog areas - if rent control does not get passed	TBD	
City Centre	Patios	In Progress	\$45	JV budget done 8/29/18	2019	1
	KB		\$200	Unit turn, or appliance turn at a min - high costs of resurfacing and appliance replacement reported	TBD	
Collins On Pine	Storage	Discovery	\$35	Cage storage above parking	2019	1
	BBQ/Pergola Area		\$15	Amenities – side yard needs new furniture, BBQ, string lights	TBD	
	AC Port		\$55	Add window AC ports	2020	
Connolly Station	Patios	In Progress	\$45	JV budget done 8/29/18. Gates on walk up units on front of the property	2019	1
	Clubhouse/Lounge	Complete	\$15	Add pool table and shuffle board to lounge - paid from '18 non rev (\$20K)	2018	
	Dog Wash		\$15	Unused space - storage room not adjacent to unit, convert to a dog wash	TBD	
Corbella at Juanita Bay	Patios	In Progress	\$45	APPROVED 5/23/18	2018	
	Storage		\$35	Storage not feasible on patios, bidding out pre-fab sheds would have to be installed. Ops performed survey and \$35-\$45 is premium range.	TBD	
Cortesia	Garage/Carport	On Hold	\$75	Reevaluate in 2020 - Ops isn't renting current covered parking spaces, renting for \$25 per mo. Check back when feasible	TBD	
Country Villas	AC	On Hold	\$55	Wait to see how WD is absorbed and then investigate AC	TBD	
	Patios	Not Feasible	\$45	8/17/18 - not feasible due to costs, re-look in future yrs	N/A	
	WD	Discovery	\$100		2019	3
	Clubhouse/Lounge		\$15	Improve both clubhouse and playground (add rubber mats and shade sail)	TBD	
Courtyard Off Main	Patios	Not Feasible	\$45	No opportunity	N/A	
	Storage	Discovery	\$35	Removing retail level storage for bike storage	2020	
		On Hold	\$35	Cage storage above parking and/or bike storage - RPM states that asset has plenty of resident storage currently	2019	
	Other		\$15	Amenity upgrade/addition	TBD	
	KB	Feasibility	\$200	In budget creation process 2.11.19. Ops thinks \$200 room in market to push	2019	
	AC Port		\$55	Add window AC ports	2020	
Crow Canyon	Unused Space	In Progress	\$25	WD room conversion. Funded in ART budget	2019	
	KB	Feasibility	\$200	In budget creation process 2.11.19. Test unit turns in 2019, Cabinets peeling - more one off's	2019	
Deer Valley	Patios	Discovery	\$45	Some possibility. There are already some expansions in back and perimeter of property	2019	2
	KB	Not Feasible	\$200	Investigated in 2017, not feasible, market does not show room	N/A	

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Deer Valley	Dog Park		\$15	Amenity - Add dog park in unused green space area	TBD	
Delano	Patios	Complete	\$45		2018	
	Storage	Not Feasible	\$35	REMOVE FROM LIST - THIS WAS FOR MAINTENANCE APPLIANCES, NOT RESIDENT USE OR REV GEN.	N/A	
	BBQ/Pergola Area	Discovery	\$15	2 opportunities. One - Old outdoor fitness - convert to bbq or pet area. Two - look at amenity in dead hardscaped space at front of property. Maybe outdoor seating with lighting?	TBD	
Devonshire Apartments	AC Port	In Progress	\$35	1.7.19 - budget approved. Possibility of executing select units (for ex. Top floor, south/western facing units) for AC port addition	2019	1
	Patios	Discovery	\$45	Some opportunity	2019	3
	WD		\$100		TBD	
Domaine	AC Ports	In Progress	\$55	12.28.18 - budget approved	2019	1
	Storage	On Hold	\$35	Cage storage above parking - pushed to 2021 due to security issues (break-ins) from the homeless increase in the area. The FOB & Gate system will be modified first by CMS, then we will revisit this	2021	1
	HSF	In Progress	\$50	HSF on 1st floor units/TH units	2019	
Elevation	Patios	In Progress	\$45	APPROVED 5/23/18	2018	
	BBQ/Pergola Area		\$15	BBQ area add to pool in combination with the resurfacing	TBD	
Ellington at Bellevue	Patios	Feasibility	\$45	Wrought iron fencing, In bidding process	2019	1
	BBQ/Pergola Area		\$15	BBQ area in courtyard - expand seating area, string lights, new furniture	TBD	
Emerald Pointe	Patios	Not Feasible	\$45	Stucco , difficult to make feasible	N/A	
	LT		\$200	Doors are peeling and granite is staining - address these needs	TBD	
	Dog Park		\$15	Dog park & dog wash - \$10 - \$20 for combo	TBD	
Emerald Ridge	Patios	In Progress	\$45	APPROVED 5/22/18	2018	
	BBQ/Pergola Area		\$15	Add BBQ and lounge to area behind office	TBD	
	Appliances	In Progress	\$50	1.10.19 - budget approved	2019	
Emerson Valley Village	Patios	Not Feasible	\$45	No opportunity	N/A	
	Patios	Not Feasible	\$45	Turnkey investigated. Too expensive and complex for only 12 feasible units.	N/A	
	Storage	Discovery	\$35	Storage - unused rooms in parking garages, assume 10-15 storage lockers per room.	2019	3
Emme, The	BBQ/Pergola Area		\$15	Amenity - Common area fireplace, fix or replace w/ different amenity	TBD	
	Patios	Discovery	\$45	Gates on walk-up units on front of property	2019	1
	Storage	Discovery	\$35	Storage - Currently storage unit that is not secure (homeless break ins) because of faulty latch/locking system. Try to convert to secure storage for which \$50-\$75 could be achieved, or knock out and make parking start. Permit parking being investigated	2019	3
Enso	Patios	Discovery	\$45	Gates on walk-up units on front of property	2019	1
	Storage	Discovery	\$35	Storage - Currently storage unit that is not secure (homeless break ins) because of faulty latch/locking system. Try to convert to secure storage for which \$50-\$75 could be achieved, or knock out and make parking start. Permit parking being investigated	2019	3
	Patios	Discovery	\$45	Gates on walk-up units on front of property. Some residents already use baby gates	2019	1
Epic	Other	On Hold	\$20	Furniture Program; Furniture for Corporate Traveler - SOLT put on hold for further investigation	2018	
	Dog Wash		\$15	Reamentization - convert unused spa space next to pool and dog park with dog wash. 29 amenities are already offered there however...2	TBD	
	Garage/Carport		\$75	Garages	2020	
Esplanade	Patios	Not Feasible	\$45	Remove from list - not feasible	N/A	
	WD	On Hold	\$100	Major building and main plumbing and electrical issues need to be addressed before WD can be feasible	TBD	
	DUT	Feasibility	\$200	In final approval process 2.11.19. Testing LT in 2019. Cabs heavily deferred.	2019	
	Unit Addition	On Hold	\$2,000	Convert current leasing office into 2 units by building new leasing office. Original plan feasibility in question - alternate plan is to install WD and remove WD room for leasing/gym. However, WD feasibility is also limited due to plumbing building/main and electrical issues	TBD	
	Patios	Not Feasible	\$45	Not feasible	N/A	
Esplanade Apartments	KB	Discovery	\$200	Historical unit renovations	2019	2
	WD Upgrade	Discovery	\$50	QVT - WD Appliance Upgrade - replace water heater in conjunction w/ project	2019	2
	Patios	In Progress	\$45	APPROVED 5/30/18	2018	
Evergreen Heights Expo	AC Ports	In Progress	\$55	Market rate units ONLY. 12.28.18 - budget approved	2018	
	Unused Space	Feasibility	\$200	Expand 755 SF 1x1 to 1000 SF 1x1 by adding unused space - 3rd floor awkward room (wrapping room)	2019	1
	Clubhouse/Lounge		\$15	Push to 2020 - potential renovation. Investigate outdoor kitchen addition, will that add value	2020	
Fairhaven Apartments	WD		\$100		TBD	
Fairway @ Big Canyon Apartments	Patios	Discovery	\$45	Some opportunity to add white fencing and gates	2019	3
Fairwood Pond	Garage/Carport		\$20	Maintenance is using 3 garages for storage that can be leased out instead due to waiting list, approx. \$135/mo/garage	TBD	
	Patios	In Progress	\$45	Contract requirements met 8/2/18 - 64 units	2018	
	DUT	On Hold	\$200	Investigated in 2017, not feasible, market does not show room. Future DUT in 2019-2020	TBD	
	HSF	Discovery	\$50	1st fl extended vinyl	2019	2
Foothill Commons	Unused Space		\$25	Space below leasing office	TBD	
	Playground		\$15	Playground re-amenitization	TBD	
Foothill/Twin Creeks	Other	Complete	\$25	Stripe and number 176 stalls to be converted to rentable spaces. Ops feels they can get \$25	2018	
	FUT		\$200	Revisit 10+ yr old turns	TBD	
	Dog Park	Complete	\$15	Dog Park, BBQ/Lounge; Pet Park and BBQ Amenity	2018	
Forestview	Patios		\$45	Ops doesn't think they can get paid here. Reevaluate in 2020	2020	
	Clubhouse/Lounge		\$15	Leasing office & clubhouse upgrade	TBD	
	Patios	Not Feasible	\$45	No potential to expand patios	N/A	
Form 15	Other		\$15	Spruce up roof top area, Ops thinks this could possibly be rev gen if WOW factor is added.	TBD	
	Garage/Carport	Discovery	\$75	Carports - \$50+ dollars for rentable space	2019	3
Foster's Landing	Patios	Not Feasible	\$45	1.7.19 - costs make project unfeasible, high landscape costs, can review if larger hardscape project becomes reality	N/A	
	Unused Space		\$25	Unused Space - Green area in the back under powerlines. Add drought resistant plants/hardscape/outdoor seating/workout areas2	TBD	

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Foster's Landing	Fitness Center		\$15	Reamenitization - Convert 1 of 3 pools (RH pool since decks/furniture we not upgraded) to other amenity, possibly larger fitness center?	TBD	
Fountain Court	AC Ports	Complete	\$55	Project completed in 2018	2018	
	Patios	Discovery	\$45	Some opportunity	2019	2
	KB	Discovery	\$200	Investigate previous renos	2019	3
	Pool		\$15	Upgrade? Not specific and AMG to investigate if in need of refresh w/ rev gen potential	TBD	
Fountain Park	Clubhouse/Lounge		\$15	Update business center, conference room, and game room - outdated and update would keep up with the market (\$10 - \$15 premium)	TBD	
	Dog Park		\$15	Space along north side of property, bordering Ballona Creek	TBD	
Fountains at River Oaks	Parking Addition	Discovery	\$75	Add parking space, no parking for some 1x1's	2019	3
	Patios	In Progress	\$45	APPROVED - Contract requirements met 5/7/18	2018	
	Unused Space	Discovery	\$200	Storage space to unit add on; budget approval to be done in 2019	2019	2
Fourth & U	AC	Discovery	\$55	HVAC - Portable AC	2019	2
	Patios	Discovery	\$45	Some possibility - courtyard enclosures/dividers	2019	2
	Other		\$20	Negative amenity reduction - Noise cancelling windows/walls on train track side of building - neg amenity of roughly \$75 - \$150.	TBD	
Fox Plaza Apartments	FUT	In Progress	\$200	Archstone units being tested in 2nd half of 2018 and into 2019	2018	
Galloway, The	Patios	On Hold	\$45	1.11.19 - RPM does not see value in patios on work portion of live/work units.	2019	1
	Clubhouse/Lounge		\$15	Amenity - Hacienda Building, leasing office that was practical for lease up is no longer being used. Convert to a rentable clubhouse, light amenity additions (games, etc.)	TBD	
Gas Co Lofts	Unused Space		\$25	5-6 storage rooms in basement that can be used for rentable storage or other amenity - Ops performed audit, only 21 of 49 are rented at \$50 - \$150 (4x4x9 to 4x8x10) - push to 2020 8.21.18	2020	
	WD		\$100		TBD	
	KB		\$200	Investigated in 2018, not feasible, market does not show room; DTLA concerns. Push to 2020, currently positioned at the top of the market	TBD	
Hallie, The	Unused Space	Discovery	\$25	WD room conversion to storage or pet wash. Investigate 8.22.18	2019	2
		In Progress	\$25	Budget for unit expansion on unused storage near pool at Madison building. Investigate old PM office (Madison and Euclid buildings) - convert to storage or unit expansion.	2019	1
Hamptons, The	Patios	Not Feasible	\$45	No opportunity at Henley Place or Henley Court- already done.	N/A	
	Unused Space	Discovery	\$25	WD room conversion to storage. Investigate 8.22.18	2019	2
			\$200	Temp office location - turn into unit expansion or wifi lounge	2019	3
Haver Hill	AC	Discovery	\$55	#1 priority on site - \$75 premium	2020	
	Parking Addition		\$75	Uncovered parking at open space in front of leasing office. Wait list of 20 (come down from 30 after removing reserved parking for guests).	2020	
	WD	On Hold	\$100	Studio units - no WD, 2018 - market does not support at this time. Ops agrees, only says \$50.	TBD	
	LT		\$200	Cab reface, flooring, appliances - researched in 2018, not feasible, little renovated product, rents near top of market	TBD	
Hidden Valley	Appliances	In Progress	\$50	Budget approved to add WD appliance replacement	2019	
	Patios	On Hold	\$45	Need more feedback from Ops on opportunity left vs. which units have BMR status - not much more opportunity than what has been completed	TBD	
Highridge	Patios	Discovery	\$45	Some minor opportunity, mainly units on Highridge Rd	2019	3
	Unused Space	Not Feasible	\$2,000	City denied the conversion of 2 jr guest suite into units due to parking & density - CMS investigated	N/A	
	Playground		\$15	Heavy family population	TBD	
Hillcrest Park Apartments	Appliances	In Progress	\$50	12.10.18 - budgeted approved	2019	
	WD		\$100		TBD	
	Other	On Hold	\$20	P.O.P. for 1 building - cater to Amgen. AMGEN only provides contractor from oversees to property, and this is a cheaper demographic. Operations does not believe they would pay for it if building was renovated to cater to Amgen, but they are geared toward cheaper product and those that do have higher income are paying for a house in Ventura.	TBD	
	KB		\$200	Investigated in 2018, not feasible, market does not show room	TBD	
	Clubhouse/Lounge	Discovery	\$2,000	Tennis Court & Lounge - potential unit addition	2020	
			\$15	Pool clubhouse needs updating	TBD	
Hillsborough Park Apartments	HSF	In Progress	\$50	12.10.18 - budgeted approved, combine w/ appliances2	2019	
	Patios	Feasibility	\$45	JV budget done 8/29/18	2019	1
	Clubhouse/Lounge		\$15	Convert clubhouse into wifi lounge	TBD	
	HSF	In Progress	\$50	1.5.19 - budget approved	2019	
	Dog Park	In Progress	\$15	8.1.18 - budget approved	2018	
Hope Ranch	Garage/Carport	Not Feasible	\$75	3 carports, approx 21 spaces (cost is per space). City setback requirements makes this not feasible	N/A	
	WD		\$100		TBD	
	LT		\$200	Units have HSF but could use countertop upgrade, if not KB turn	TBD	
Huntington Breakers Apartments	Garage/Carport	Discovery	\$75	Add garages on back side of the property	TBD	
	AC Port	Discovery	\$35	Look into window replacement and AC port addition - \$125	2019	3
Inglenook Court	Patios	Feasibility	\$45	In budgeting process. Re-bidding to remove bond and section 8 - revision to be 68 units 7/26/18	2018	
	KB	On Hold	\$200	Investigated in 2017, not feasible, heavy BMR component, test units produced bad results	TBD	
Kings Road	Patios	Not Feasible	\$45	No further opportunity. Colin is already doing new patios	N/A	
	WD		\$100		TBD	
Lafayette Highlands	Storage	Feasibility	\$35	Add rentable storage in Building N (10 spaces) - 1st phase was success, 5 person waitlist; \$60 per storage	2019	1
	LT	Feasibility	\$200	In budget creation process 2.11.19. Test light unit turn in 2019, appliances, ceiling scrape, bath upgrade, etc.	2019	
Lakeshore Landing	Patios	In Progress	\$45	In budget approval process for Phase 1 (16 rooftop decks) 7/16/18	2018	

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments	Year To Be Addressed	2019 Projected Underwriting Quarter
Lakeshore Landing	Clubhouse/Lounge	Feasibility	\$15	Leasing Office, Package Lockers, Outdoor Lounge, Hardscaping; Fill in back pool, create outdoor space, leasing office, package locker room	2019	1
Laurels @ Mill Creek, The	Patios	In Progress	\$45	APPROVED 6/5/18	2018	
	Unused Space	Discovery	\$200	Maintenance storage, add to adjacent unit	2019	4
	Fitness Center	In Progress	\$15	Lounge, Fitness Center; Re-Amenitization	2018	
Lawrence Station	Patios	Not Feasible	\$45	Very little opportunity - stucco patios with not much room for expansion	N/A	
Le Parc Luxury Apt.	Patios	Not Feasible	\$45	Completed during reno in 2008, ample size patios	N/A	
	Storage	Discovery	\$35	Storage - Add shed for maintenance & convert current maint storage room to rentable storage	2019	3
Lofts at Pinehurst, The	Appliances	In Progress	\$50	Budget approved 1.23.19	2019	1
	WD		\$100	Prioritize lower - transient population, not valued2	TBD	
	HSF	In Progress	\$50	Budget approved 1.23.19	2019	
Magnolia Square	Patios	Complete	\$45	APPROVED	2018	
		Not Feasible	\$45	MAGNOLIA LANE. Not feasible, only about 20 units and returns do not pan out.	N/A	
	Other	Discovery	\$15	Convert old leasing office to dog wash	2020	
Marbrisa Apartments Homes	Patios	Not Feasible	\$45	No opportunity - All podium	N/A	
Marina Cove	AC	Discovery	\$55	Ownerside Only	2019	1
	HSF	In Progress	\$50	QVT - HSF on 1st floor units. Budget approved 2.10.19	2019	1
Mariners Place	Appliances		\$50	Include HSF	TBD	
	Patios	In Progress	\$45	Funded 7/6/18 - 7 units	2018	
	WD		\$100		TBD	
Marquis	Patios	Not Feasible	\$45	No potential to expand patios - already enclosed	N/A	
	Unused Space	Feasibility	\$200	Hallway space - budget approval in progress	2019	1
MB360	Patios	Discovery	\$45	Courtyard enclosures/dividers; Enclosures on street-side units to match existing aluminum	2019	2
MCC Marina	WD		\$100		TBD	
Meadowood Apartments	Parking Addition		\$75	Add stackers	2020	
	LT	In Progress	\$200	In final approval process 2.11.19, market has been going through renovations and ceiling has been pushed 9.27.18	2019	
Meridian @ Midtown	HSF	Discovery	\$50	Lower level only, 100% plank throughout. \$75 premium suggested by Charla.	2019	2
Mesa Village	Patios	Not Feasible	\$45	Not feasible, no physical location for extensions	N/A	
	WD	Not Feasible	\$100	CB/JC 3.13.18 - Not feasible, not enough sqft in unit	N/A	
	BBQ/Pergola Area		\$15	Add BBQ island to area behind leasing office	TBD	
Mill Creek	Patios	Discovery	\$45	Some opportunity, especially on corner units	2019	3
	Storage	Discovery	\$35	2 abandoned mailbox areas - convert to bike storage, bike shop area, or storage lockers	2019	3
Mio	Patios	Discovery	\$45	Gates on walk-up units on front of property	2019	3
	Unused Space	Discovery	\$200	In storage room, 3 8x10 spaces are unrented and next to 1x1 units - expand on to them	2019	4
	Dog Park		\$15	Convert bocce ball court to dog park. Push due to newer asset, not necessary now compared to portfolio 8.22.18	TBD	
Mira Monte Apartment Homes	Patios	In Progress	\$45	APPROVED. Contract requirements met 5/15/18	2018	
	Unused Space	On Hold	\$25	23 storage spaces - unit expansion or amenities. JC/CB walk 2/20. These unused spaces are all interior facing with no egress, and shared walls are with bathrooms and/or bedrooms of adjacent units	2018	
	WD		\$100		TBD	
	KB		\$200	Investigated in 2018, not feasible, market does not show room; Casa Mira rents are issue	TBD	
	HSF	In Progress	\$50	HSF budget approved 1.5.19	2019	
Mirabella Apartments	Clubhouse/Lounge		\$15	Update amenities due to comps, look at bus center or gym	TBD	
	HSF	Discovery	\$50	Investigated renos in 2017, not feasible, market does not show room; will investigate HSF	2019	1
Miracle Mile	Patios	Not Feasible	\$45	No opportunity at Marbella, Windsor Ct, Park Place or Cochran	N/A	
	WD	In Progress	\$100	10.31.18 - budget approved for Windsor Court building	2018	
	KB		\$200	Original 10+ yr renovations, look dated, but market may not allow push. WD first, then re-renovation	TBD	
	Fitness Center		\$15	Update gym - dated look	TBD	
	BBQ/Pergola Area	Discovery	\$15	2 of the 4 pools have space to add BBQ/seating area, will need to move fencing. Investigate and create plan in 2019, potential rooftop issues 8.22.18	2020	
Mission Hills	Appliances		\$50	HSF/Appliances - wait on AC and see how rents respond	TBD	
	Patios	Not Feasible	\$45	Remove from list - not feasible do to AC units being installed.	N/A	
	DUT	Discovery	\$200	Ops has spent \$5K replacing cabs on 3 units in 2018, need to think about DUT - \$100; Investigated in 2018, not clear if feasible, discuss w/ Ops more, test one offs if come up	2019	2
Mission Peaks	Patios	Discovery	\$45	Some opportunity	2019	3
	Fitness Center	Discovery	\$15	Both fitness centers, open landscaping, yoga room, clubhouse kitchen	2019	2
Mission Peaks II	Patios	Discovery	\$45	Some opportunity	2019	3
	Fitness Center	Discovery	\$15	Racquetball court conversion2	2019	2
Montanosa	Patios	On Hold	\$45	PUSH 2020. Nick doesn't think demographic would pay more than \$15 per month - Reevaluate 2020	2020	
	DUT	Discovery	\$200	Cab re-face, paint boxes, scrape ceiling - \$80 premium; Investigated in 2018, wasn't clear if feasible, discuss comps w/ Ops and potential premium push	2019	2
	Clubhouse/Lounge	Complete	\$15	Leasing Office, Lounge, Fitness Center; Re-Amenitization	2018	
			\$15	2nd fl fitness - convert to studio. CB/JM walked 2/20. Unit is ~ 315 sqft, questionable if demand in market for this floorplan/unit type. not suitable to become unit but can they be tied into pool area as clubhouse?	TBD	

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Montanosa	HSF	Discovery	\$50	HSF recommendation	2019	1
Montclair, The	Patios	In Progress	\$45	Started 4/23/18	2018	
	Storage	In Progress	\$35	Budget approved	2018	
	Unused Space	Discovery	\$2,000	Maintenance office/shop - next step - bid out for budget, need clarification if back parking lot has any building rights	2019	4
		In Progress	\$2,000	2 Maintenance Shops	2018	
	Other	Discovery	\$75	Parking - Confirm if parking in back LH side of property is ours. If so, can these serve as parking for the unit additions? Charge for spaces? Etc.	2019	3
			\$15	Convert business center to another amenity	TBD	
	KB	Feasibility	\$200	In budget creation process 2.11.19. Unit Turns - Kitchen and bath turns (see if split system AC can be included for units that are exterior facing to clean up façade of building)	2019	
				All Units	2018	
Montebello	Appliances	In Progress	\$50		2018	
	Patios	In Progress	\$45	Contract sent out 7/18/18 - 65 units	2018	
	KB	Feasibility	\$200	In budget approval process 2.11.19 Unit Turns – tested in 2018, continue, watch 1 beds - 2019 - In House	2019	
			\$15	Fence in existing open green area2	TBD	
Montejo Apartments	Appliances		\$50		TBD	
	WD	On Hold	\$100	Very budget conscious property. Continue to investigate market2	TBD	
	KB	On Hold	\$200	Investigated in 2017, not feasible, market does not show room	TBD	
			\$15	Convert grassy/playground area to outdoor bbq sitting area	TBD	
Monterey Villas	Appliances		\$50		TBD	
Mosso	Other		\$20	Other - Negative amenity reduction (dropped work/loft premium \$1k) for 9 ground floor W/L units that have unsafe entrance and vulnerability to street level privacy concerns. Possibly add drywall inside or build temporary planters in front of windows to provide more of a natural barrier. Custom rollers should also be investigated AC ports also should be considered	TBD	
			\$45	No opportunity	N/A	
Muse	Patios	Not Feasible	\$45			
	Other		\$25	Empty 100 SF room next to leasing office/gym. Convert to art/recording space, cater to demographic. Has space already, is another one necessary? 8.22.18 JC to investigate	TBD	
Museum Park	Patios	Discovery	\$45	Gates to enclose open front entries; Gates on walk-up units in front of property	2019	2
	BBQ/Pergola Area		\$15	Amenity - Convert hot tub to new BBQ/Lounge Area. Apparently, homeless hop fence and bath in the hot tub, which has been a persistent issue.	TBD	
Pacific Electric Lofts	Storage	In Progress	\$35	1.13.19 - budget approved for stairwell storage space	2018	
	WD	In Progress	\$100		2018	
	Fitness Center	Complete	\$15	Fitness Center, Clubhouse/Lounge; Clubhouse, Fitness Center - created JV budgeted \$493k	2018	
			\$200	WD Laundry Room Conversion - possibly unit expansion? If not, storage	2019	4
Palisades, The	Unused Space	Discovery	\$15		2018	
	Fitness Center	In Progress	\$15	Fitness, Pool restrooms;	2018	
Palma Sorrento	Patios	Feasibility	\$45	In budget approval process - 37 units 8/3/18	2018	
	Unused Space	Complete	\$2,000	Old Sup Unit - budget approved	2018	
Park 20	BBQ/Pergola Area	Feasibility	\$15	Old offices above leasing office	2020	
			\$15	Reamenitization - Convert Bocce Ball court to other amenity (pergola/lounge/extended BBQ area)	TBD	
Park Catalina	Patios	Not Feasible	\$45	No opportunity	N/A	
	Clubhouse/Lounge		\$15	Remodel clubhouse, separate for rentable clubhouse by removing putting green and putting gathering space (popular for K-town)	TBD	
			\$50	Investigate WD appliance upgrade and living area baseboard upgrade	2019	1
Park Highland	WD Upgrade	Discovery	\$45		2018	
Park Hill Apartments	Patios	Feasibility	\$45	In budget approval process 8/3/18 - 70 units	2018	
	Leasing Office	In Progress	\$15	Leasing Office, Lounge, Fitness Center; Re-Amenitization	2018	
Park Viridian	Clubhouse/Lounge		\$15	Remodel leasing office, business center, and conf room - need WOW factor	TBD	
Park West	Unused Space		\$25	Unused Space - Laundry room conversions as classics turnover and WD are installed	TBD	
Parkside Court	Appliances		\$50	HSF & Appliance turn	TBD	
	Parking Addition	On Hold	\$75	Add at unused space or pool infill - spaces moving to rentable items, however, debate on if City will allow charge for parking, needs confirmation by AMG. Ops says we cannot	2018	
	Patios	Feasibility	\$45	JV budget done 8/29/18	2019	1
			\$100	Cost prohibitive, re-evaluate for 2020 9.30.18	TBD	
Parkwood at Mill Creek	Patios	Discovery	\$45	Some opportunity	2019	2
	Leasing Office	Discovery	\$15	TBD; Needs Underwriting, Leasing Office, Clubhouse upgrade and BBQ addition in pool area	2019	3
Patent 523	Appliances	In Progress	\$50	All units. Appliances	2018	
	Other	Discovery	\$35	East/West Units. Window Shades	2019	2
	Fitness Center	In Progress	\$15	Upgrade leasing office – paint/furniture/flooring/accessories. Dog park & rooftop deck in scope for reamenitization	TBD	
			\$15	Fitness, Clubhouse, Yoga;	2018	
	BBQ/Pergola Area		\$15	Upgrade rooftop deck - add string lights, upgrade BBQ pit, add fire pit and seating if feasible	TBD	
			\$55	1.7.19 - budget approved	2019	1
Pathways Apartments	Garage/Carport		\$75	Add garages/carports	2020	
	Patios	Complete	\$45		2018	
	Storage	In Progress	\$35	APPROVED - contract requirements met 5/15/18	2018	
			\$15	1.10.19 - budget approved; unused sand volleyball court conversion to outdoor dining space (trellis, bbq, seating, firepit)	N/A	
	BBQ/Pergola Area	In Progress	\$15		2020	
			\$15	Pet Spa; Convert old laundry room to pet spa	2020	
Piedmont	Patios	Discovery	\$45	Some opportunity	2019	2
	Unused Space	Discovery	\$2,000	Subterranean "storage" areas could be possible unit conversion opportunity.	2020	

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments	Year To Be Addressed	2019 Projected Underwriting Quarter
Piedmont	Other	Discovery	\$50	Test ceiling scrape and see if this can capture \$30 - \$40 in value	2019	2
	Playground		\$15	Would help to remove landscaping, make back of property more attractive	TBD	
	Infill		\$0	Infill opportunity – 1BRs and Jr 1x1s	2020	
Pinehurst Apartments	Appliances		\$50		TBD	
	WD		\$100		TBD	
Pinnacle at Fullerton	Clubhouse/Lounge	In Progress	\$15	1.9.18 - budget approved; finish in Q3	2019	1
Pinnacle at MacArthur Place	Pool		\$15	Investigate upgrading pool area - potential premium in market	TBD	
Pinnacle at Otay Ranch	KB		\$200	Recommended by Ops (CM), believes there is \$150 - \$170 room in market for KB. Largest floorplans in market and new supply coming in to push market ceiling. Hold for 2019, spreads not as great as expected, continue to investigate2	TBD	
Pinnacle at Talega	Patios	Discovery	\$45	Some opportunity	2019	3
	LT		\$200	Cabinets - ops having to replace - include appliances and HSF	TBD	
Pinnacle on Lake Washington	Parking		\$75	Add garages/remove some carports	2020	
	Patios	In Progress	\$45	APPROVED 5/22/18	2018	
	BBQ/Pergola Area		\$15	AMG to investigate. Currently there are BBQs, but in subpar location and one got stolen. Investigate in 2020	2020	
Pinnacle Sonata	Patios	In Progress	\$45	Contract requirements met 7/20/18 - 143 units	2018	
	WD Upgrade	Discovery	\$50	Include WD replacement in unit turn budget for small upcharge. WDs failing	2019	2
Pointe at Cupertino, The	Unused Space	Complete	\$25	WD room conversion to storage	2018	
			\$25	Unused Space - Large lot bordering 280 on NW side of property. JU was looking into this but did not come up with recommendations for how to potentially utilize space2	TBD	
	Fitness Center		\$15	Outdoor gym re-purpose to dog park seating area. Ops asked to investigate adding an enclosed gym, but will need to investigate possibilities w/ City2	2020	
			\$45	Gates on walk-up units in front of property; Units around pool with planters	2019	3
Radius	Patios	Discovery	\$45	Some opportunity	2019	2
Redmond Hill	WD		\$100	Investigation will happen concurrently w/ unit turns	TBD	
	KB		\$200	Investigated in 2017, not feasible, market does not show room. However, Reno product has been moving quicker than classics. Big push for renos here. Redmond Central – units failing, cabinets falling apartment, check benchmark analytics for interior capex/TO costs	TBD	
	Clubhouse/Lounge	In Progress	\$15	Cosmetic upgrades for clubhouse, fitness equipment, upgrading bathrooms	2018	
Reed Square	Dog Wash	Complete	\$15	Dog Wash	2018	
	Dog Park	Discovery	\$15	Amenity - Add dog park. LH side of property there is grass patch b/w two buildings	2019	2
Regency at Encino	Patios	Not Feasible	\$45	No opportunity	N/A	
	Unit Addition	Discovery	\$2,000	Current unit above leasing office - unpermitted, need to investigate further if we can add unit	2019	3
Regency at Mountain View	Garage/Carport		\$75	Carports - Add carports as rentable item	2020	
	Unused Space	Feasibility	\$25	Unused Space - convert laundry rooms to storage; unit expansion opportunity - 2019 - budget to convert 4 of 6 to amenity	2019	1
				\$15	Old Tennis Court Area	2020
Regency Palm Court	Appliances		\$50	Countertop microwave - \$5 - add to current turn	TBD	
	Patios	Discovery	\$45	Some opportunity in courtyards	2019	2
	Unused Space	In Progress	\$2,000	Model Unit Conversion	2018	
	WD		\$100		TBD	
Renaissance at Uptown Orange	BBQ/Pergola Area		\$15	Install BBQ island, seating, and lighting on podium deck - \$15 premium - check w/ Brittany	TBD	
	Patios	Discovery	\$45	Some opportunity	2019	3
Reveal	KB		\$200	Push to 2020, currently positioned at the top of the market	2020	
Riley Square	HSF	In Progress	\$50	Budget approved 1.23.19; HSF for 2nd floor only, all other floors have HSF	2019	
	Patios	Complete	\$45	APPROVED - 17 Patio + Storage; 19 Storage only. Contract req met 5/17/18	2018	
Sage at Cupertino	Clubhouse/Lounge	Discovery	\$15	Reamentization - Lounge needs new furniture. Add cabana @ pool deck to rent out; gym extension into WD room2	2019	2
	Patios	Discovery	\$45	Patio budget complete - sent to Justin for ART 7/25/18	2019	2
	Unused Space	Discovery	\$2,000	WD room & storage space conversion - part of the ART	2019	2
	WD	Feasibility	\$100	Only 17 studios - part of ART	2019	2
Salmon Run @ Perry Creek	Other	Feasibility	\$15	Gym, Hallways, Outdoor Space, Carports - Part of ART	2019	3
	Patios	In Progress	\$45	Contract requirements met 8/1/18 - 37 units	2018	
Sammamish View	Patios	In Progress	\$45	Contract requirements met 7/19/18 - 33 units	2018	
San Marcos	Patios	In Progress	\$45	APPROVED - in progress - (updated scope from 50 units, \$205,000)	2018	
Santa Palmia	Unused Space	Complete	\$2,000	Guest Suite converted to rentable unit	2018	
	Clubhouse/Lounge	Complete	\$15	Ciro's Space. Virtual Sports	2018	
Santee Court		Discovery	\$15	Ciro's Space. Bowling alley & demonstration kitchen	2019	3
	WD		\$100		TBD	
	Appliances		\$50		TBD	
Shadow Point	Garage/Carport	Not Feasible	\$75	Not feasible, Not enough turning radius for emergency vehicles	N/A	
			\$100	Cost prohibitive, \$9500 per unit	N/A	
	WD		\$100	Need to confirm NO WD	TBD	
	KB		\$200	Investigated in 2017, not feasible, market does not show room. Ops currently doing DUT due to cabinets (\$35 - \$50 premium) - spent \$20K on 6 units thus far in 2018	TBD	
Shadowbrook	Patios	Not Feasible	\$45	5/24/18 - Cutting project per VP CMS. Too much red tape with city and low return.	N/A	
	Clubhouse/Lounge	In Progress	\$15	Leasing Office, Lounge, Fitness Center; Theater room conversion , fitness center and leasing office	2018	
	HSF	Discovery	\$50	1st fl extended vinyl	2019	2

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Skyline	Clubhouse/Lounge	Discovery	\$15	Lounge remodel	2019	1
	LT	Feasibility	\$200	Testing LT due to increasing TO costs. In final approval stages 2.11.19	2019	
	Unit Addition	In Progress	\$2,000	Split top floor penthouse unit into originally approved 2 units	2019	1
Slater 116	Patios	Not Feasible	\$45	No patio opportunity	N/A	
	Storage	On Hold	\$35	Cage storage above parking - RPM does not think there is any demand. Project on hold	2019	
	Clubhouse/Lounge		\$15	Convert unused storage area to wifi/business center; consolidate storage to 2 rooms	TBD	
Solstice	AC Port	In Progress	\$35	1.7.19 - budget approved	2019	1
	Patios	Discovery	\$45	Add gates to street facing units - 2019	2019	2
	Other	On Hold	\$20	Furniture Program; Furniture for Corporate Traveler - SOLT put on hold for further investigation	2018	
Stevenson Place	HSF	Discovery	\$50	Ops recommend due to new product in area, possible transition issues need to be investigated	2019	1
	Patios	On Hold	\$45	Re-evaluate 2019. Operations having a tough time managing hoarded patios. RPM aware and working for a solution. Extending will only add to the issue.	TBD	
	Storage	Not Feasible	\$35	5/15/18: Storage request is for the staff and NOT rev gen.2	N/A	
Stonehedge Village	Unused Space	Discovery	\$25	WD room conversion. Discover and investigate 8.22.18	2019	2
	Garage/Carport		\$75	Add carports or garages - need CMS to investigate	TBD	
	Patios	Feasibility	\$45	In budget approval process 8/2/18 - 32 units	2018	
Summit Park Village Apartments	Storage		\$35	Build new maintenance shed, frees up current storage shed (5 spaces) that can be rented out at \$50 - \$75/mo	TBD	
	Garage/Carport	In Progress	\$75	Finally approved by the city. Scope changed from 50 to 52 carports.	2018	
	WD		\$100	Need to confirm NO WD	TBD	
Taylor 28	HSF		\$50	1st floor units only - potentially \$125-\$175 premium	TBD	
	Patios	Discovery	\$45	Gates on live/work lofts on street fronts	2019	1
	Storage	In Progress	\$45	Contract sent out 7/26/18 - 17 units	2018	
The Audrey at Belltown	Storage		\$35	Add Bike storage room w/ lock	TBD	
				Lots of theft from storage units. Offer lockers for higher security. Frame in room in P2 for storage. Actual storage units, about 75% of lockers get broken into. Addition of solid core door	TBD	
	AC Port		\$55		2020	
The Carlyle	Patios	Not Feasible	\$45	Create common area courtyard - add BBQ's/upgrade. Provided numbers to JC for ART. Cost Prohibitive	N/A	
	Other	Discovery	\$15	TBD; Under ART Scope	2019	2
	Appliances	In Progress	\$50	All appliances; budget approved 1.12.19	2019	
The Commons	KB		\$200	Investigated in 2018, not feasible, market does not show room, potential In House project. check spread from previous renos vs. classics and see what they are achieving vs. budgeted premium	TBD	
	BBQ/Pergola Area		\$15	Amenity - Add gas BBQ + convert unused leasing office bathroom to dog wash	TBD	
	HSF	In Progress	\$50	1st floor units; budget approved 1.19.19	2019	
The Dylan	AC	Discovery	\$50	HVAC - Upgrade Appliance	2019	1
	Storage	Discovery	\$35	3 WD rooms to storage (2) and pet spa (1). Maintenance shed will be left in place, need space for vehicles	2019	2
	Unused Space	Discovery	\$200	Old WH rooms - add to adjacent units - next step - get bid	2019	3
The Elliot at Mukilteo	WD	Discovery	\$100	WD - Complete Studio Units	2019	2
	KB		\$200	Investigated in 2018, not feasible, market does not show room, potential In House project. AMG to check spread from previous renos vs. classics and see what they are achieving vs. budgeted premium. Micro issue where city requires venting...prop is hot so venting/soffit for micro will cost \$2.5k+	TBD	
	Other		\$15	Add fire pit to rooftop lounge - under utilized space, need to check not infringing upon open space requirements	TBD	
The Fairways at Westridge	Dog Wash		\$15	Pet wash station - outdoors	TBD	
	Patios	In Progress	\$45	APPROVED 6/5/18	2018	
	Unused Space		\$25	Vacant sauna, storage by fitness, underbuilding spaces (10K SF)	TBD	
The Grand	KB		\$200	Finish unit turns of classics and address recently dropped rent regulated units	TBD	
	Fitness Center		\$15	Renovate fitness center including 24-hour access Fob system requested.	TBD	
	Patios	On Hold	\$45	Bid came in too high. May revisit in 2020.	2019	
The Havens	AC Ports	Discovery	\$55	Needs to investigate if we can remove from inside (and not scaffold). Concern for aesthetics (floor to ceiling windows)2	2020	
	Appliances	Discovery	\$50	WD appliance	2019	1
	Storage	Discovery	\$35	Storage - add more bike lockers (roughly 10 more). \$ premium to be determined by Ops	2019	3
The Highlands at Wynhaven	Other	Discovery	\$20	Window blinds - all South & West facing units have potential for this upgrade. AMG investigate custom roller shades	2019	3
	BBQ/Pergola Area		\$75	Parking - remove single stacker parking lifts (if feasible under parking count requirements). Currently renting these spaces open space for \$75 but can get converted to assigned spaces for \$150 if removed. Right now 2nd level of stacker is inoperable b/c of location of pipes and people do not want to park in these spaces	2019	3
	Unused Space		\$15	Amenity - add gas line to propane BBQ on 6th floor. Combine w/ leasing office upgrade & conference room/lounge furniture upgrade.	TBD	
The Huntington	WD	Discovery	\$100	50/50 RG and market position	TBD	
	Patios	Feasibility	\$45	JV budget done 8/29/18	2019	1
	WD	Discovery	\$15	Re-purpose some BBQ's to enhance area - outdoor lounge, soft seating, etc.	2019	1
The Huxley	Appliances	Discovery	\$50	WD appliance	2019	1
	WD	Feasibility	\$100	Costs are getting updated from AMG to evaluate feasibility	2019	1
	HSF	In Progress	\$50	1.5.19 - budget approved	2019	
The Huxley	Dog Park	Discovery	\$15	Add dog park (2), map given w/ recommendation between buildings O & Q and S & T	2019	2
	Storage		\$35	Add bike racks - verify w/ Ops	TBD	

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments	Year To Be Addressed	2019 Projected Underwriting Quarter
The Landing at Jack London Square	Patios	Not Feasible	\$45	No patio opportunity - podium. 2018 investigated	N/A	
	Clubhouse/Lounge		\$15	Amenity - create door/enclosure for clubhouse that allows to be rented out. 50/50 market position & RG	TBD	
The Palms at Laguna Niguel	Patios	In Progress	\$45	Contract requirements met for one mock-up unit 7/26/18 - 26 units total	2018	
The Trails of Redmond	Patios	In Progress	\$45		2018	
	Other	Discovery	\$15	Pickle Ball amenity test	2019	3
The Woods	DUT		\$200	Investigated in 2017, not feasible, market does not show room	TBD	
	Clubhouse/Lounge		\$15	Convert unused business center to rentable conference room or lounge; rent for \$50 for 2 hrs	TBD	
	Garage/Carport		\$75	Carports - Add carports	2020	
	Storage	Complete	\$35	JV, APPROVED - compete, Contract with AUM until 2019 - Ali working with Legal and Procurement to try and break lease 2	2018	
	HSF	Feasibility	\$50	1st floor units	2019	1
Tierra Vista	Dog Wash		\$15	Outdoor pet grooming. Investigate pet population	TBD	
	HSF	Discovery	\$50	Include Appliances	2019	1
Tiffany Court	Dog Park		\$15	\$10 - \$15 premium	TBD	
	WD	Discovery	\$100	Future optionality to convert laundry room to unit or amenity after WD complete. Include leasing office and other amenity upgrades	2019	3
Trabuco Villas	Patios	Not Feasible	\$45	No opportunity. Already have backyards.	N/A	
	WD		\$100	Need to confirm NO WD	TBD	
	FUT		\$200	Investigated in 2018, not feasible, market does not show room (\$125 - \$150 only). Continue to investigate	TBD	
	Fitness Center		\$15	Remove bball court and build gym/clubhouse - need to investigate w/ City and engineer. Limited room to push rents	TBD	
Valley Park Apartments	AC	Feasibility	\$55	Budget approval in progress	2019	2
	Patios	On Hold	\$45	8 top floor gates 7/27/18	2018	
	WD		\$100		TBD	
Verandas	Fitness Center		\$15	Unused old clubhouse to fitness center	TBD	
	Appliances		\$50	Currently black appliances in renos	TBD	
	Patios	Not Feasible	\$45	No patio opportunity - all podium	N/A	
Vesta	KB		\$200	Address 2008 KB BRE unit turns	TBD	
	KB		\$200	Investigated in 2018, not feasible, market does not show room	TBD	
Via	Patios	Not Feasible	\$45	Very little opportunity - pool courtyard only, not much room	N/A	
	Other		\$15	Reamenitization - Fill bocce ball court and convert to BBQ area. Make sure we don't trigger egress issues with this one if we were required on development.	TBD	
	HSF	Discovery	\$50	Ops would like to test upper floors considering concrete build	2019	1
	LT	Discovery	\$200	Unit Turn - LT to address deferred bathroom countertops? Apparently white stone is staining? Need to investigate more..	2019	1
Villa Angelina Apartments	WD		\$100		TBD	
Villa Siena	Patios	Discovery	\$45	Some opportunity	2019	3
	WD	Not Feasible	\$100	Cost prohibitive - \$14K/unit all-in, slab leaks, 2 of 6 boilers replaced through CMS - likely require re-pipe	N/A	
Village at Toluca Lake, The	Storage	Discovery	\$35	1.10.19 - under investigation - under stairwells2	2019	2
	KB	Feasibility	\$200	In budget creation process 2.11.19. Scope to address what wasn't previously renovated and classics	2019	
	Clubhouse/Lounge	Discovery	\$15	Leasing office & clubhouse upgrade funds in Acq. Rev gen opportunity for bus center and gym2	2019	1
Village Green	Parking Addition	Discovery	\$75	Remove finger islands and landscaping to add parking - \$50/space	TBD	
	Patios	Discovery	\$45	Continue program - highly valued due to pet population - \$35 - \$45	2019	3
	WD		\$100	Need to confirm NO WD	TBD	
	Unit Addition	Not Feasible	\$2,000	remove pool, build leasing office & fitness, take back unit - feasibility not favorable given 1x1 unit back for \$750K + project	N/A	
Vista Belvedere	Patios		\$45	Collecting Data - work with Lisa on bigger plan here.	2020	
	FUT		\$200	Revisit 10+ yr old turns	TBD	
	BBQ/Pergola Area		\$15	Outdoor living space, re-purpose WD rooms2	TBD	
Vox	Storage	On Hold	\$35	Cage storage above parking. 12/14/18: Already have storage, no more needed. Re-Eval in 2020	2019	
	Clubhouse/Lounge		\$15	Upgrade resident lounge space - adjacent to rooftop deck.	TBD	
Walnut Heights	AC Port		\$55	Window AC port	2020	
	Appliances	Discovery	\$50		2019	1
	Parking Addition	Discovery	\$75	Need for parking, but not sure where to put it, will need to investigate	TBD	
	Patios	Not Feasible	\$45	No opportunity. Already have backyards.	N/A	
	DUT		\$200	Cabinets and countertops are failing - more spend and maintenance time	TBD	
Wandering Creek Apartments	Patios	In Progress	\$45	Contract requirements met 8/2/18 - 39 units	2018	
Waterford Place, The	HSF	In Progress	\$50	Include Appliances	2019	
	Patios	Feasibility	\$45	Received bid and IPS from Eric P 8/2. Waiting for unit list and dimensions - 68 units.	2018	
Wharfside Pointe	Dog Park		\$15	Add dog wash	TBD	
	AC Port	In Progress	\$55	1.7.19 - budget approved Add in conjunction w/ window replacement project	2019	1
Willow Lake	Patios	Discovery	\$45	No Potential to add balconies/patios over garages. Could extend patios along the main road in front	2019	3
	Other		\$20	Other - Window replacement to reduce negative amenity (select units)	TBD	
Wilshire La Brea	Dog Park	Discovery	\$15	Converting existing spa to pet area - also add a dog park	2019	2
	Patios	Not Feasible	\$45	No opportunity	N/A	
	Storage	(blank)	\$35	Add bike storage	TBD	
	Other	On Hold	\$15	1.10.19 - RPM does not feel they can get premium. Update sky lounge - unique party space	2019	2
	Kitchen Islands	Discovery	\$50	Need to get pricing for islands	2019	2

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments	Year To Be Addressed	2019 Projected Underwriting Quarter
Wilshire Promenade	Unused Space	Not Feasible	\$25	Basement space turned over to Commercial for commercial storage rental possibility. No Storage necessary - plenty of availability. HUGE space - Wilshire Court 47x21 ft. + 2 rooms underground. VERY DARK. 3.12.18	N/A	
	WD	Feasibility	\$100	Budget being prepared	2019	1
	Clubhouse/Lounge	Discovery	\$15	TBD; Needs Underwriting, Re-Amenitization	2019	2
Windsor Court	Patios	Not Feasible	\$45	No opportunity	N/A	
	Unused Space	In Progress	\$2,000	Model Unit Conversion	2018	
	WD	(blank)	\$100		TBD	
Windsor Ridge	KB	On Hold	\$200	Revisit 10+ yr old turns. Ops feedback not needed at this time 6/4/18	2019	
Woodland Commons	Patios	On Hold	\$45	Same issue as past few years. Demographic does not like enclosed spaces and will not pay. Reevaluate in 2020.	2019	
Woodside Village Apartments	Unused Space	Discovery	\$25	Old WD room - repurpose for unit expansion or amenity (dog wash, expand fitness). Discover and investigate	2019	2
	LT	Feasibility	\$200	In budget creation process 2.11.19. Cabinets warping - HSF & appliance opportunities included in turn	2019	

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