Property Name	Scope	Status	Projected Avg	Opportunity Notes/Comments
1000 Kiely			Premium*	
1000 Kiely	Amenities	Discovery	\$10	Reamenitization - Convert Bocce Ball court to other amenity (pergola/lounge/extended BBQ area). Capital destruction concerns
	7	2.500 ( )	¥	8.22.18
	Unused Space	In Progress	\$25	WD room conversion. Investigate pet spa or turn it over to Ops 8.22.18
101 San Fernando	·	J		
	Amenities	Discovery	\$10	Remove and repurpose spa
	HSF	Discovery	\$100	Test HSF in townhomes
	Room Divider/Barn Door	On Hold	\$50	Follow up with Design
416 on Broadway				
	Amenities	Discovery	\$15	Leasing office and fitness center upgrades. Ops: very dated leasing office, old furniture.
	Appliances	Discovery	\$50	Appliances - 98 units w/out full size WD, 55 units w/out stainless
5600 Wilshire	HSF	Discovery	\$50	89 units w/out HSF
3000 Wilstille	Amenities	Discovery	\$5	Remodel leasing office
	Room Divider/Barn Door	Discovery	\$50	Nemode reasing office
8th & Republican	noom Bitiaci, Barn Booi	Discovery	γSO	
	AC Ports	Completed	\$35	
	Amenities	Discovery	\$10	Repurpose storage room w/ additional amenity - push to 2021
	Patio Extension	Feasibility	\$45	Look into completing remainder of units for 2020 - Zac to uw
	Unit Expansion	Discovery	\$200	Expand 753 SF 1x1 to 928 SF 1x1 by adding adjacent unused storage room
Agora at South Main				
	Patio Extension	Not Feasible	\$45	No patio opportunity - all retail below
Alessio				
	Amenities	Discovery	<b>\$5</b>	Add 2 BBQ's
	Patio Extension	Not Feasible	\$50	In bidding process. \$50-75.
Allogro	WD	Discovery	\$100	35% of property (220 units) already have illegal WD. Remaining 400 remaining without WD
Allegro	Amenities	Discovery	\$75	Convert putting green to backyards
	Patio Extension	Discovery	\$50	Convert putting green to backyards
	QVT	Discovery	\$25	Add cabinetry to prosecco floorplan. \$25/u
Allure at Scripps Ranch	<b></b>	2.500 ( ,	Ψ	7.44 SEEMICH, 16 P. SEEGE 16 P. P. SEEGE 17 P. SEEGE 1
	Amenities	Discovery	\$10	Renovate the business center. Potential issue with HOA
	HSF	In Progress	\$50	Part of HSF Program
	Parking	Not Feasible	\$50	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 garagaes, rent premium at \$40 is not enough on \$8760/space
	Unit Turn	Discovery	\$175	Current countertops are tile, need to be replaced.
Alpine Village				
	Amenities	Not Feasible	\$15	Remodel upper pool area, club house, fitness center. Market cannot support.
	Unit Turn	Discovery	\$65	Operations has been replacing cabinets, literally falling from the walls. Unit turns – DUT (\$75 - \$85?) Jenifer to send pictures of
	Unit Turn	Not Feasible	¢17E	deferred condition, include appliances
Anavia	Onit Turn	INOT LEGZIDIE	\$175	Ceiling scrape, counters. Market cannot support
Alluvia	Patio Extension	Not Feasible	\$45	No potential to expand patios
Annaliese	. C.C ZACHOION		, 15	
	Amenities	Feasibility	\$5	Potential to upgrade rooftop space
	HVAC	Feasibility	\$55	AC Port installation
	Storage	Discovery	\$35	Cage storage above parking. 12/14/18: Parking is not assigned, prob not doable. Re-Eval in 2020
Apex				
	Amenities	Discovery	\$10	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
	Unit Addition	Feasibility	\$2,000	Next step - budget approval in progress. Another unit expansion/addition opportunity on 7th floor, need to investigate.
Aqua at Marina Del Rey	A 111	Disease	A-	Add and the state of the state
	Amenities	Discovery	\$5 \$45	Add amenity to the Fiji construction office.
	Patio Extension	Not Feasible	\$45	No opportunity

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Aqua at Marina Del Rey	Storage	Completed	\$35	Complete 9/18
	Unit Addition	Discovery	\$2,000	Convert current non-conforming space to studio unit - infrastructure in place
Arbors Parc Rose				
	HSF	In Progress	\$50	Included in HSF Bulk program.
	QVT	Discovery	\$10 \$175	Add tile backsplash
	Unit Turn WD	In Progress Discovery	\$175 \$100	Budget approved for 2020.
Ascent	WD	Discovery	\$100	
, 1000.110	Appliances	Feasibility	\$50	Next step: budget approval creation. Include HSF. 9.25 - In House Unit Turn test first
	Patio Extension	Completed	\$45	
	Unit Turn	In Progress	\$175	Investigated in 2018, test in 2019 w/ In House team
Ashton Sherman Village				
	Appliances	In Progress	\$50	Approved for 2020.
Avant	Patio Extension	Not Feasible	\$45	No opportunity
Avant	Amenities	Discovery	\$10	Empty massage room can be converted to another use, convert 2nd floor lounge to game room.
	Patio Extension	Feasibility	\$45	Some opportunity in the live/work streetfront units & courtyards
	Room Divider/Barn Door	Discovery	\$50	
Avenue 64				
	Amenities	Discovery	\$10	Common area refresh
	Patio Extension	Feasibility	\$45	Some possibility - courtyard enclosures/dividers
	QVT	Discovery	\$50	QVT - Appliances and HSF OR unit turn. Emme and Ave 64 price off eachother, 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
	Storage	Not Feasible	\$35	allow to push rents at both sites. Convert area in garage for bike storage
	Unit Turn	Not Feasible	\$175	Investigated in 2017, countertop turn - not feasible when compared to Emme
Avery				
	Amenities	Discovery	\$10	Convert underutilized clubhouse/business center to WiFi lounge and/or rentable unit. Need to check with the city if we can increase
				density.
A. Jana	Patio Extension	Not Feasible	\$45	No opportunity
Aviara	AC Ports	Completed	\$35	
	Amenities	Discovery	\$10	Dog run on site of property, unused bike repair - repurpose, lawn games
	Commercial	Discovery	¥	Unused space large enough for commercial lease - should be investigated
	Patio Extension	Discovery	\$45	2020
Avondale @ Warner Center				
	Amenities	Discovery	\$20	Leasing office, fitness center, business center, clubhouse. Full reamenitization.
	Room Divider/Barn Door	Discovery	\$50	For the control Manager and
	Unit Addition Unit Turn	Feasibility	\$2,000 \$175	Essex U Conversion. LY investigating  Unit turn in progress. Past of the property may be approved as part of a major rope.
	WD	Feasibility Discovery	\$175 \$100	Unit turn in progress. Rest of the property may be approved as part of a major reno.  May be part of the major renovation
Axis 2300	****	Discovery	Ŷ±00	may be part of the major renovation
	Amenities	Discovery	\$10	Create more functional clubhouse for demographic (students)
	Amenities	Not Feasible	\$10	Paint the hallways and floors
	Patio Extension	Not Feasible	\$45	No potential to expand patios
	Storage	Feasibility	\$35	Add in underground parking area (\$75 - \$100/unit)
Barkley Apartments, The	A a ! &!	Discourse	620	Dag nady and players and in any project
	Amenities WD	Discovery	\$20 \$100	Dog park and playground in one project
Bel Air Fairway Apartment Homes	VVU	Discovery	<b>\$100</b>	2 bedrooms only
Derrai ranway Apartment nomes	Patio Extension	In Progress	\$45	Phase 1 complete. P2 feasibility
	Room Divider/Barn Door	Discovery	\$50	··· ·· ·· ·· ·· ·· ·· ·· ·· ·· ·· ·· ··
	Unit Expansion	Discovery	\$200	Unit Expansion - WD rooms, finish up WD project and then laundry room can be part of unit expansion
	Unit Turn	Not Feasible	\$175	Revisit market in 2020

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Belcarra			Premium	
	Amenities	Feasibility	\$10	Paint, lighting, and furniture (rev gen) - BBQ area and bike storage too?
	Amenities	In Progress	\$10	Lobby and Leasing Office;
	HVAC	Completed	\$55	
	Patio Extension	Not Feasible	\$45	Too expensive
	Room Divider/Barn Door	Feasibility	\$50	Possible closet enhancement addition?
	Unit Turn	Discovery	\$175	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
Bella Villagio				premium for Stiffhoor caesar stone and having mezzanine/fort units
	Amenities	Discovery	\$10	Investigate cost and location
	Amenities	Not Feasible	\$10	Reamenitization - Leasing office FF&E + paint, market position?
	Parking	Discovery	\$35	Investigate cost and location
BellCentre				
	AC Ports	In Progress	\$55	
	Amenities	Discovery	\$20	Pool & rooftop renovations, leasing office, fitness center
	QVT	Discovery	\$50 \$50	Washer drier potential to be explored
	Room Divider/Barn Door	On Hold	\$50	Detail unit in gavere
Ballavira	Unit Addition	In Progress	\$2,000	Retail unit in garage
Bellerive	Other	Discovery	\$20	Tankless WH replacement
	Patio Extension	Not Feasible	\$20 \$45	No opportunity
Belmont Lucas House	ratio Extension	Not reasible	Ç <del>-</del> Ç	No opportunity
Demione Lucus House	Patio Extension	Not Feasible	\$75	Add backyards.
Belmont Station			, , , , , , , , , , , , , , , , , , ,	
	Amenities	Discovery	\$20	Pool furniture, dog park, pet wash, media room, lounge.
	Patio Extension	Not Feasible	\$45	No patio opportunity. Maybe revgen opportunity for building behind property.
	Room Divider/Barn Door	Discovery	\$50	
	Storage	Discovery	\$35	Possibility to add storage. Colin to provide numbers to Redev.
	Unused Space	Discovery	\$5	Adding rentable tech lounge/vintage arcade at historic building - \$100-\$150/hr
Belmont Terrace				
	Patio Extension	Not Feasible	\$45	No patio opportunity - podium
	Storage	Completed	\$35	
Bennett Lofts	A	D:	ć.	Mark story hydrat agreed an aking (MD agricus)
	Appliances	Discovery	\$50 \$50	Next step: budget approval creation (WD appliance)
	Room Divider/Barn Door	Discovery	\$50 \$35	
	Storage WD	Discovery		Split Unit - Pough Addition - wait until split unit project is complete
Bernard	VV D	On Hold	\$100	Split Unit - Rough Addition - wait until split unit project is complete
	Amenities	On Hold	\$10	Rooftop; follow up w/ MG - after building next door is built
	Patio Extension	Not Feasible	\$45	Not currently feasible due to cost. Recheck in 2020.
	Storage	In Progress	\$35	Cage storage above parking
Bernardo Crest	Ü	Ĭ		
	Amenities	Not Feasible	\$5	Music in the clubhouse
	Patio Extension	Not Feasible	\$45	Cost too high
	QVT	Not Feasible	\$0	Ceiling scrape. Market cannot support
Bonita Cedars				
	Amenities	Discovery	\$10	Remove fountains for BBQ Area. The gas lines for the BBQ would starve the boiler. Need to explore propane tank
	Amenities	Not Feasible	\$10	Wifi in the common areas
	Patio Extension	Completed	\$45	APPROVED 6/4
Potholi Didgo	WD	Discovery	\$100	Potentially high costs
Bothell Ridge	Amenities	Not Feasible	\$10	Fitness center expansion b demo of kitchen/kitchenette. Believe \$10 premium can be achieved
	Appliances	In Progress	\$10 \$50	OAT candidate - appliances + flooring
	Parking	Feasibility	\$50 \$50	Add carports. Currently charging \$35/unit
	i winning	Casionity	<b>730</b>	rida darportar dari situr pilateline yoof ariit

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Property Name	Scope	Status	Projected Avg	Opportunity Notes/Comments
Bothell Ridge	Patio Extension	Completed	Premium* \$45	JV - did not do a budget here, will try to squeeze in. If not, Q1 2019, In bidding process
Bothen Mage	Unit Addition	Discovery	\$2,000	Large open space - residents do like it, but obviously most value would be in adding units - For 2021
	WD	Discovery	\$100	Already investigated, not feasible, watch market
Boulevard Apts				
	Patio Extension	Completed	\$45	Completed in 2018
	Storage	Feasibility	\$35	WD room conversion to storage
D	Unit Turn	Discovery	\$175	Unit Turns - DUT through expense savings. Applies to previous reno (approx. 140 units)
Briarwood	Amenities	Not Feasible	\$10	Outdoor pet grooming. Investigate pet population. Other possibility - Dry Sauna conversion (currently being used as maint storage)
	Amenides	Not i easible	710	to pet station or other amenity
	Parking	Not Feasible	\$50	Carports - Add carports
	Storage	Completed	\$35	JV, APPROVED - complete, Contract with AUM until 2019 - Ali working with Legal and Produrement to try and break lease
Bridgeport Apt Homes		·		
	Appliances	Discovery	\$50	Review market
	HVAC	Discovery	\$100	Need \$75 to \$100
	Patio Extension	Completed	\$50	Follow up with Design
Bridgeport Coast	Amonitios	Discovery	¢10	Dog park addition For 2021
Bridle Trails Apartments	Amenities	Discovery	\$10	Dog park addition. For 2021
bridie frans Apartments	Amenities	Discovery	\$10	Reduce 1 bathroom at fitness center and expand fitness center
	Amenities	2.50070.7	<b>4-0</b>	TBD; Needs Underwriting, Re-Amenitization
Brighton Ridge Apartments				, <u>,</u>
	Amenities	Completed	\$10	Leasing Office, Lounge, Fitness Center; Re-Amenitization
	Unit Turn	Not Feasible	\$175	Investigate changing unit turns to OAT program
Bristol Commons				
	Amenities	In Progress	\$10	Pet Spa; Convert old laundry room to pet spa
	Parking	Not Feasible	\$50	Cost including contruction, permits, electrical make this un-feasible
Brookside Oaks	Storage	Completed	\$35	APPROVED 5/30
Disconside Sans	Amenities	Feasibility	\$10	Leasing Office, Clubhouse/Lounge, Dog Wash; Re-Amenitization
	Patio Extension	Completed	\$45	
	Unit Addition	Feasibility	\$2,000	Clubhouse above leasing; next step - budget approval in progress
Bunker Hill Towers				
	HSF	Discovery	\$50	Add HSF to all 19th floor units. This property will be a part of the upper floor HSF sound test pilot.
	Room Divider/Barn Door	Discovery	\$50	
Camarillo Oaks Apartments	Amenities	Discovery	\$5	Unused space at back of property where there is unused basketball court. Reamentiization opportunity. Investigate 8.22.18
	Amenities	Discovery	\$10	Upstairs space above leasing office - wifi lounge? Expand fitness center and remodel leasing office (fitness on 1st floor)
	Amenities		\$15	Front playground space becomes dog park/outdoor fitness. Clubhouse is underutilized.
	Patio Extension	Completed	\$45	
	WD	·	\$100	
Cambridge Park				
	Amenities	Discovery	\$10	Amenity Add – Dog Park/Dog Wash \$10-\$15 for dog park shouldn't be any issue. Also include new floor for clubhouse
	Amenities	On Hold	\$10	Install doors to close off clubhouse to rent out – add to AMG rev gen pipeline
	Patio Extension	In Progress	\$45 \$20	Packen lach
Camino Ruiz Apartments	QVT	On Hold	\$20	Backsplash
Camino Raiz Apartinento	Amenities	Discovery	\$20	Potential for infill or amenity in back park area. Potential for Dog Park.
	Appliances	In Progress	\$50	Approved for 2020.
	Unit Addition	Discovery	\$2,000	Investigate leasing office move and unit addition
	Unit Turn	On Hold	\$175	Cabinet doors peeling, countertop constant spraying - Ops getting \$50. Try Evergreen Heights turn. Include HSF. New lease up
				Andora, healthy spread btwn us and them. Hold off for now, make QVT 9.30.18
Canyon Oaks	B. 11. = 1	No. 15	A	
	Patio Extension	Not Feasible	\$45	BMR unit risk

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Property Name	Scope	Status	Projected Avg	Opportunity Notes/Comments
		Status	Premium*	opportunity Notes/ comments
Canyon Pointe	Amenities	Discovery	\$10	Unused space inside fitness center (creepy kid room). Repurpose to expand fitness center, upgrade, and upgrade clubhouse as well
	rancinges	Discovery	<b>V</b> 10	onused space histae hithess center (creep) had roomly. Repurpose to expand hithess center, approace, and approace classificate as well
	Patio Extension	Completed	\$45	Funded 7/24 - 100 units
2 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Unit Turn	Discovery	\$175	Invesigate unit turn program here. Not sure how much this has legs
Capri at Sunny Hills	Amenities	Completed	\$10	Expand and renovate fitness center
	Amenities	On Hold	\$10 \$10	Budget Approved. Amenity & Parking. Held up @ city due to driveway width and open space requirement violations per the
			*	conceptual plan
	Parking	Discovery	\$50	When converting the maintenance shop, look into parking as it is in demand
	Patio Extension	Not Feasible	\$45	March 1. Comment of the Comment of t
	Unit Turn Unused Space	Discovery Discovery	\$175 \$25	Already being upgraded, could become a rev-gen opportunity  Maintenance shop conversion, need an architect, potential density opportunity if enough parking
Carmel Creek	Olluseu Space	Discovery	323	ivialite fiance shop conversion, need an architect, potential density opportunity if enough parking
- Carmon Green	Amenities	Discovery	\$10	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. Add to rev gen pipeline. Also look upgrade business center.
	Amenities	Not Feasible	\$10	Existing brick/concrete pads, can generate additional revenue. Add to AMG pipeline
Carmal Landing	QVT	Discovery	\$10	Replace fridge with side by side doors (need dimensions)
Carmel Landing	Amenities	On Hold	\$10	Previously renovated but unfinished look due to furniture. Design to investigate further
	Parking	Not Feasible	\$50	Stackers - no location to install
	Patio Extension	Feasibility	\$45	Some opportunity
	QVT	Discovery	\$10	Closet door replacement
	QVT QVT	Not Feasible		Need a new fridge for the smallest 1 bedroom. Need dimensions
	Unit Turn	Discovery	\$175	Scrape Ceiling. Too expensive Cabinet re-face test units in 2019
Carmel Summit	<b>4</b>	2.55575.7	<b>4</b> 2.0	
	Amenities	Completed	\$10	New BBQ islands at two pool areas
	Patio Extension	Completed	\$45	Some opportunity
Castle Creek Apartments	HSF	Discovery	\$50	Included in unit turn
	Patio Extension	Completed	\$45	APPROVED. Contract requirements met 5/23.
	Unit Addition	Discovery	\$2,000	Convert unused basketball court to units
	Unit Turn	In Progress	\$175	Investigated in 2018, will test in 2019
Catalina Gardens		D'ann	A4=	
	Amenities	Discovery	\$15	Underutilized clubhouse. Remove putting green. Investigate rentable income. Potential leasing office remodel. Small space, bulky furniture, bad design.
	Patio Extension	Feasibility	\$50	Some opportunity in courtyards
	WD	Discovery	\$100	·· · · · ·
CBC/Sweeps				
	AC	Discovery	\$75 \$400	AC split or wall unit. Not likely due to resident demographic.
CentrePointe	WD	Discovery	\$100	Not likely due to resident demographic.
Centrel Onice	Amenities	Completed	\$10	Fitness Center, Clubhouse/Lounge; Addttion of a clubhouse
	Amenities	Not Feasible	\$10	Upgrade leasing office. Premium not justified by cost
	HVAC	Discovery	\$55	QVT – AC - studios only, add to rev gen pipeline. 1BRs and 2BRs currently have split system
	Patio Extension	Feasibility	\$45 \$50	Continue program. Recently completed have done very well
	Room Divider/Barn Door Storage	Discovery Not Feasible	\$50 \$35	Convert underneath stairwells? Not feasible, fire sprinklers required
	Unit Addition	140t i casible	\$2,000	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 2x2s or 20
				1x1s.
Century Towers	Other	In Drogress	620	First 20 complete Dudget for remaining 2020
	Other	In Progress	\$20	First 20 complete. Budget for remaining 2020

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Century Towers	Patio Extension	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.
Chestnut Street Apts				
	Amenities	Not Feasible	\$10	Re-purpose two dog areas - if rent control does not get passed
	Appliances	Not Feasible	\$50	Not feasible due to temporary rent control ordinance. Revisit 2020
	HVAC	Not Feasible	\$55	Not feasible due to temporary rent control ordinance. Revisit 2020
	WD	Not Feasible	\$100	Not feasible due to temporary rent control ordinance. Revisit 2020
City Centre				
	Patio Extension	Completed	\$45	JV budget done 8/29
	Unit Turn	Discovery	\$200	Evaluate scope
City View				
	Other	Discovery	\$5	Opportunity to fill in pool and create outdoor amenity
	Other			Tennis club redev opportunity
	Unit Turn	Discovery	\$200	DUT. Evaluate market and suggest premium
Collins On Pine				
	AC Ports	In Progress	\$55	
	Amenities	On Hold	\$10	Amenities – side yard needs new furniture, BBQ, string lights. Not a lot of units to carry costs
	QVT	Discovery	\$25	Window shades
Canada III. Chakian	Storage	In Progress	\$35	Cage storage above parking
Connolly Station	A 111	Camanalist	64.0	Add and believed should be read to be used to see 140 and as 140 a
	Amenities	Completed	\$10	Add pool table and shuffle board to lounge - paid from '18 non rev (\$20K)
	Amenities	Feasibility	<b>\$5</b>	Unused space - storage room not adjacent to unit, convert to a dog wash 2021
	Patio Extension	Completed	\$45	JV budget done 8/29. Gates on walk up units on front of the property
Corbella at Juanita Bay	B. 11. E. 1 1.	C	A ==	ADDROVED 5 /22
	Patio Extension	Completed	\$45 650	APPROVED 5/23
	Room Divider/Barn Door	Discovery	\$50	AMG to investigate. If doors don't work, maybe curtain sliders? Studios sit longer here
	Storage	Discovery	\$35	Storage not feasible on patios, bidding out pre-fab sheds would have to be installed. Ops performed survey and \$35-\$45 is premium
Cortesia				range.
Cortesia	Amenities	On Hold	\$10	Fitness Center and equipment. Revisit in 2020
	Parking	Not Feasible	\$50	Push to 2019/2020 - ops isn't renting current covered parking spaces, renting for \$25 per mo.
Country Villas			, , , , , , , , , , , , , , , , , , ,	- asino 2027, 2020 operation grant action and paraming species, remaining on the periods
Country Times	Amenities	Discovery	\$10	Improve the clubhouse
	HVAC	Discovery	\$55	Wait to see how WD takes
	Patio Extension	Discovery	\$45	Reevaluate. Market did not support 2018
	WD	Not Feasible	\$100	Market will not support this
Courtyard Off Main				
	AC Ports	In Progress	\$55	
	Amenities	Discovery	\$5	Investigate potential scope of a rooftop renovation
	Amenities		\$10	Amenity upgrade/addition; next step - market analysis
	Patio Extension	Not Feasible	\$45	No opportunity
	Storage	Discovery	\$35	Cage storage above parking and/or bike storage - RPM states that asset has plenty of resident storage currently
	Unit Turn	In Progress	\$175	Ops thinks \$200 room in market to push
Crow Canyon				
	Unit Turn	Discovery	\$175	Test unit turns in 2019, Cabinets peeling - more one off's
	Unused Space	Feasibility	\$25	WD room conversion. Funded in ART budget
Deer Valley				
	Amenities	Discovery	\$10	Amenity - Add dog park in unused green space area
	Amenities		<b>4</b>	Loung/clubhouse/playground reconfiguration
	Patio Extension	In Progress	\$45	Some possibility. There are already some expansions in back and perimeter of property
Delene	Unit Turn	Not Feasible	\$175	Appliance QVT in process
Delano	405		A	
	AC Ports	Completed	\$35	Possibility of executing select units (for ex. Top floor, south/western facing units) for AC port addition. Initially though \$30 for
				premium.

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Delano	Amenities Amenities Patio Extension	Discovery In Progress	\$10 \$45	2 opportunities. One - Old outdoor fitness - convert to bbq or pet area - 2019. Two - look at amenity in dead hardscaped space at front of property. Maybe outdoor seating with lighting?  Bike storage (priority), fitness center, leasing office, rooftop, playground reno 2nd phase in progress
	Storage	Not Feasible	\$35	REMOVE FROM LIST - THIS WAS FOR MAINTENANCE APPLIANCES, NOT RESIDENT USE OR REV GEN.
Devonshire Apartments	3101050	Not i cusible	Ų33	REMOVE FROM EIGHT THIS WAS FOR MAINTENANCE AND EARLINGS, NOT RESIDENT OSE OF REVOCES.
·	Parking Patio Extension WD	Discovery Feasibility Not Feasible	\$50 \$45 \$100	Garages Some opportunity Market will not support this
Domaine				
	AC Ports Amenities HSF Storage	Completed Feasibility In Progress Discovery	\$55 \$5 \$50 \$35	Lounge to WiFi lounge HSF on 1st floor units/TH units Cage storage above parking
Elevation				
	Amenities Patio Extension	Discovery Completed	\$10 \$45	BBQ area add to pool in combination with the resurfacing**
Ellington at Bellevue				
	AC Ports Amenities Patio Extension Room Divider/Barn Door	Discovery Discovery Not Feasible Discovery	\$35 \$10 \$45 \$50	AC Ports to be installed in units; full AC installation in fitness area BBQ area in courtyard – expand seating area, string lights, new furniture Too expensive Add barn doors to studios. Units typically sit longer and this would help cater to different demographic. Potential to add to LT scope.
Emerald Pointe				
	Amenities Amenities Patio Extension Unit Turn	Discovery Discovery Discovery	\$10 \$45 \$65	Dog park & dog wash - \$10 - \$20 for combo Remove the pond and replace with a BBQ area 2020 Doors are peeling and granite is staining - address these needs. Use Quartz
Emerald Ridge				
	Amenities Patio Extension	On Hold Completed	\$10 \$45	Add BBQ and lounge to area behind office APPROVED 5/22
Emerson Valley Village  Emme, The	Amenities Appliances Patio Extension	Discovery In Progress Not Feasible	\$5 \$50 \$45	RPM recommended an interactive floor game to refresh underutilized amenity spaces.  Approved for 2020.  No opportunity
, ·	Amenities Patio Extension Room Divider/Barn Door Storage	Discovery Not Feasible Discovery Completed	\$10 \$45 \$50 \$35	Common area refresh - 2021 Turnkey investigated. Too expensive and complex for only 12 feasible units. Investigate partition in Studio units 2021 Storage - unused rooms in parking garages, assume 10-15 storage lockers per room.
Enso	, and the second	·		
	Amenties Patio Extension Storage	Feasibility Completed Feasibility	\$10 \$45 \$35	add door to clubhouse Gates on walk-up units on front of property 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
Epic				
	Patio Extension Room Divider/Barn Door	In Progress Feasibility	\$45 \$50	Waiting for Barb - 2019 Pilot program was unsuccessful 2021
Esplanade				
	Amenities Parking	On Hold Discovery	\$10 \$50	replace business center furniture and upgrade fitness center  Garages
	Patio Extension	Not Feasible	\$45	Remove from list - not feasible

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Esplanade	Unit Addition	Discovery	\$2,000	Convert current leasing office into 2 units by building new leasing office. Original plan feasibility in question - alteranate plan is to install WD and remove WD room for leasing/gym. However, WD feasibility is also limited due to plumbing building/main and
	Unit Turn	In Progress	\$175	electrical issues Testing LT in 2019. Cabs heavily deferred.
	WD	On Hold	\$100	Major building and main plumbing and electrical issues need to be addressed before WD can be feasible
Esplanade Apartments				
	Patio Extension	Not Feasible	\$45	
	QVT	Not Feasible	\$50	KB turn in progress
	Unit Turn	In Progress	\$175	Historical unit renovations
Evergreen Heights			4	
	Amenities	Discovery	\$20	Fitness center upgrade/ wifi lounge addition
	Appliances	Discovery	\$50	Community Manager wants occupied plan for 2020
_	Patio Extension	Completed	\$45	APPROVED 5/30
Ехро			4.4	
	Amenities	Discovery	\$10	Push to 2021 - potential renovation. Investigate outdoor kitchen addition, will that add value
	Amenities		\$35	Rooftop full renovation push to 2021
	HVAC	In Progress	\$55	Market rate units ONLY - upon testing, it was discovered that the windows are not accessible without scaffolding which makes the
			4	project unfeasible
	Room Divider/Barn Door	Discovery	\$50	2021
	Unit Expansion	Not Feasible	\$200	Expand 755 SF 1x1 to 1000 SF 1x1 by adding unused space – 3rd floor awkward room (wrapping room)
Fairhaven Apartments	A tat	Diagonia	<b>6</b> -	Day week film on another Needs refusely with windows (deel)
	Amenities	Discovery	\$5	Renovate fitness center. Needs refresh with windows (dark)
	Amenities	On Hold	\$5 210	New pool furniture. Look back in 2020
	QVT	Discovery	\$10 \$100	Add a fence to the units that are facing the street
Fairmen & Big Conver Anartments	WD		\$100	
Fairway @ Big Canyon Apartments	Patio Extension	Discovery	\$45	RPM feedback negative. Reevaluate
Fairwood Pond	Patio Extension	Discovery	<b>343</b>	nrivi reeuback riegative. neevaluate
Fall Wood Pollu	Patio Extension	Completed	\$45	Contract requirements met 8/2 - 64 units
	Unit Turn	Not Feasible	\$175	Investigated in 2017, not feasible, market does not show room. Future DUT in 2019-2020
Foothill Commons	Offic Turn	NOT reasible	Ş1/3	investigated in 2017, not reasone, market does not show room. Puttine DOT in 2019-2020
1 dottimi commons	Amenities	Discovery	\$10	Fitness center expansion
	Amenities	Discovery	710	Playground re-amenitization
	Unused Space	Feasibility	\$25	Space below leasing office
Foothill/Twin Creeks	Onuseu Space	1 Cusionity	<b>723</b>	Space below leasing office
1 dottilii/ 1 will Creeks	Amenities	Completed	\$10	Dog Park, BBQ/Lounge; Pet Park and BBQ Amenity
	Other	Discovery	710	Repurpose community garden ploits
	Parking	In Progress	\$25	Stripe and number 176 stalls to be converted to rentable spaces. Ops feels they can get \$25
	Storage	Discovery	7-0	Bike storage lockers. Determine location and premium
	Unit Turn	In Progress	\$175	Revisit 10+ yr old turns
Forestview			<b>,</b>	,
	Amenities	Discovery	\$25	BBQ Area, theatre repurposing, leasing office
	Patio Extension	Feasibility	\$75	Ops doesn't think they can get paid here. Reevaluate in 2020
Form 15				
	Amenities	Not Feasible	\$10	Spruce up roof top area? Think this could possibly be rev gen if WOW factor is added.
	Patio Extension	Not Feasible	\$45	No potential to expand patios
	QVT	Discovery	\$10	New furniture in the leasing office and clubhouse
	Room Divider/Barn Door	Discovery	\$50	Room Divider – JR 1x1s having trouble leasing, achieve \$35 - \$150 depending
Foster's Landing				
	Amenities	Discovery	\$10	Reamenitization - Convert 1 of 3 pools (RH pool since decks/furniture we not upgraded) to other amenity, possibly larger fitness
				center?
	Parking	Discovery	\$50	Carports - \$50+ dollars for rentable space
	Patio Extension	Not Feasible	\$45	Collecting Data

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			Projected Avg	
Property Name	Scope	Status	Premium*	Opportunity Notes/Comments
Foster's Landing	Unused Space	Discovery	\$25	Unused Space - Green area in the back under powerlines. Add drought resitent plants/hardscape/outdoor seating/workout areas
Fountain Court				
	AC Ports	In Progress	\$55	One more phase
	Amenities	Discovery	\$5 \$10	Pet wash station feasibility
	Amenities Patio Extension	On Hold In Progress	\$10 \$45	Upgrade? Not specific and AMG to investigate if in need of refresh w/ rev gen potential  Some opportunity
	Unit Turn	Discovery	\$175	Investigate previous renos
Fountain Park	Oint ruin	Discovery	Ų1, J	investigate previous remos
	Amenities	Discovery	\$10	Space along north side of property, bordering Ballona Creek. Dog park and/or outdoor fitness?
	Amenities		\$15	Update business center, conference room, game room, club house, leasing office. Deep dive amenities.
Fountains at River Oaks				
	Other	Discovery	\$20	Remove negative amenity by adding triple pane
	Parking	Discovery	\$50 \$45	Add parking spaces/carports, no parking for some 1x1's
	Patio Extension	Completed	\$45 \$200	Storage chare to unit add on provincian get hid for hudget approval
Fourth & U	Unit Expansion	Feasibility	\$200	Storage space to unit add on - next step - get bid for budget approval
Tourist & O	HVAC	Discovery	\$55	HVAC - Portable AC
	Other	Discovery	\$20	Negative amenity reduction - Noise cancelling windows/walls on train track side of building - neg amenity of roughly \$75 - \$150.
		•		
	Patio Extension	Feasibility	\$45	Some possibility - courtyard enclosures/dividers
	Unused Space	Discovery	\$5	Vacant common spaceneed use
Fox Plaza Apartments	Doom Divides /Dess D	Facility:	ĆF.O.	Fallaurum viith dasign on nagsihilitias
	Room Divider/Barn Door	Feasibility	\$50 \$175	Follow up with design on possibilities
Galloway, The	Unit Turn	In Progress	\$175	Investigate lowering scope to QVT
danoway, rnc	Amenities	Not Feasible	\$10	Per RMP meeting. Property is newer
	Patio Extension	Not Feasible	\$45	Per RMP meeting. Property is newer
	Room Divider/Barn Door	Not Feasible	\$50	Per RMP meeting. Property is newer
Hallie, The				
	Room Divider/Barn Door	Discovery	\$50	
	Unused Space	Discovery	\$25	Old PM office (Madison and Euclid buildings) - convert to storage or unit expansion. Investigate 8.22.18
Haver Hill	Unused Space			WD room conversion to storage or pet wash. Investigate 8.22.18
naver niii	HVAC	Discovery	\$55	#1 priority - \$75 premium
	Parking	Discovery	\$50	Uncovered parking at open space in front of leasing office. Wait list of 20 (come down from 30 after removing reserved parking for
	· ······ <b>o</b>	<del> ,</del>		guests). Also can reduce landscaping cost.
	Unit Turn	Not Feasible	\$175	Cab reface, flooring, appliances - researched in 2018, not feasible, little renovated product, rents near top of market
	WD	On Hold	\$100	Studio units - no WD, 2018 - market does not support at this time. Ops agrees, only says \$50.
Henley, The			<b>4</b> e =	
	Patio Extension	Not Feasible	\$45	No opportunity at Henley Place or Henley Court- already done.
	Unit Expansion	Discovery	\$200	Temp office location - turn into unit expansion or wifi lounge
Hidden Valley	Unused Space	Discovery	\$25	WD room conversion to storage. Investigate 8.22.18
inducti valicy	Appliances	In Progress	\$10	Add WD appliance replacement (\$10) to current OAT.
	Patio Extension	Discovery	\$45	2nd floor gates
	Unit Turn	Discovery	\$100	Potential for a light turn. Will investigate the market.
Highridge				
	Amenities	Discovery	\$20	Bike rack addition, leasing office remodel, wifi lounge addition.
	Parking	Discovery		Walk sheet noted need for additional parking.
	Patio Extension	Discovery	\$45	Some minor opportunity, mainly units on Highridge Rd
Hillorost Dark Apartments	Unit Addition	Not Feasible	\$2,000	City denied the conversion of 2 jr guest suite into units due to parking & density - CMS investigated
Hillcrest Park Apartments	Amenities	Amenities	\$15	Pool clubhouse needs updating. Dog park addition.
	Ameniues	Amenities	313	r our clubitouse freeds appearing, bug park addition.

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Hillcrest Park Apartments	Appliances	In Progress	\$45	Approved for 2020.
	HSF	In Progress	\$45	Approved as part of HSF Bulk approval program.
	Other	Not Feasible	\$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
	Unit Addition	Discovery	\$2,000	toward cheaper product and those that do have higher income are paving for a house in Ventura. Tennis Court & Lounge - potential unit addition
	Unit Turn	Not Feasible	\$175	Investigated in 2018, not feasible, market does not show room
	WD	Discovery	\$100	Not feasible given the limited room in the market.
Hillsborough Park Apartments	A ! ! !	Camanalatad	ć10	Convert slight area into wife large
	Amenities Amenities	Completed	\$10	Convert clubhouse into wifi lounge
	HSF	In Progress	\$50	In budget approval process 6/7 HSF recommendation. In 2019 budget to test
	Patio Extension	Completed	\$45	JV budget done 8/29
Hillsdale Garden Apartments		Completed	<b>*</b>	5, 54-get cone 5,25
parameter parame	Room Divider/Barn Door	Feasibility	\$50	Follow up with design on possibilities
Hope Ranch		•		
	Parking	Not Feasible	\$50	3 carports, approx 21 spaces (cost is per space), City setback requirements makes this not feasible
	Unit Turn	Discovery	\$175	Redev will evaluate the market. May add ceiling scrape.
	WD	Discovery	\$100	Not likely to be feasible given the limited room in the market.
Huntington Breakers Apartments				
	HVAC	Discovery	\$35	Look into window replacement and AC port addition - \$125
	Parking	Discovery	\$50	Add garages on back side of the property
Inglenook Court	Room Divider/Barn Door	Discovery	\$50	
iligiellook Court	Patio Extension	In Progress	\$45	In budgeting process. Re-bidding to remove bond and section 8 - revision to be 68 units 7/26.
	Unit Turn	Not Feasible	\$175	Investigated in 2017, not feasible, heavy BMR component, test units produced bad results
Kings Road			,	
	Patio Extension	Not Feasible	\$45	No opportunity. Colin is already doing new patios.
	Room Divider/Barn Door	Discovery	\$50	
	WD	Discovery	\$100	Why was this not included in the ART? Not likely to be feasible.
Lafayette Highlands	<b>A.</b>		*	
	Storage	Completed	\$35	Add rentable storage in Building N (10 spaces) - 1st phase was success, 5 person waitlist; \$60 per storage
Lakeshore Landing	Unit Turn	Discovery	\$175	Test light unit turn in 2019, appliances, ceiling scrape, bath upgrade, etc.
Lakeshore Landing	Amenities	Feasibility	\$10	Leasing Office, Package Lockers, Outdoor Lounge, Hardscaping; Fill in back pool, create outdoor space, leasing office, package locker
	Amenides	Casibility	710	room
	Patio Extension	In Progress	\$45	In budget approval process for Phase 1 (16 rooftop decks) 7/16
	Storage	Discovery	\$35	
Laurels @ Mill Creek, The	, and the second	·		
	Amenities	Completed	\$10	Lounge, Fitness Center; Re-Amenitization
	Amenities	Discovery	\$10	Remove playground and replace with dog park, pool extension/remodel
	Patio Extension	Completed	\$45	APPROVED 6/5
Laurence Chabian	Unit Expansion	Discovery	\$200	A106 into 3 bedroom expanded into old fitness center
Lawrence Station	Amonitios	Discovery	¢10	Expand dog park for additional premium
	Amenities Patio Extension	Discovery Not Feasible	\$10 \$45	Very little opportunity - stucco patios with not much room for expansion
Le Parc Luxury Apt.	ratio extension	NOT LEASING	<b>74</b> 3	very fittle opportunity - stucco patios with not much room for expansion
20. die Lundi y ripti	Patio Extension	Completed	\$45	Completed during reno in 2008, ample size patios
	Storage	Not Feasible	\$35	Storage - Add shed for maintenance & convert current maint storage room to rentable storage
Lofts at Pinehurst, The				
	Appliances	In Progress	\$50	Approved for 2020.
	HSF	In Progress	\$50	Approved as part of HSF Bulk approval program.
	QVT	Discovery	\$50	Countertop replacement.
	WD	Discovery	\$100	Not likely to be feasible given the limited room in the market.

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Magnolis Square  Amenities  Amenities  Amenities  Amenities  Patio Extension  Amonities  Patio Extension  Amonities  Patio Extension  Amonities  Patio Extension  Amonities  Patio Extension  Amonities Apartments Homes  Patio Extension  Amonities Apartments Homes  Patio Extension  Amonities Apartments Homes  Patio Extension  Amonities Apartments  Patio Extension  Romo Mider/Mara Door  Discovery  Stop  Amonities Apartments  Patio Extension  Romo Mider/Mara Door  Discovery  Stop  Amonities Apartments  Patio Extension  Romo Mider/Mara Door  Discovery  Stop  Discovery  Stop  Amonities Apartments  Patio Extension  Romo Mider/Mara Door  Discovery  Stop  Discovery  Stop  Amonities Apartments  Mara Patio Extension  Romo Mider/Mara Door  Discovery  Stop  Discovery  Stop  Amonities Apartments  Mara Pation  Amonities Apartments  Mara Amonities Apartments  Mara Amonities Apartments  Amonities A				During I d	
Maniples Square  Again Cate and Pallic Cate an	Property Name	Scope	Status	Projected Avg	Opportunity Notes/Comments
Amenities Apartments Mones  Particul Extension of Unused Space  Marifolds Apartments Mones  Apartments Mones  Apartments Mones  Marines Parce  Marines Parce  Apartments Mones  More Apartments	Magnolia Square			Premium*	
Patio Extension   Company   Support   Suppor	Wagnona Square	Amenities	Discovery	\$10	Outdoor amenity. Collaborate with design on cost
Marina Apurtment Homes Pacio Extension Not Feeable September 10 Septem					
Patio Extension   Patio Extension   Policory   Spot   Sp		Unused Space	-		Convert old leasing office to units or bike storage
Marina Cove HSF Document Signature Marina Cove HSF Document Marina Cove HSF	Marbrisa Apartments Homes	·			
Marian Cove		Patio Extension	Not Feasible	\$45	No opportunity - All podium
Mariners Place  Mapplances Applances Applances Applances Applances Applances Applances Wo Discovery Su0 Not leaving to be residuely and particular to the second power of the second power		Room Divider/Barn Door	Discovery	\$50	
Mariers Place  Appliances Appliances Patio Extension Complete S45 Include Mariers Place  Appliances Appliances Appliances Patio Extension Complete S45 Include Mariers Place Appliances App	Marina Cove				
Marginers Place   Spain   Sp			•		• • • • • • • •
Appliance   Appliance   Appliance   Secondary   Seco		HVAC	Not Feasible	\$55	Per RMP meeting
Patio Extension   Completed   September	Mariners Place	A	Diagram	ĆEO.	to shade USE
Marguis  Mar		• •	•		
Marquis    Other   Peasibility   S20   MSF hallway flooring, May need to add thresholds to doors to combat theft   Not Feasible   S45   No potential to expand pattors - already enclosed   Investigate partition in Studio   Investigate   Investigate partition in Studio   Investigate   Inves			-		·
Convert Book   Part Extension   Room Divider/Sam Door   Discovery   Store	Moravis	WD	Discovery	\$100	Not likely to be reasible given the limited room in the market.
Maje Extension Rom Divider/Barn Dov Rom Divider/Ba	iviarquis	Othor	Egacibility	\$200	HSE hallway flooring. May need to add thresholds to doors to combat theft
Masso   Mass			•		
MAGONO  Pato Extension Room Divider/Bam Door Discovery S50 Fool on with design on possibilities. Good candidate for murphy bed  MCC Marina  MD Discovery S50 Parking to be evaluated by Sarah Gallardo.  Link Turn In Progress S50 Parking to be evaluated by Sarah Gallardo.  Link Turn In Progress S50 Parking to be evaluated by Sarah Gallardo.  Light turn approved for 2020.  Median @ Midtown  Median @ Midtown  Median @ Midtown  Moon Divider/Bam Door Discovery S50  Moor Feasible Not Feasible No					
Patio Extension   Peasibility   S45   Courtyard enclosures/dividers, Enclosures on street-side units. High priority.   Peasibility   Peasibi	MB360	Noon Biviaci, Barii Booi	Discovery	750	investigate partition in studio dines
MCC Marina  WD Discovery \$100  Meadowood Apartments  Meridian @ Midtown  Room Divider/Barn Door Discovery \$50  Messa Village  Amenities Not Feasible Storage Patio Extension Not Feasible Not Patio Patio Extension Not Feasible Not Patio Patio Patio Extension Not Patio		Patio Extension	Feasibility	\$45	Courtvard enclosures/dividers: Enclosures on street-side units. High priority.
Modewood Apartments    Parking   Discovery   S50   Parking to be evaluated by Sarah Gallardo.   Light turn approved for 2020.			•		
Medidance Midtown  Room Divider/Barn Door Discovery 550 Light turn approved for 2020.  Mesa Village  Amenities Patio Extension Room Divider/Barn Door Discovery 550 Not Feasible Add BBQ Island to area behind leasing office, pool cabana. Hitting rent ceiling.  Room Divider/Barn Door Discovery 550 Add BBQ Island to area behind leasing office, pool cabana. Hitting rent ceiling.  Room Divider/Barn Door Discovery 550 All units are studios.  Not Feasible 510 CB/IC 3.13.18 - Not feasible, not enough sqft in unit  Mill Creek  Patio Extension Not Feasible 545 BMR unit risk Storage 76easiblity 535 BMR unit risk 2 abandoned mailbox areas - convert to bike storage, bike shop area, or storage lockers  Mill Creek  Patio Extension Not Feasible 545 Convert bocce ball court to dog park. Push due to newer asset, not necessary now compared to portfolio 8.22.18  Amenties Not Feasible 545 Gates on making up units on front of property Unit Expansion Discovery 550 In storage room, 3 8x10 spaces are unrented and next to 1x1 units - expand on to them  Mira Monte Apartment Homes  Amenties Not Feasible 510 Replace leasing office furniture and doors/bathroom discuss also upgrade to LTW Op S  Patio Extension Discovery 550 ApproVED. Contract requirements met 5/15.  Unit Turn Not Feasible 515 Investigated in 2018, not feasible, native earned to 1x1 units - expand on to them  Mirabella Apartment  Mirabella Apartment  Amenities Discovery 510 Not Feasible 10 Not Fe	MCC Marina			,	
Medidance Midtown  Room Divider/Barn Door Discovery 550 Light turn approved for 2020.  Mesa Village  Amenities Patio Extension Room Divider/Barn Door Discovery 550 Not Feasible Add BBQ Island to area behind leasing office, pool cabana. Hitting rent ceiling.  Room Divider/Barn Door Discovery 550 Add BBQ Island to area behind leasing office, pool cabana. Hitting rent ceiling.  Room Divider/Barn Door Discovery 550 All units are studios.  Not Feasible 510 CB/IC 3.13.18 - Not feasible, not enough sqft in unit  Mill Creek  Patio Extension Not Feasible 545 BMR unit risk Storage 76easiblity 535 BMR unit risk 2 abandoned mailbox areas - convert to bike storage, bike shop area, or storage lockers  Mill Creek  Patio Extension Not Feasible 545 Convert bocce ball court to dog park. Push due to newer asset, not necessary now compared to portfolio 8.22.18  Amenties Not Feasible 545 Gates on making up units on front of property Unit Expansion Discovery 550 In storage room, 3 8x10 spaces are unrented and next to 1x1 units - expand on to them  Mira Monte Apartment Homes  Amenties Not Feasible 510 Replace leasing office furniture and doors/bathroom discuss also upgrade to LTW Op S  Patio Extension Discovery 550 ApproVED. Contract requirements met 5/15.  Unit Turn Not Feasible 515 Investigated in 2018, not feasible, native earned to 1x1 units - expand on to them  Mirabella Apartment  Mirabella Apartment  Amenities Discovery 510 Not Feasible 10 Not Fe		WD	Discovery	\$100	
Meridian @ Midtown   Progress   State   Light turn approved for 2020.   Meridian @ Midtown   Patrio Extension   Patrio Extension   Not Feasible   State   St	Meadowood Apartments		,	·	
Mesa Village  Mesa Village  Amenities Patio Extension Not Feasible Storage Storage Not Feasible Storage Storage Storage Not Feasible Not Peasible Not P	·	Parking	Discovery	\$50	Parking to be evaluated by Sarah Gallardo.
Mesa Village  Amenities Patio Extension Rom Divider/Bar Dov Possible Standard or area behind leasing office, pool cabana. Hitting rent ceiling: Rom Divider/Bar Dov Discovery Sto All units are studios.  Not Feasible Storage Not Feasible WD Not Feasible Standard Not Feasible Standard Not Feasible Not Feasible Storage Not Feasible Storage Not Feasible Storage Not Feasible Storage Patio Extension Not Feasible Storage Feasibility Standard Not Feasible Storage Patio Extension Not Feasible Storage Patio Extension Not Feasible Storage Storage Not Feasible Storage Not Feasible Storage Not Feasible Storage Not Feasible Not Feasible Storage Not Reasible Storage Not Reasible Not Feasible Not Feasible Storage Not Reasible Storage Not Reasible Not Feasible Storage Not Reasible Not Feasible		Unit Turn	In Progress	\$125	Light turn approved for 2020.
Mesa Village  Amenities Patio Extension Not Feasible \$10 Add BBQ island to area behind leasing office, pool cabana. Hitting rent ceiling.  Room Divider/Barn Door Storage Not Feasible \$45 REMOVE  WD Not Feasible \$50 All units are studios.  WD Not Feasible \$50 CB/IC 3.13.18 - Not feasible, not enough sqft in unit  Mill Creek  Patio Extension Storage Feasibility \$35 SBMR unit risk 2 abandoned mailbox areas - convert to bike storage, bike shop area, or storage lockers  Miore Amenties Patio Extension Not Feasible \$45 SBMR unit risk 2 abandoned mailbox areas - convert to bike storage, bike shop area, or storage lockers  Miore Amenties Patio Extension Not Feasible \$45 SBMR unit risk 2 abandoned mailbox areas - convert to bike storage, bike shop area, or storage lockers  Mira Monte Apartment Homes Amenties Patio Extension Discovery \$50 In storage room, 3 8x10 spaces are unrented and next to 1x1 units - expand on to them  Mira Monte Apartment Homes Amenties Not Feasible Apartment Homes Patio Extension Complete \$45 APROVED. Contract requirements met \$515.  Unit Expansion Discovery \$50 23 storage spaces - unit expansion or amenities. IC/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 hardwalls are with bathrooms and/or bedrooms of adjacent units hardwalls are with bathrooms and/or bedrooms of adjacent units hardwalls are with bathrooms and/or bedrooms of adjacent units hardwalls are with bathrooms and/or bedrooms of adjacent units hardwalls are with bathrooms and/or bedrooms of adjacent units hardwalls are with bathrooms and/or bedrooms of adjacent units hardwalls are with bathrooms and/or bedrooms of adjacent units hardwalls are with bathrooms and/or bedrooms of adjacent units hardwalls are with bathrooms and/or bedrooms of adjacent units hardwall and the patient of the sable, market will pay for it.  Mirabella Apartments  Mirabella Apartments  Amenities Discovery \$55 Conference room and business center conversion to functiona	Meridian @ Midtown				
Amenities Amenities Patio Extension Not Feasible S10 Add BBQ island to area behind leasing office, pool cabana. Hitting rent ceiling.  Room Divider/Barn Door Storage Not Feasible VD Not Feasible Not Feasible Not Feasible VD Not Feasible VD Not Feasible No		Room Divider/Barn Door	Discovery	\$50	
Patio Extension   Not Feasible   \$45   REMOVE   Remove   Storage   Not Feasible   Storage   Feasiblity   S35   2 abandoned mailbox areas - convert to bike storage, bike shop area, or storage lockers    Mil Creek	Mesa Village				
Room Divider/Barn Door Storage Not Feasible Not Feasible Not Feasible Not Peasible Not Peasibl					
Storage WD Not Feasible Not Feasible WD Not Feasible S100 CB/IC 3.13.18 - Not feasible, not enough sqft in unit  Mill Creek  Patio Extension Storage Feasibility \$45 BMR unit risk 2 a bandoned mailbox areas - convert to bike storage, bike shop area, or storage lockers  Mio  Mio  Mine Monte Apartment Homes  Amenties Not Feasible \$10 Replace leasing office furniture and doors/bathroom Amenity Expansion or Discovery \$500 Benacing S300 Replace leasing office furniture and doors/bathroom Amenity S300 Replace leasing office furniture and doors/bathroom Amenity S40 Replace leasing S40 Replace leasing office furniture and doors/bathroom Amenity S40 Replace leasing S40 Replace leasing Office furniture and doors/bathroom Amenity S40 Replace leasing S40 Replac					
Mill Creek  Patio Extension Not Feasible \$100 Convert bocce ball court to dog park. Push due to newer asset, not necessary now compared to portfolio 8.22.18  Amenties Discovery \$10 Convert bocce ball court to dog park. Push due to newer asset, not necessary now compared to portfolio 8.22.18  Amenties Discovery \$10 Convert bocce ball court to dog park. Push due to newer asset, not necessary now compared to portfolio 8.22.18  Amenties Discovery \$50 In storage room, 3 8x10 spaces are unrented and next to 1x1 units - expand on to them  Mira Monte Apartment Homes  Amenities Not Feasible \$10 Replace leasing office furniture and doors/bathroom  HSF In Progress \$50 discuss also upgrading to LT w/ Ops  APPROVED. Contract requirements met 5/15.  Unit Expansion Discovery \$50 23 storage spaces - unit expansion or amenities. IC/CB walk 2/20. These unused spaces are all interior facing with no egress, and shared walls are with bathrooms and/or bedrooms of adiacent units  Mirabella Apartments  Amenities Discovery \$25 Conference room and business center conversion to functional WiFi room. Dog park addition. Leasing office bathroom and office upgrades. Amenity deep dive.  Unit Turn Discovery \$150 Potential KB.		· · · · · · · · · · · · · · · · · · ·	•	<b>Ş50</b>	All units are studios.
Mill Creek  Patio Extension Storage Feasibility \$35 BMR unit risk 2 abandoned mailbox areas - convert to bike storage, bike shop area, or storage lockers  Mio  Amenties Discovery \$10 Convert bocce ball court to dog park. Push due to newer asset, not necessary now compared to portfolio 8.22.18 Gates on walk-up units on front of property Unit Expansion Discovery \$500 In storage room, 3 8x10 spaces are unrented and next to 1x1 units - expand on to them  Mira Monte Apartment Homes  Amenities Not Feasible \$10 Replace leasing office furniture and doors/bathroom discuss also upgrading to LT w/ Ops Patio Extension Completed \$45 APPROVED. Contract requirements met 5/15.  Unit Expansion Discovery \$500 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  Unit Turn Not Feasible \$175 Investigated in 2018, not feasible, market does not show room; Casa Mira rents are issue WD Discovery \$100 Need to test and see if the market will pay for it.  Mirabella Apartments  Mirabella Apartments  Unit Turn Discovery \$15 Onference room and business center conversion to functional WiFi room. Dog park addition. Leasing office bathroom and office upgrades. Amenity deep dive. Unit Turn Discovery \$150 Potential KB.		_		4400	college as a control of the control
Patio Extension Storage   Storage   Feasibility   \$35   BMR unit risk   2 abandoned mailbox areas - convert to bike storage, bike shop area, or storage lockers    Mio	Maill Consile	WD	Not Feasible	\$100	CB/JC 3.13.18 - Not reasible, not enough sqrt in unit
Mio  Mio Note Feasibility Storage Stor	WIIII Creek	Datio Extension	Not Fossible	ĊΛΕ	PMP unit rick
Menties Discovery \$10 Convert bocce ball court to dog park. Push due to newer asset, not necessary now compared to portfolio 8.22.18 Patio Extension Not Feasible \$45 Gates on walk-up units on front of property In storage room, 3 8x10 spaces are unrented and next to 1x1 units - expand on to them  Mira Monte Apartment Homes  Amenities Not Feasible \$10 Replace leasing office furniture and doors/bathroom HSF In Progress \$50 discuss also upgrading to LT w/ Ops Patio Extension Completed \$45 APPROVED. Contract requirements met 5/15. Unit Expansion Discovery \$500 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 Unit Turn Not Feasible \$175 Investigated in 2018, not feasible, market does not show room; Casa Mira rents are issue WD Discovery \$100 Need to test and see if the market will pay for it.  Mirabella Apartments  Amenities Discovery \$25 Conference room and business center conversion to functional WiFi room. Dog park addition. Leasing office bathroom and office upgrades. Amenity deep dive. Unit Turn Discovery \$150 Potential KB.					
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Patio Extension Unit Expansion Discovery \$500 In storage room, 3 8x10 spaces are unrented and next to 1x1 units - expand on to them  Mira Monte Apartment Homes  Amenities Not Feasible \$10 Replace leasing office furniture and doors/bathroom HSF In Progress \$50 discuss also upgrading to LT w/ Ops Patio Extension Completed \$45 APPROVED. Contract requirements met 5/15. Unit Expansion Discovery \$500 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 Unit Turn Not Feasible \$175 Investigated in 2018, not feasible, market does not show room; Casa Mira rents are issue WD Discovery \$100 Need to test and see if the market will pay for it.  Mirabella Apartments  Amenities Discovery \$25 Conference room and business center conversion to functional WiFi room. Dog park addition. Leasing office bathroom and office upgrades. Amenity deep dive. Unit Turn Discovery \$150 Potential KB.		Amenties	Discovery	\$10	Convert bocce ball court to dog park. Push due to newer asset, not necessary now compared to portfolio 8.22.18
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Patio Extension Completed \$45 APPROVED. Contract requirements met 5/15.  Unit Expansion Discovery \$500 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  Unit Turn Not Feasible \$175 Investigated in 2018, not feasible, market does not show room; Casa Mira rents are issue  WD Discovery \$100 Need to test and see if the market will pay for it.  Mirabella Apartments  Amenities Discovery \$25 Conference room and business center conversion to functional WiFi room. Dog park addition. Leasing office bathroom and office upgrades. Amenity deep dive.  Unit Turn Discovery \$150 Potential KB.		HSF	In Progress		
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Mirabella Apartments  Amenities Discovery \$25 Conference room and business center conversion to functional WiFi room. Dog park addition. Leasing office bathroom and office upgrades. Amenity deep dive.  Unit Turn Discovery \$150 Potential KB.		Unit Turn	Not Feasible	\$175	Investigated in 2018, not feasible, market does not show room; Casa Mira rents are issue
Amenities Discovery \$25 Conference room and business center conversion to functional WiFi room. Dog park addition. Leasing office bathroom and office upgrades. Amenity deep dive.  Unit Turn Discovery \$150 Potential KB.		WD	Discovery	\$100	Need to test and see if the market will pay for it.
upgrades. Amenity deep dive.  Unit Turn Discovery \$150 Potential KB.	Mirabella Apartments				
Unit Turn Discovery \$150 Potential KB.		Amenities	Discovery	\$25	Conference room and business center conversion to functional WiFi room. Dog park addition. Leasing office bathroom and office
·					
Miracle Mile		Unit Turn	Discovery	\$150	Potential KB.
	Miracle Mile				

<sup>\*</sup>Projected Avg Premiums are subject to change based on the market, scope, and costs. Stated avg's represent historically approved premiums for respective project types. Consult Rev Gen Menu for project specific info on premiums.

Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Miracle Mile	Amenities Amenities Patio Extension Unit Turn WD	Discovery  Not Feasible  Discovery In Progress	\$10 \$45 \$125 \$100	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  Update gym - dated look. Update lobbies?  No opportunity at Marbella, Windsor Ct, Park Place or Cochran Investigate market and feasibility to perform light turns.
Mission Hills			7-22	
	Appliances Patio Extension Unit Turn	Not Feasible Discovery	\$50 \$45 \$75	HSF/Appliances - wait on AC and see how rents respond Remove from list - not feasible do to AC units being installed. 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. Also renovate the countertops as part of this renovation
Mission Peaks	Amonity	Discovery		Major Pana Patantial (Path)
	Amenity Patio Extension	Discovery Feasibility	\$45	Major Reno Potential (Both) Gathering Bids
Mission Peaks II	T delo Extension	reasionity	<b>4-3</b>	outliering bids
	Patio Extension	Feasibility	\$45	Gathering Bids
Montanosa	Amenities Amenities HSF Parking	Completed Discovery In Progress Discovery	\$10 \$10 \$50 \$50	Leasing Office, Lounge, Fitness Center; Re-Amenitization 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? HSF recommendation Need further information. Spots are in demand. 2 Golf carts currently park in spots, which is a negative \$50 premmium for 2 units.
	Patio Extension Unit Turn	Discovery Discovery	\$45 \$80	Reevaluate 2020 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
Montclaire, The				
	Amenities Other Parking Patio Extension Room Divider/Barn Door Storage Unit Turn	Discovery Feasibility Discovery Completed Discovery Completed In Progress	\$10 \$2,000 \$50 \$45 \$50 \$35 \$175	Convert business center to another amenity  2 Maintenance Shops If units cannot be added to back lot, consider carports  Collaborate with design  Budget approved  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)
Montebello				
	Amenities Amenities Appliances Patio Extension Unit Turn WD	Discovery Feasibility In Progress Completed In Progress Discovery	\$10 \$25 \$50 \$45 \$175	Fence in exisitng open green area for dog park Eliminate spa for fitness expansion All Units Contract sent out 7/18 - 65 units Unit Turns – tested in 2018, continue, watch 1 beds - 2019 - In House Add WD to appliance turn
Montejo Apartments		2.0007617		
	Amenities Appliances Unit Turn Unit Turn WD	Discovery Discovery Not Feasible	\$10 \$50 \$175 \$100	Convert grassy/playground area to outdoor bbq sitting area, would also reduce landscaping cost  Investigated in 2017, not feasible, market does not show room  Ceiling Scrape (popcorn), given high cost there is not a premium available  Very budget concsiocus property.
Monterey Villas	VVU	Not Feasible	\$100	very budget contisiocus property.
	Amenities Appliances	Discovery Discovery	\$10 \$50	BBQ Grills - could this be added to another amenity addition/upgrade?
Mosso				

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Mosso	Other	Not Feasible	\$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 also investigated? AC ports also should be considered
Maria	Room Divider/Barn Door	Not Feasible	\$50	
Muse	Amenities	Discovery	\$15	Empty 100 SF room next to leasing office/gym. Look into leasing office or fitness center remodel.
	Patio Extension	Not Feasible	\$45	No opportunity
Museum Park	Unit Turn	Discovery	\$175	Top of the market is \$600 above community. Will most likely wait for supply to stabilize.
Wuseum Park	Amenities	Discovery	\$10	Investigate cost and location
	Amenities	Not Feasible	\$10	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.
	Patio Extension	Not Feasible	\$45	Gates to enclose open front entries; Gates on walk-up units in front of property
Pacific Electric Lofts	Amenities	Eggsibility	\$25	Pool area ungrades, dome kitchen in mary level and convert har to usable kitchenette, combine not areas to one large one
	Room Divider/Barn Door Storage WD	Feasibility Discovery Discovery In Progress	\$25 \$50 \$35 \$100	Pool area upgrades, demo kitchen in mezz level and convert bar to usable kitchenette, combine pet areas to one large one. 2020 2020
Palisades, The		ŭ		
	Amenities	Not Feasible	\$10 \$200	Fitness, Pool restrooms;
Palma Sorrento	Unit Expansion	Not Feasible	\$200	WD Laundry Room Conversion - possibly unit expansion? If not, storage
	Patio Extension Unit Addition Unit Addition	Completed Discovery In Progress	\$45 \$2,000 \$2,000	In budget approval process - 37 units 8/3 Old offices above leasing office Old Sup Unit - budget approved
Park 20				
Park Catalina	Amenities Room Divider/Barn Door	Not Feasible Discovery	\$10 \$50	Reamenitization - Convert Bocce Ball court to other amenity (pergola/lounge/extended BBQ area) 2021
Park Catalilla	Amenities	Discovery	\$10	Remodel clubhouse, separate for rentable clubhouse by removing putting green and putting gathering space (popular for K-town)
	Patio Extension	Not Feasible	\$45	No opportunity
Park Highland	0.5	<b>D</b> '	405	
Park Hill Apartments	QVT	Discovery	\$35	Investigate WD appliance upgrade and living area baseboard upgrade (executed by flooring vendor?)
,, <b>,</b>	Amenities Amenities	Discovery In Progress	\$5 \$10	BBQ in open patio space Leasing Office, Lounge, Fitness Center; Re-Amenitization
	Patio Extension	Completed	\$45	In budget approval process 8/3 - 70 units
Park Viridian	A	Disease	640	Developing office having and and are a sea AMONG
	Amenities Amenities	Discovery On Hold	\$10 \$10	Remodel leasing office, business center, and conf room - need WOW factor  New furniture in leasing office. Come back in 2020
	QVT	Discovery	\$50	Upgrade countertops
	Room Divider/Barn Door	Discovery	\$50	
Park West	Unused Cases	Discovery	ćar	Paccarch PC ardinance for conversion to rentable storage
Parkside Court	Unused Space	Discovery	\$25	Research RC ordinance for conversion to rentable storage
	Appliances	Discovery	\$50	HSF & Appliance turn
	Parking	Feasibility	\$50	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
	Patio Extension	Completed	\$25	JV budget done 8/29 Cabinate are from 10% pood to replace
	Unit Turn WD	Discovery Discovery	\$50 \$100	Cabinets are from 1986, need to replace  Roll in w/ R22 conversion which requires AC removal - cost prohibitive, re-evaluate in 2019 9.30.18
Parkwood at Mill Creek		,	,	,

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Property Name	Scope	Status	Projected Avg	Opportunity Notes/Comments
			Premium*	
Parkwood at Mill Creek	Amenities	Discovery	\$10	TBD; Needs Underwriting, Leasing Office, Clubhouse upgrade and BBQ addition in pool area
Patent 523	Patio Extension	In Progress	\$45	Some opportunity
ratent 525	AC Ports	Completed	\$55	
	Amenities	Discovery	\$45	Upgrade leasing office – paint/furniture/flooring/accessories. Dog park & rooftop deck in scope for 2018 reamenitization. Full pool
	ranemaes	Discovery	<b>V-13</b>	area renovation.
	Amenities	In Progress	\$10	Fitness, Clubhouse, Yoga;
	Occupied Turn	In Progress	\$50	All units. Appliances
	QVT	Discovery	\$35	East/West Units. Window Shades
	Room Divider/Barn Door	Discovery	\$50	
Pathways Apartments				
	Amenities	Completed	\$10	Pet Spa; Convert old laundry room to pet spa
	Amenities			Unused sand volleyball court conversion to outdoor dining space (trellis, bbq, seating, firepit)
	Parking	Feasibility	\$50	Add garages/carports
	Patio Extension	Completed	\$45	10000150
Diadmont	Storage	Completed	\$35	APPROVED - contract requirements met 5/15
Piedmont	Amenities	Discovery	\$10	Several amenity opportunities in unused space - complete as one large project.
	Patio Extension	In Progress	\$45	Some opportunity
	QVT	Not Feasible	\$50	Test ceiling scrape and see if this can capture \$30 - \$40 in value
	Unit Addition	Not Feasible	\$2,000	Infill opportunity – 1BRs and Jr 1x1s
	Unit Addition		¥=,	Subterranean "storage" areas could be possible unit conversion opportunity.
Pinehurst Apartments				
	Unit Turn	Discovery	\$150	Apartment upgrades to address cabinets, ceiling scrape, closet enhancement, countertops, appliances, and flooring.
	WD	Discovery	\$100	
Pinnacle at Fullerton				
	Amenities	Feasibility	\$10	TBD; Needs Underwriting, Re-Amenitization
Di la casa a da Di	Room Divider/Barn Door	In Progress	\$50	Investigate partition in Studio units
Pinnacle at MacArthur Place	Amanitiaa	Discovery	¢10	Investigate upgrading and area potential assuring in modest
	Amenities Amenities	Discovery	\$10	Investigate upgrading pool area - potential premium in market Potential dog park or outdoor sitting area
Pinnacle at Otay Ranch	Amenices			rotential dog park of outdoor sitting area
i illiacie at Otay Raileii	Amenities	Discovery	\$30	Recommended by Ops. Remodel the clubhouse. Very large and unused. Convert to fitness center and common area
	Unit Turn	Discovery	\$175	Recomended by Ops (Tara Watson - 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 investigate
Pinnacle at Talega				
	Patio Extension	Discovery	\$45	2020
	Unit Turn	Discovery	\$75	Cabinets - ops having to replace - include appliances and HSF
Pinnacle on Lake Washington				
	Amenities	Discovery		Dog Park
	Amenities	0.11.11	A	Mark to the Carrier of the Control of the Control of the Carrier o
	Amenities	On Hold	\$10	Market position? AMG to investigate. Currently there are BBQs, but in subpar location and one got stolen. Investigate in 2020
	Doubles	Not Fossible	ć ro	Add garages (romove come carnerts
	Parking Patio Extension	Not Feasible Completed	\$50 \$45	Add garages/remove some carports APPROVED 5/22
Pinnacle Sonata	ratio Extension	Completed	<b>74</b> 5	ALLINOVED 3/22
i iiiiacie Joliaca	Patio Extension	Completed	\$45	Contract requirements met 7/20 - 143 units
	QVT	Discovery	\$50	Include WD replacement in unit turn budget for small upcharge. WDs failing
Pointe at Cupertino, The	۳۰۰	2.5557617	<del>,</del> 50	
	Amenities	Not Feasible	\$10	Outdoor gym re-purpose - any way to add enclosed gym?
	Unused Space	Discovery	\$25	Unused Space - Large lot bordering 280 on NW side of property. JU was looking into this but did not come up with reccomendations
				for how to potentially utilize space
	Unused Space	In Progress	\$25	WD room conversion. Follow up w. Brittany
Radius				

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			Dunington Aug	
Property Name	Scope	Status	Projected Avg	Opportunity Notes/Comments
Radius	Patio Extension	Feasibility	Premium* \$45	Gates on walk-up units in front of property; Units around pool with planters
Redmond Hill	r atio Extension	reasibility	<b>343</b>	dates on wark-up units in front or property, offits around poor with planters
	Amenities	Completed	\$10	Cosmetic upgrades for clubhouse, fitness equipment, upgrading bathrooms
	Amenities	Discovery	\$10	Convert building Y and area behind to pet spa/dog park - push 2021
	Parking	Discovery		Garages in high demand - to be investigated
	Patio Extension	In Progress	\$45	S/B 2019 - waiting approval from Barb
	Unit Turn	Not Feasible	\$175	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
	WD	Not Feasible	\$100	Next step: update market analysis
Reed Square		6	440	5. W. I
	Amenities	Completed	\$10	Dog Wash
Pagancy at Encina	Amenities	Discovery	\$10	Amenity - Add dog park. LH side of property there is grass patch b/w two buildings
Regency at Encino	Patio Extension	Not Feasible	\$45	No opportunity
	Unit Addition	Discovery	\$2,000	Current unit above leasing office - unpermitted possibly, need to investigate further
Regency at Mountain View			7-,	9
,	Amenities	Not Feasible	\$10	Old Tennis Court Area
	Parking	Discovery	\$50	Carports - Add carports as rentable item
	Unused Space	Discovery	\$25	Unused Space - convert laundry rooms to storagecheck RC ordinance for 2020
Regency Palm Court				
	Amenities	Discovery	\$20	Install BBQ island, seating, and lighting on podium deck - \$20 premium - check w/ Brittany - Budget for 2021
	Appliances	Discovery	\$10	Countertop microwave - \$10 - add to current turn
	Patio Extension	Feasibility	\$50	Some opportunity in courtyards - Budget for 2020
	Unit Addition WD	Discovery	\$2,000 \$100	Model Unit Conversion
Renaissance at Uptown Orange	WD	Discovery	\$100	
Renaissance at Optown Grange	Amenities	Discovery	\$10	Add a dog park
	Amenities	2.500 ve. y	\$15	Convert the Business Center / Movie theater into a more used space. Will help compete with new product in the market.
	Patio Extension	Feasibility	\$45	Some opportunity
Reveal				
	Amenities	Discovery	\$15	Expansion of the fitness center into the business center. Convert the tanning room into another usable space?
	HSF	In Progress	\$50	HSF for 2nd floor only, all other floors have HSF
	Unit Turn	On Hold	\$175	Push to 2020, currently positioned at the top of the market
Riley Square	A!#!	F :	640	Desirit 2024
	Amenities Patio Extension	Feasibility	\$10 \$45	Revisit 2021  ADDROVED 17 Patie   Storage 10 Storage only Contract reg mot 5/17
Sage at Cupertino	Patio Extension	Completed	<b>343</b>	APPROVED - 17 Patio + Storage; 19 Storage only. Contract req met 5/17.
- and at capertino	Amenities	Not Feasible	\$10	Amenities not feasible due to SJRO
	Patio Extension	Not Feasible	\$45	Amenities not feasible due to SJRO
	Unit Addition	Discovery	\$2,000	WD room & storage space conversion - part of the ART
	WD	Feasibility	\$100	Only 17 studios - part of ART
Salmon Run @ Perry Creek				
	Amenities	Feasibility	\$5	Pool deck extension and BBQ in pool area
	Patio Extension	Completed	\$45	Contract requirements met 8/1 - 37 units
Sammamish View		5.		F1
	Amenities Patio Extension	Discovery	¢4E	Fitness center, lounge, computer room, BBQ area
	Unit Expansion	Completed Discovery	\$45 \$50	Contract requirements met 7/19 - 33 units 2x2 to 3x2 conversion by closing off Den (currently has window, but is partially subterranean and some mold issues)
San Marcos	OTHE EXPANSION	Discovery	,30	2AZ to 3AZ convension by closing on Den (currently has willdow, but is partially subterfalled and some mold issues)
	Amenities	Discovery		Seperate clubhouse and make available to rent
	Patio Extension	In Progress	\$45	2 additional units
Santa Palmia		.,		
	Amenities	In Progress	\$10	Ciro's Space. Lounge, Virtual Sports, Bowling Alley; Lounge, Virtual Sports, Bowling Alley

<sup>\*</sup>Projected Avg Premiums are subject to change based on the market, scope, and costs. Stated avg's represent historically approved premiums for respective project types. Consult Rev Gen Menu for project specific info on premiums.

			Projected Avg	
Property Name	Scope	Status	Premium*	Opportunity Notes/Comments
Santa Palmia	Unit Addition	In Progress	\$2,000	Guest Suite - budget approved
Santee Court				
	Amenities  Room Divider/Barn Door	Discovery  Discovery	\$15 \$50	Convert golf area to another amenity- could expand seating to this space. Add soundproofint to basketball courts? Investigate turnover, leasing, and rents. Is there significant filming space in this area? Potential for dog park addition on both roofs. Repainting beams may be added to a RevGen project. Question is how many units this affects.
Chadau Baint	WD	Discovery	\$100	
Shadow Point	Amenities	Discovery	\$5	Need to upgrade/combine maintenaince office/managerial office. Currenlty not very functional.
	Amenities	Discovery	\$50	See if there is an opportunity
	Parking	Not Feasible	\$50 \$50	Includes contruction, permits, electrical, REMOVE, Over \$9500 per unit
	Parking	Not i casible	<b>430</b>	Not feasible, Not enough turning radius for emergency vehicles
	Unit Turn	Discovery	\$175	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
	WD	Not Feasible	\$100	Check w/ Ruben to confirm NO WD
Shadowbrook				
	Amenities	Completed	\$10	Leasing Office, Lounge, Fitness Center; Theater room conversion, fitness center and leasing office
	Amenities	Discovery	\$10 \$45	Add furniture and BBQ to pool deck area
Skyline	Patio Extension	Not Feasible	\$45	5/24/18 - Cutting project per Eric H. Too much red tape with city and low return.
Skylline	Amenities	Feasibility	\$185	Remodel
	Unit Addition	In Progress	\$2,000	Split top floor penthouse unit into originally approved 2 units
	Unit Turn	Feasibility	\$250	Testing LT due to increasing TO costs
Slater 116				
	AC Ports	Completed	\$35	
	Patio Extension	Not Feasible	\$45	No patio opportunity, but take one unused storage area and convert to wifi/business center. Add to 2019
	Storage	Discovery	\$35	Cage storage above parking - RPM does not think there is any demand. Project on hold
Solstice	Unit Addition	Discovery	\$2,000	Convert storage area into two units
Joistice	Other	On Hold	\$20	Furniture Program; Furniture for Corporate Traveler - SOLT put on hold for further investigation
	Parking	Discovery	¥-5	Extra resident parking. Follow up with Sarah on possibilties
	Patio Extension	In Progress	\$45	Add gates to street facing units
Station Park Green				
	Room Divider/Barn Door	Discovery	\$50	
Stevenson Place	B. 12 . E	No. 1 East 21 L	A ==	
	Patio Extension	Not Feasible	\$45	Issue with unkempt patios
	Storage Unused Space	Not Feasible Discovery	\$35 \$25	5/15/18: Storage request is for the stafff and NOT rev gen. WD room conversion. Discover and investigate 8.22.18
Stonehedge Village	Onuseu space	Discovery	<b>723</b>	WD FOOTH CONVENTION. DISCOVER BITCH INVESTIGATE 0.22.10
	Amenities	Discovery	\$20	Leasing office/clubhouse, fitness center, golf simulator?
	Parking	On Hold	\$50	Add carports or garages - need CMS to investigate
	Patio Extension	Completed	\$45	In budget approval process 8/2 - 32 units
	Storage	Discovery	\$35	Build new maintenance shed, frees up current storage shed (5 spaces) that can be rented out at \$50 - \$75/mo
Summerhill Park	Double -	Discours		Add additional cornerts fallow up with Careb
Summit Park Village Apartments	Parking	Discovery		Add additional carportsfollow up with Sarah
Summit Park Vinage Apartments	Amenities	Discovery	\$15	Replace the treadmills, AC, and televisions
	HSF	In Progress	\$50	1st floor units only - potentially \$125-\$175 premium
	Parking	In Progress	\$50	Finally approved by the city. Scope changed from 50 to 52 carports.
	WD	On Hold	\$100	Check w/ Ruben to confirm NO WD
Taylor 28				
	AC Ports	In Progress	\$55	
	Patio Extension	Completed	\$45 \$50	Contract sent out 7/26 - 17 units
	Room Divider/Barn Door	Feasibility	\$50	

<sup>\*</sup>Projected Avg Premiums are subject to change based on the market, scope, and costs. Stated avg's represent historically approved premiums for respective project types. Consult Rev Gen Menu for project specific info on premiums.

Taylor 28 Storage Stor	Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Anematise	Taylor 28	_	Not Feasible		Lots of theft from storage units. Offer lockers for higher security. Frame in room in P2 for storage. Actual storage units, about 75%
Patio Extension   Patio   Patio   Patio   Patio   Patio   Patio   Patio   Patio   Pation	The Audrey at Belltown				
Room Divider/Bam Down   Paul Billing   Spin   Under Investigation for major renovation scope   American   Spin		Amenities	Feasibility	\$10	TBD; Under ART Scope
The Cairne    Manufle   Ma		Patio Extension	Not Feasible	\$45	Create common area courtyard - add BBQ's/upgrade. Provided numbers to JC for ART
The Calms  Annenties Form Divider/Bam Door Passibility 550  The Carry Remains Parametries Form Divider/Bam Door Passibility 550  The Carry Remains Parametries Par		Room Divider/Barn Door	Feasibility	\$50	Under investigation for major renovation scope
The Carlys  Amenities Appliance   Seablity		Storage	Discovery	\$5	Currently in major renovation scope - parcel/mail room expansion/upgrade
Menenties of hold of Same Noted Pass 10 personal process		Unit Turns	Feasibility		Currently in major renovation scope
The Carlyle  Roam Divide/Plann Door  Roam Divide/Plann	The Cairns				
Applaince   Solvery   Sol					Possible rooftop renovation with speakers/string lighting/furniture - waiting for stabilization
Appliance on Dirt December 1975 Follow up with Billy on current DUT for 2020  The Commons  The Commons  AC Discovery 550 Pollow up with Billy on current DUT for 2020  The Commons  AC Obscovery 550 Pollow up with Billy on current DUT for 2020  The Commons Storage on Discovery 550 Pollow up with Billy on current DUT for 2020  An Only Taynanion Storage on Discovery 517 Storage and pet span of Discovery 518 Storage	The Carlyle				
The Commons  AC Discovery \$50 HVAC - Upgrade Appliance  Room Divider/Pam Dor Storage Discovery \$50 HVAC - Upgrade Appliance  Room Divider/Pam Dor Storage Discovery \$50 Collecting Data - maintenance shed, remove maint storage room, convert to rentable storage, WD rooms to storage and pet spa  Unit Expansion Not Feablite \$200 Old WH rooms - add to adjacent units - next step - get bid  Unit Tum Discovery \$150 Studio Units  WD Discovery \$150 Studio Units  Room Divider/Bam Dor Peablitly \$50 Sudio Units  Room Divider/Bam Dor Peablitly \$50 Sudio Units  The Elliot at Mukilteo  Amenities Discovery \$10 Renovate fitness center including 24-hour access Fob system requested.  Amenities Discovery \$15 Renovate fitness center including 24-hour access Fob system requested.  Amenities Discovery \$15 Renovate fitness center including 24-hour access Fob system requested.  Amenities Discovery \$15 Renovate fitness center including 24-hour access Fob system requested.  Amenities Discovery \$15 Renovate fitness center including 24-hour access Fob system requested.  Amenities Discovery \$15 Renovate fitness center including 24-hour access Fob system requested.  Amenities Discovery \$15 Renovate fitness center including 24-hour access Fob system requested.  Amenities Discovery \$15 Renovate fitness center including 24-hour access Fob system requested.  Amenities Discovery \$15 Renovate fitness center including 24-hour access Fob system requested.  Amenities Discovery \$15 Renovate fitness center including 24-hour access Fob system requested.  Amenities Discovery \$15 Renovate fitness center including 24-hour access Fob system requested.  Amenities Discovery \$15 Renovate fitness center including 24-hour access Fob system requested.  Amenities Discovery \$15 Renovate fitness center including 24-hour access Fob system requested.  Amenities Discovery \$15 Renovate fitness center including 24-hour access Fob system requested.  Amenities Discovery \$15 Renovate fitness center including 24-hour access Fob system requested.  Amenities Discovery \$15 Renova		Amenities	Not Feasible	\$10	Amenity - Add gas BBQ + convert unused leasing office bathroom to dog wash
The Commons  AC Nombivider/Barn Door Storage 2		Appliances	Discovery	\$50	
AC DISCOVERY SD HVAC - Upgrade Appliance Room Divide/Pann Dor Storage DISCOVERY SD SO Collecting Data - maintenance shed, remove maint storage room, convert to rentable storage, WD rooms to storage and pet spa DisCovery SD Storage Old WH rooms and to adjacent units - next step - get bid Unit To DisCovery SD Storage Studio Units Studio Units Studio Units Sudio Units Sudio Units Studio Units Sudio Uni		Unit Turn	Discovery	\$175	Follow up with Billy on current DUT for 2020
Room Divider/Barn Door   Discovery   \$50   Storage   Discovery   \$50   Collecting Data - maintenance shed, remove maint storage room, convert to rentable storage, WD rooms to storage and pet spa   Discovery   \$10   Discovery   \$10   Studio Units   Discovery   \$10   Discovery   \$1	The Commons				
Unit Expansion   No Feasible   Soo   Old With rooms - add to adjacent units - next step - get bid   Unit Tun   Discovery   \$100   Studio Units   Studio Un		AC	Discovery	\$50	HVAC - Upgrade Appliance
Unit Turn Discovery S175 Studio Units The Dylan  Amenities Room Divider/Barn Door Feasibility Storey S175 Studio Units Amenities Room Divider/Barn Door Room Divider/Barn Door Feasibility S50 2021 Add fire pit and/or cabanas to the rooftop deck. Will need to check with the city what we are allowed to have here. Pet wash station - outdoors. Look into replacing gym flooring with soundproof rubber matting? The Elliot at Mukiteo Amenities Room Divider/Barn Door Storey S175 Oun th Turn Storey S175 Oun th Turn Storey S175 Finish unit turns of classics and address recently dropped rent regulated units Unused Space Unused Space Discovery S175 Storage The Grand Amenities Appliances In Progress Appliance Appliance Appliance Appliance Appliance Biscovery S175 Needs to investigate lication and cost WWO appliance Appliance Appliance Appliance Biscovery S175 Needs to investigate life we can remove from inside (and not scaffold). Concern for asthetics (floor to ceiling windows) WWO appliance Appliance Appliance Appliance Biscovery S175 Needs to investigate life we can remove from inside (and not scaffold). Concern for asthetics (floor to ceiling windows) WWO appliance Appliance Appliance Appliance Appliance Appliance Appliance Biscovery S175 Needs to investigate life we can remove from inside (and not scaffold). Concern for asthetics (floor to ceiling windows) WWO appliance A		Room Divider/Barn Door	Discovery		
The Pylan  Amenities Room Divider/Barn Door Patio Extension Discovery The Fairways at Westridge Patio Extension Appliances Appliance		Storage	Discovery	\$35	Collecting Data - maintenance shed, remove maint storage room, convert to rentable storage, WD rooms to storage and pet spa
Mo Discovery \$10 studio Units  Amenities Amenities Amenities Pet wash station - outdoors. Look into replacing gym flooring with soundproof rubber matting?  Amenities Amenities Patio Extension Completed \$45 AppROVED 6/5  Storage Discovery \$15 Unit Tum Discovery \$25 Pinish unit tums of classics and address recently dropped rent regulated units  Unused Space Unused Space Discovery \$25 Pinish unit tums of classics and address recently dropped rent regulated units  Unused Space Discovery \$25 Pinish unit tums of classics and address recently dropped rent regulated units  Unused Space Discovery \$25 Pinish unit tums of classics and address recently dropped rent regulated units  Unused Space Unused Space Discovery \$25 Pinish unit tums of classics and address recently dropped rent regulated units  Unused Space Discovery \$25 Pinish unit tums of classics and address recently dropped rent regulated units  Unused Space Discovery \$25 Pinish unit tums of classics and address recently dropped rent regulated units  Unused Space Discovery \$25 Pinish unit tums of classics and address recently dropped rent regulated units  Unused Space Discovery \$25 Pinish unit tums of classics and address recently dropped rent regulated units  What Complete Pation Discovery \$25 Pinish unit tums of classics and address recently dropped rent regulated units  What Complete Pation Discovery \$25 Pinish unit tums of classics and address recently dropped rent regulated units  What Complete Pation Discovery \$25 Pinish unit tums of classics and address recently dropped rent regulated units  What Complete Pation Discovery \$25 Pinish unit tums of classics and address recently dropped rent regulated units  What Complete Pation Discovery \$25 Pinish unit tums of classics and address recently dropped rent regulated units  What Complete Pation Discovery \$25 Pinish unit tums of classics and address recently dropped rent regulated units  What Complete Pation Discovery Pation Discovery Pation Discovery Pation Discovery Pation Discovery Pation Discovery Pation Discov		Unit Expansion	Not Feasible	\$200	Old WH rooms - add to adjacent units - next step - get bid
The Dylan  Amenities Amenities Amenities (Discovery Sto Amenities (Room Divider/Barn Door Reasibility Storage Pation Extension Discovery Storage Pation Extension Pation Extensi		Unit Turn	Discovery	\$175	Studio Units
Amenities Now Peasibility S50 Add fire pit and/or cabanas to the rooftop deck. Will need to check with the city what we are allowed to have here. Pet wash station - outdoors. Look into replacing gym flooring with soundproof rubber matting?  **Room Divider/Barm Door**  **Patio Extension**  **Patio Extension**  **Discovery**  **Discover		WD	•	\$100	Studio Units
Pet wash station - outdoors. Look into replacing gym flooring with soundproof rubber matting?   Page   Pet wash station - outdoors. Look into replacing gym flooring with soundproof rubber matting?   Page	The Dylan				
Room Divider/Barn Door   Feasibility   \$50   2021   Store   The Elliot at Mukilteo   Amenities   Discovery   \$10   Renovate fitness center including 24-hour access Fob system requested.   APPROVED 6/5   Storage   Discovery   \$15   Storage   Discovery   \$15   Storage   Discovery   \$15   Finish unit turns of classics and address recently dropped rent regulated units   Unist Turn   Discovery   \$25   Vacant sauna, storage by fitness, underbuilding spaces (10K SF)		Amenities	Discovery	\$10	Add fire pit and/or cabanas to the rooftop deck. Will need to check with the city what we are allowed to have here.
The Elliot at Mukilteo  Amenities Discovery \$10		Amenities			Pet wash station - outdoors. Look into replacing gym flooring with soundproof rubber matting?
Amenities Discovery \$10 Renovate fitness center including 24-hour access Fob system requested.  APPROVED 6/5  APPROVED 6/5  APPROVED 6/5  APPROVED 6/5  APPROVED 6/5  APPROVED 6/5  Init untrun Discovery \$15 Finish unit turns of classics and address recently dropped rent regulated units  Unused Space Discovery \$25 Vacant sauna, storage by fitness, underbuilding spaces (10K SF)  The Fairways at Westridge  The Grand  Amenities Discovery \$25 Investigate location and cost Appliances In Progress \$50 WD appliance Appliances In Progress \$50 WD appliance Appliance In Progress \$50 Window Blinds - all South & West facing units have potential for this upgrade. AMG investigate custom roller shades Parking Discovery \$20 Window Blinds - all South & West facing units have potential for this upgrade. AMG investigate custom roller shades pace 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 cibes and becole do not want to bark in these soaces  The Havens  Amenities Discovery \$20 Window Blinds - all South & West facing units to pure ments). 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 cibes and becole do not want to bark in these soaces  The Havens  Amenities Discovery \$20 Window Blinds - all South & West facing units to pure pace on the progress of \$150 if removed. Right now 2nd level of stacker is inoperable b/c of location of cibes and becole do not want to bark in these soaces  The Havens  Amenities Discovery \$20 Window Blinds - all South & West facing units the goalbel and parking lites (if feasible under parking lites (if		Room Divider/Barn Door	Feasibility	\$50	2021
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Parking Discovery \$50 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  Room Divider/Barn Door Storage Feasibility \$35 Storage - add more bike lockers (roughly 10 more).\$ premium to be determined by Ops  The Havens  Amenities Discovery \$20 Upgrade fitness center Amenities In Progress \$20 Re-purpose some BBQ's to enhance area - outdoor lounge, soft seating, etc. Amenities Not Feasible \$10 Convert business center to yoga room Amenities Install LED Lighting  Patio Extension Feasibility \$45 Phase 1 complete. Need to budget P2 for 2020  QVT Not Feasible \$10 Add 3-way track mirror closet. Not enough room in the market					
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QVT Not Feasible \$10 Add 3-way track mirror closet. Not enough room in the market			Farathille.	Ć A E	
			-		
QVI Scrap Ceiling. Not enough room in the market			Not Feasible		, ·
		QVI		\$90	Scrap Ceiling. Not enough room in the market

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Property Name	Scope	Status	Projected Avg	Opportunity Notes/Comments
The Havens	Unit Turn	Not Feasible	Premium* \$150	Kitchen/Bath. Not enough room in the market
The Havene	WD	Not Feasible	\$100	Marien, Salim For Enough Foom in the Harrier
The Highlands at Wynhaven				
	Amenities	Discovery	\$10	Expand fitness center into movie room (possible pet spa?)
	Appliances	Discovery	\$50	WD appliance (add to appliance turns?)
The Huntington			4	
	Amenities HSF	Completed	\$10 \$50	Add dog park (2), map given w/ recommendation between buildings O & Q and S & T
	Room Divider/Barn Door	In Progress Discovery	\$50 \$50	HSF on 1st floor units, included int he HSF program
	WD	Not Feasible	\$100	Budget creation in progress
The Huxley			¥-55	Dauget of cattern in progress
	Amenities	Discovery	\$15	Add bike racks - premium? New sun deck furniture and poolside cabana remodel. 20% BMR
	Room Divider/Barn Door	Feasibility	\$50	2021
The Landing at Jack London Square			_	
	Amenities	Feasibility	\$10	Amenity - create door/enclosure for clubhouse that allows to be rented out. 50/50 market position & RG
	Other	Feasibility	\$50 \$45	Ops requesting common area fobs, instead make priority for SmartRent conversion
The Palms at Laguna Niguel	Patio Extension	Not Feasible	\$45	No patio opportunity - podium
The Fullis at Eaguna Higael	Patio Extension	Not Feasible	\$45	Contract requirements met for one mock-up unit 7/26 - 26 units total. City is asking for too much, which is making it too exepnsive
			*	6 · · · · · · · · · · · · · · · · · · ·
The Stuart at Sierra Madre Villa				
	Amenities	Discovery	\$10	Leasing office remodel. New furniture is needed.
	Appliances	Discovery	\$15	Units need upgraded WD appliances
The Trails of Redmond		D	440	C
	Amenities Amenities	Discovery	\$10	Convert unused business center to rentable conference room or lounge; rent for \$50 for 2 hrs  Pickle Ball amenity test
	Patio Extension	Completed	\$45	Fiche ball afficility test
	Unit Turn	Not Feasible	\$175	Investigated in 2017, not feasible, market does not show room
The Woods				
	Amenities	Discovery	\$10	Outdoor pet grooming. Investigate pet population 2021
	HSF	Discovery	\$50	1st floor units
	Parking	Discovery	\$50	Carports - Add carports
	Room Divider/Barn Door	Discovery	\$50	2021  NAR ADDROVED, compate Contract with ALIM until 2010. All working with Logal and Bradurament to try and break loace.
Tierra Vista	Storage	Completed	\$35	JV, APPROVED - compete, Contract with AUM until 2019 - Ali working with Legal and Produrement to try and break lease
nena vista	Amenities	Discovery	\$20	Update leasing office/partition kitchen from leasing office (update flooring in leasing office, kitchen, and bathrooms). Update
		,		fitness center (\$45k in CMS budget for 2020).
	Unit Turn	Discovery	\$100	oApartment upgrades to address appliances, cabinets, countertops, and flooring. May try a light turn to push \$100 or so.
Tiffany Court			4	
	Amenities	Discovery	\$25	Bike storage, rentable storage, add patio lights by pool. leasing office remodel (\$10/u), potential to add the bathroom off pool area
	Unit Turn	Discovery	\$175	if returns pencil.  Apartment upgrades including new cabinets, new countertops, ceiling scrape, and HSF in ground floor units. Likely to be KB. Will
	Oint Tuili	Discovery	71/3	need \$50-75 more for FUT. Potential for occupied turn test.
	WD	Discovery	\$100	Future optionality to convert Laundry room to unit or amenity after WD complete. Include leasing office and other amenity
		<i>.</i>	·	upgrades
Trabuco Villas				
	Amenities	Discovery	\$15	Remove bball court and build gym/clubhouse or a dog park/bbq area - need to investigate w/ City and engineer. Limited room to
	1	I. D.		push rents
	HSF Datio Extension	In Progress	¢4E	Included in the HSF program
	Patio Extension Unit Turn	Not Feasible Discovery	\$45 \$50	No opportunity. Already have backyards.  Look into upgrading counters (quartz)
	Unit Turn	Not Feasible	\$175	Investigated in 2018, not feasible, market does not show room (\$125 - \$150 only)
	WD	Not Feasible	\$100	Check w/ Ruben to confirm NO WD
				•

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Valley Park Apartments			remidii	
, ·	Amenities	Discovery	\$10	Leasing office is a funky layout. Opportunity to remodel.
	Amenities			Unused old clubhouse to fitness center
	Amenities	Not Feasible	\$10	Dog Park
	Amenities			Bike racks
	HSF	In Progress		Part of HSF Program
	HVAC	Feasibility	\$55	Budget approval in progress
	Parking	Discovery	\$45	Potential parking opportunity
	Patio Extension	Discovery	\$45	On the backburner for 8 top floor gates 7/27
	QVT	Not Feasible	¥	3 way track mirror
	Unit Turn	Discovery	\$150	Potential cost saving opportunity
	WD	Discovery	\$100	· standards and opportunity
Verandas	.,,,	Discovery	Ų100	
	Amenities	Discovery	\$5	Add dog park. Find location
	Appliances	Feasibility	\$50	Currently black appliances in renos
	Room Divider/Barn Door	Discovery	\$50	2021
	Unit Turn	Discovery	\$175	Address 2008 KB BRE unit turns
Vesta		,		
	Unit Turn	Discovery	\$175	Investigated in 2018, not feasible, market does not show room
Via				
	Amenities	Not Feasible	\$10	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.
	Patio Extension	Not Feasible	\$45	Very little opportunity - pool courtyard only, not much room
	Unit Turn	Not Feasible	\$175	Unit Turn - LT to address deferred bathroom countertops? Apparently white stone is staining? Need to investigate more
Villa Angelina Apartments				
	Parking	Discovery	\$50	
	WD	On Hold	\$100	Not feasible at the moment.
Villa Siena				
	Amenities	Discovery	\$20	Dog Park
	Amenities	Not Feasible		Renovate the leasing office and clubhouse
	Patio Extension	Discovery	\$45	
	Unit Turn	Not Feasible		Ceiling scrape and closet organizers, not much room in the market to get the premiums needed to cover the costs of these
				renovations
	WD	Not Feasible	\$100	Cost prohibitive - \$14K/unit all-in, slab leaks, 2 of 6 boilers replaced through CMS - likely require re-pipe
Village at Toluca Lake, The				
	Amenities	Discovery	\$25	Leasing office move to ground floor. Lobby remodel. Fitness center renovation.
	Unit Addition	Discovery	\$2,000	Convert leasing office to rentable 1x1 after leasing office move.
	Unit Turn	Discovery	\$250	FUT approved for 2020. Major reno to be approved in 2020.
	WD	Discovery	\$100	
Village Green				
	Parking	Discovery	\$50	Remove finger islands and landscaping to add parking - \$50/space
	Patio Extension	Completed	\$45	
	Unit Addition	Not Feasible	\$2,000	remove pool, build leasing office & fitness, take back unit - feasibility in serious question
	WD	On Hold	\$100	Check w/ Ruben to confirm NO WD. Not right now.
Vista Belvedere				
	Patio Extension	Not Feasible	\$45	Per RPM meeting
	Unit Turn	Discovery	\$175	Revisit 10+ yr old turns
	Unused Space	Discovery		Repurpose WD rooms
Vox				
	AC Ports	In Progress	\$55	
	Amenities	On Hold	\$10	Upgrade resident lounge space – adjacent to rooftop deck.
	Storage	Discovery	\$35	Cage storage above parking. 12/14/18: Already have storage, no more needed. Re-Eval in 2020
Walnut Heights			<b>A</b>	
	Amenities	Discovery	\$10	Remove fountain and replace with outdoor seating

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Property Name	Scope	Status	Projected Avg	Opportunity Notes/Comments
			Premium*	
Walnut Heights	Appliances	Discovery	\$50	Very much needed
	Parking Patio Extension	Discovery	\$50 \$45	Need for parking, but not sure where to put it, will need to investigate
	Unit Turn	Not Feasible Discovery	\$45 \$80	No opportunity. Already have backyards.  Cabinets and countertops are failing - more spend and maintenance time
Wandering Creek Apartments	Offic Furth	Discovery	<b>300</b>	Cabinets and Countertups are failing - more spend and maintenance time
wantering creek Apartments	Amenities	Discovery	\$20	Dog park, leasing office, spa repurposing
	HSF	In Progress	\$50	Include appliances
	Patio Extension	Completed	\$45	Contract requirements met 8/2 - 39 units
Waterford Place, The			, -	
	Patio Extension	Completed	\$45	Follow up with Design
Wharfside Pointe				
	Amenities	Discovery	\$10	Add dog wash
	HVAC	In Progress	\$55	Add in conjunction w/ window replacement project
Willow Lake				
	Amenities	Discovery	\$10	Converting existing spa to pet area (dog park)
	Other	Discovery	\$20	Other - Window replacement to reduce negative amenity (select units)
	Patio Extension	In Progress	\$45	No Potential to add balconies/patios over garages. Could extend patios along the main road in front
Wilshire La Brea	•	5.	440	
	Amenities Amenities	Discovery	\$10	Add bike storage. Enhance pool area through additional furniture and heater units.
		Not Foosible	\$45	Update sky lounge - unique party space
	Patio Extension QVT	Not Feasible Discovery	\$45 \$50	No opportunity  Need to get pricing for islands
	Room Divider/Barn Door	Discovery	\$50 \$50	Need to get pitchig for islands
Wilshire Promenade	Room Divider/Barn Door	Discovery	<b>430</b>	
	Amenities	Feasibility	\$20	TBD; Needs Underwriting, Re-Amenitization
	Unit Turn	Feasibility	\$150	Full KB Renovation
	Unused Space	Not Feasible	\$25	Basement space turned over to Mike I. for commercial storage rental possibility. No Storage necessary - plenty of availability. HUGE
				space - Wilshire Court 47x21 ft. + 2 rooms underground. Old speakeasy / haunted according to residents / previous sexual assault.
				In Garage - VERY DARK. 3.12.18 - passed off to Mike I's team for potential commercial use/storage
	WD	Feasibility	\$90	Budget being prepared
Windsor Court			A	
	Patio Extension	Discovery	\$45	Quick underwrite for 2020. Bid receivedvery high
	Unit Addition	In Progress	\$2,000	Model Unit Conversion
	Unit Turn WD	Discovery	\$100 \$100	Upgrade current LT to KB.
Windsor Ridge	WD	Discovery	\$100	
willusor niuge	Unit Turn	Not Feasible	\$175	Not feasible per RPM meeting
Woodland Commons	Jiiit ruin	. Tot i casible	Ψ273	necrossissis per in in meeting
	Amenities	Discovery	\$25	Laundry room possible repurpose
	Patio Extension	Discovery	\$45	THE PARTY OF THE PARTY
	Room Divider/Barn Door	Not Feasible	\$50	
Woodside Village Apartments				
	Amenities	Discovery	\$5	BBQ upgrades.
	Appliances	Not Feasible	\$50	Included as part of the unit turn.
	Other	Discovery		Negative amenity premium due to noise/street reduction. Can we replace the windows with double pane glass to remove the
				negative premium?
	Unit Turn	In Progress	\$175	Light turn approved for 2020.
	Unused Space	Discovery	\$15	Old WD room - repurpose for unit expansion or amenity (dog wash, expand fitness). Discover and investigate

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