

Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
1000 Kiely	Amenities	Discovery	\$10	Reamenitization - Convert Bocce Ball court to other amenity (pergola/lounge/extended BBQ area). Capital destruction concerns 8.22.18 WD room conversion. Investigate pet spa or turn it over to Ops 8.22.18
	Unused Space	In Progress	\$25	
101 San Fernando	Amenities	Discovery	\$10	Remove and repurpose spa Test HSF in townhomes Follow up with Design
	HSF	Discovery	\$100	
	Room Divider/Barn Door	On Hold	\$50	
416 on Broadway	Amenities	Discovery	\$15	Leasing office and fitness center upgrades. Ops: very dated leasing office, old furniture. Appliances - 98 units w/out full size WD, 55 units w/out stainless 89 units w/out HSF
	Appliances	Discovery	\$50	
	HSF	Discovery	\$50	
5600 Wilshire	Amenities	Discovery	\$5	Remodel leasing office
	Room Divider/Barn Door	Discovery	\$50	
8th & Republican	AC Ports	Completed	\$35	Repurpose storage room w/ additional amenity - push to 2021 Look into completing remainder of units for 2020 - Zac to uw Expand 753 SF 1x1 to 928 SF 1x1 by adding adjacent unused storage room
	Amenities	Discovery	\$10	
	Patio Extension	Feasibility	\$45	
	Unit Expansion	Discovery	\$200	
Agora at South Main	Patio Extension	Not Feasible	\$45	No patio opportunity - all retail below
Alessio	Amenities	Discovery	\$5	Add 2 BBQ's In bidding process. \$50-75. 35% of property (220 units) already have illegal WD. Remaining 400 remaining without WD
	Patio Extension	Not Feasible	\$50	
	WD	Discovery	\$100	
Allegro	Amenities	Discovery	\$75	Convert putting green to backyards Add cabinetry to prosecco floorplan. \$25/u
	Patio Extension	Discovery	\$50	
	QVT	Discovery	\$25	
Allure at Scripps Ranch	Amenities	Discovery	\$10	Renovate the business center. Potential issue with HOA Part of HSF Program Request to add 4 parking spaces. Complications with HOA. Parking space – room in between garages to add 6 – 8 units. Costly due to tree, grass removal - can't do garages, rent premium at \$40 is not enough on \$8760/space Current countertops are tile, need to be replaced.
	HSF	In Progress	\$50	
	Parking	Not Feasible	\$50	
	Unit Turn	Discovery	\$175	
Alpine Village	Amenities	Not Feasible	\$15	Remodel upper pool area, club house, fitness center. Market cannot support. Operations has been replacing cabinets, literally falling from the walls. Unit turns – DUT (\$75 - \$85?) Jenifer to send pictures of deferred condition, include appliances Ceiling scrape, counters. Market cannot support
	Unit Turn	Discovery	\$65	
	Unit Turn	Not Feasible	\$175	
Anavia	Patio Extension	Not Feasible	\$45	No potential to expand patios
Annaliese	Amenities	Feasibility	\$5	Potential to upgrade rooftop space AC Port installation Cage storage above parking. 12/14/18: Parking is not assigned, prob not doable. Re-Eval in 2020
	HVAC	Feasibility	\$55	
	Storage	Discovery	\$35	
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 Next step - budget approval in progress. Another unit expansion/addition opportunity on 7th floor, need to investigate.
	Unit Addition	Feasibility	\$2,000	
Aqua at Marina Del Rey	Amenities	Discovery	\$5	Add amenity to the Fiji construction office. No opportunity
	Patio Extension	Not Feasible	\$45	

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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	Add tile backsplash
	Unit Turn	In Progress	\$175	Budget approved for 2020.
	WD	Discovery	\$100	
Ascent				
	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.
	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 allow to push rents at both sites.
	Storage	Not Feasible	\$35	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.
	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	
	Unit Addition	Feasibility	\$2,000	Essex U Conversion. LY investigating
	Unit Turn	Feasibility	\$175	Unit turn in progress. Rest of the property may be approved as part of a major reno.
	WD	Discovery	\$100	May be part of the major renovation
Axis 2300				
	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				
	Amenities	Discovery	\$20	Dog park and playground in one project
	WD	Discovery	\$100	2 bedrooms only
Bel Air Fairway Apartment Homes				
	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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Belcarra				
	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				
	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	Washer drier potential to be explored
	Room Divider/Barn Door	On Hold	\$50	
	Unit Addition	In Progress	\$2,000	Retail unit in garage
Bellerive				
	Other	Discovery	\$20	Tankless WH replacement
	Patio Extension	Not Feasible	\$45	No opportunity
Belmont Lucas 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				
	Appliances	Discovery	\$50	Next step: budget approval creation (WD appliance)
	Room Divider/Barn Door	Discovery	\$50	
	Storage	Discovery	\$35	
	WD	On Hold	\$100	Split Unit - Rough Addition - wait until split unit project is complete
Bernard				
	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				
	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
	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	\$50	OAT candidate - appliances + flooring
	Parking	Feasibility	\$50	Add carports. Currently charging \$35/unit

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Bothell Ridge	Patio Extension	Completed	\$45	JV - did not do a budget here, will try to squeeze in. If not, Q1 2019, In bidding process
	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
	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) 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 Procurement 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				
	Amenities	Discovery	\$10	Dog park addition. For 2021
Bridle Trails Apartments				
	Amenities	Discovery	\$10	Reduce 1 bathroom at fitness center and expand fitness center
	Amenities			TBD; Needs Underwriting, Re-Amenitization
Brighton Ridge Apartments				
	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 construction, permits, electrical make this un-feasible
	Storage	Completed	\$35	APPROVED 5/30
Brookside Oaks				
	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. Reamentization opportunity. Investigate 8.22.18 Upstairs space above leasing office - wifi lounge? Expand fitness center and remodel leasing office (fitness on 1st floor) Front playground space becomes dog park/outdoor fitness. Clubhouse is underutilized.
	Amenities		\$10	
	Amenities		\$15	
	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 Install doors to close off clubhouse to rent out – add to AMG rev gen pipeline
	Amenities	On Hold	\$10	
	Patio Extension	In Progress	\$45	
	QVT	On Hold	\$20	
Camino Ruiz Apartments				
	Amenities	Discovery	\$20	Potential for infill or amenity in back park area. Potential for Dog Park. Approved for 2020. Investigate leasing office move and unit addition 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
	Appliances	In Progress	\$50	
	Unit Addition	Discovery	\$2,000	
	Unit Turn	On Hold	\$175	
Canyon Oaks				
	Patio Extension	Not Feasible	\$45	BMR unit risk

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Canyon Pointe	Amenities	Discovery	\$10	Unused space inside fitness center (creepy kid room). Repurpose to expand fitness center, upgrade, and upgrade clubhouse as well
	Patio Extension Unit Turn	Completed Discovery	\$45 \$175	Funded 7/24 - 100 units Investigate 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	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 Unit Turn	Not Feasible Discovery	\$45 \$175	Already being upgraded, could become a rev-gen opportunity
	Unused Space	Discovery	\$25	Maintenance shop conversion, need an architect, potential density opportunity if enough parking
Carmel Creek	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 QVT	Not Feasible Discovery	\$10 \$10	Existing brick/concrete pads, can generate additional revenue. Add to AMG pipeline 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	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	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	Amenities	Discovery	\$15	Underutilized clubhouse. Remove putting green. Investigate rentable income. Potential leasing office remodel. Small space, bulky furniture, bad design.
	Patio Extension WD	Feasibility Discovery	\$50 \$100	Some opportunity in courtyards
CBC/Sweeps	AC	Discovery	\$75	AC split or wall unit. Not likely due to resident demographic.
	WD	Discovery	\$100	Not likely due to resident demographic.
CentrePointe	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	Continue program. Recently completed have done very well
	Room Divider/Barn Door	Discovery	\$50	
	Storage	Not Feasible	\$35	Convert underneath stairwells? Not feasible, fire sprinklers required
	Unit Addition		\$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 Progress	\$20	First 20 complete. Budget for remaining 2020

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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
	Storage	In Progress	\$35	Cage storage above parking
Connolly Station				
	Amenities	Completed	\$10	Add pool table and shuffle board to lounge - paid from '18 non rev (\$20K)
	Amenities	Feasibility	\$5	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				
	Patio Extension	Completed	\$45	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 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				
	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			Loung/clubhouse/playground reconfiguration
	Patio Extension	In Progress	\$45	Some possibility. There are already some expansions in back and perimeter of property
	Unit Turn	Not Feasible	\$175	Appliance QVT in process
Delano				
	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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Delano	Amenities	Discovery	\$10	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?
	Amenities	In Progress	\$45	Bike storage (priority), fitness center, leasing office, rooftop, playground reno
	Patio Extension Storage	Not Feasible	\$35	2nd phase in progress REMOVE FROM LIST - THIS WAS FOR MAINTENANCE APPLIANCES, NOT RESIDENT USE OR REV GEN.
Devonshire Apartments				
	Parking	Discovery	\$50	Garages
	Patio Extension	Feasibility	\$45	Some opportunity
	WD	Not Feasible	\$100	Market will not support this
Domaine				
	AC Ports	Completed	\$55	
	Amenities	Feasibility	\$5	Lounge to WiFi lounge
	HSF	In Progress	\$50	HSF on 1st floor units/TH units
	Storage	Discovery	\$35	Cage storage above parking
Elevation				
	Amenities	Discovery	\$10	BBQ area add to pool in combination with the resurfacing**
	Patio Extension	Completed	\$45	
Ellington at Bellevue				
	AC Ports	Discovery	\$35	AC Ports to be installed in units; full AC installation in fitness area
	Amenities	Discovery	\$10	BBQ area in courtyard – expand seating area, string lights, new furniture
	Patio Extension	Not Feasible	\$45	Too expensive
	Room Divider/Barn Door	Discovery	\$50	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	Discovery	\$10	Dog park & dog wash - \$10 - \$20 for combo
	Amenities			Remove the pond and replace with a BBQ area
	Patio Extension	Discovery	\$45	2020
	Unit Turn	Discovery	\$65	Doors are peeling and granite is staining - address these needs. Use Quartz
	Emerald Ridge			
	Amenities	On Hold	\$10	Add BBQ and lounge to area behind office
	Patio Extension	Completed	\$45	APPROVED 5/22
Emerson Valley Village				
	Amenities	Discovery	\$5	RPM recommended an interactive floor game to refresh underutilized amenity spaces.
	Appliances	In Progress	\$50	Approved for 2020.
	Patio Extension	Not Feasible	\$45	No opportunity
Emme, The				
	Amenities	Discovery	\$10	Common area refresh - 2021
	Patio Extension	Not Feasible	\$45	Turnkey investigated. Too expensive and complex for only 12 feasible units.
	Room Divider/Barn Door	Discovery	\$50	Investigate partition in Studio units 2021
	Storage	Completed	\$35	Storage - unused rooms in parking garages, assume 10-15 storage lockers per room.
Enso				
	Amenities	Feasibility	\$10	add door to clubhouse
	Patio Extension	Completed	\$45	Gates on walk-up units on front of property
	Storage	Feasibility	\$35	Storage - Currently storage unit that is not secure (homeless break ins) because of faulty latch/locking system. Try to convert to secure storage for which \$50-\$75 could be achieved, or knock out and make parking start. Permit parking being investigated
Epic				
	Patio Extension	In Progress	\$45	Waiting for Barb - 2019
	Room Divider/Barn Door	Feasibility	\$50	Pilot program was unsuccessful 2021
Esplanade				
	Amenities	On Hold	\$10	replace business center furniture and upgrade fitness center
	Parking	Discovery	\$50	Garages
	Patio Extension	Not Feasible	\$45	Remove from list - not feasible

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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 electrical issues
	Unit Turn	In Progress	\$175	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				
	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
Expo				
	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 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				
	Amenities	Discovery	\$5	Renovate fitness center. Needs refresh with windows (dark)
	Amenities	On Hold	\$5	New pool furniture. Look back in 2020
	QVT	Discovery	\$10	Add a fence to the units that are facing the street
	WD		\$100	
Fairway @ Big Canyon Apartments				
	Patio Extension	Discovery	\$45	RPM feedback negative. Reevaluate
Fairwood Pond				
	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				
	Amenities	Discovery	\$10	Fitness center expansion
	Amenities			Playground re-amenitization
	Unused Space	Feasibility	\$25	Space below leasing office
Foothill/Twin Creeks				
	Amenities	Completed	\$10	Dog Park, BBQ/Lounge; Pet Park and BBQ Amenity
	Other	Discovery		Repurpose community garden plots
	Parking	In Progress	\$25	Stripe and number 176 stalls to be converted to rentable spaces. Ops feels they can get \$25
	Storage	Discovery		Bike storage lockers. Determine location and premium
	Unit Turn	In Progress	\$175	Revisit 10+ yr old turns
Forestview				
	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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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Foster's Landing	Unused Space	Discovery	\$25	Unused Space - Green area in the back under powerlines. Add drought resistent plants/hardscape/outdoor seating/workout areas
Fountain Court				
	AC Ports	In Progress	\$55	One more phase...
	Amenities	Discovery	\$5	Pet wash station feasibility
	Amenities	On Hold	\$10	Upgrade? Not specific and AMG to investigate if in need of refresh w/ rev gen potential
	Patio Extension	In Progress	\$45	Some opportunity
	Unit Turn	Discovery	\$175	Investigate previous renos
Fountain Park				
	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	Add parking spaces/carports, no parking for some 1x1's
	Patio Extension	Completed	\$45	
	Unit Expansion	Feasibility	\$200	Storage space to unit add on - next step - get bid for budget approval
Fourth & U				
	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 space--need use
Fox Plaza Apartments				
	Room Divider/Barn Door	Feasibility	\$50	Follow up with design on possibilities
	Unit Turn	In Progress	\$175	Investigate lowering scope to QVT
Galloway, The				
	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
	Unused Space			WD room conversion to storage or pet wash. Investigate 8.22.18
Haver Hill				
	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 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				
	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
	Unused Space	Discovery	\$25	WD room conversion to storage. Investigate 8.22.18
Hidden Valley				
	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
	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.

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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 toward cheaper product and those that do have higher income are paving for a house in Ventura.
	Unit Addition	Discovery	\$2,000	Tennis Court & Lounge - potential unit addition
	Unit Turn	Not Feasible	\$175	Investigated in 2018, not feasible, market does not show room
Hillsborough Park Apartments	WD	Discovery	\$100	Not feasible given the limited room in the market.
	Amenities	Completed	\$10	Convert clubhouse into wifi lounge
	Amenities	In Progress	\$50	In budget approval process 6/7
	HSF	In Progress	\$50	HSF recommendation. In 2019 budget to test
Hillsdale Garden Apartments	Patio Extension	Completed	\$45	JV budget done 8/29
	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
	Room Divider/Barn Door	Discovery	\$50	
Inglenook 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	Storage	Completed	\$35	Add rentable storage in Building N (10 spaces) - 1st phase was success, 5 person waitlist; \$60 per storage
	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 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	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
	Unit Expansion	Discovery	\$200	A106 into 3 bedroom expanded into old fitness center
Lawrence Station	Amenities	Discovery	\$10	Expand dog park for additional premium
	Patio Extension	Not Feasible	\$45	Very little opportunity - stucco patios with not much room for expansion
Le Parc Luxury Apt.	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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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Magnolia Square				
	Amenities	Discovery	\$10	Outdoor amenity. Collaborate with design on cost
	Patio Extension	Completed	\$45	
	Unused Space	Discovery	\$2,000	Convert old leasing office to units or bike storage
Marbrisa Apartments Homes				
	Patio Extension	Not Feasible	\$45	No opportunity - All podium
	Room Divider/Barn Door	Discovery	\$50	
Marina Cove				
	HSF	Discovery	\$50	QVT - HSF on 1st floor units
	HVAC	Not Feasible	\$55	Per RMP meeting
Mariners Place				
	Appliances	Discovery	\$50	Include HSF
	Patio Extension	Completed	\$45	Funded 7/6 - 7 units
	WD	Discovery	\$100	Not likely to be feasible given the limited room in the market.
Marquis				
	Other	Feasibility	\$200	HSF hallway flooring. May need to add thresholds to doors to combat theft
	Patio Extension	Not Feasible	\$45	No potential to expand patios - already enclosed
	Room Divider/Barn Door	Discovery	\$50	Investigate partition in Studio units
MB360				
	Patio Extension	Feasibility	\$45	Courtyard enclosures/dividers; Enclosures on street-side units. High priority.
	Room Divider/Barn Door	Discovery	\$50	Follow up with design on possibilities. Good candidate for murphy bed
MCC Marina				
	WD	Discovery	\$100	
Meadowood Apartments				
	Parking	Discovery	\$50	Parking to be evaluated by Sarah Gallardo.
	Unit Turn	In Progress	\$125	Light turn approved for 2020.
Meridian @ Midtown				
	Room Divider/Barn Door	Discovery	\$50	
Mesa Village				
	Amenities	Not Feasible	\$10	Add BBQ island to area behind leasing office, pool cabana. Hitting rent ceiling.
	Patio Extension	Not Feasible	\$45	REMOVE
	Room Divider/Barn Door	Discovery	\$50	All units are studios.
	Storage	Not Feasible		
	WD	Not Feasible	\$100	CB/JC 3.13.18 - Not feasible, not enough sqft in unit
Mill Creek				
	Patio Extension	Not Feasible	\$45	BMR unit risk
	Storage	Feasibility	\$35	2 abandoned mailbox areas - convert to bike storage, bike shop area, or storage lockers
Mio				
	Amenities	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
	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.
Miracle Mile				

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Miracle Mile	Amenities	Discovery	\$10	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.
	Amenities			
	Patio Extension	Not Feasible	\$45	
	Unit Turn	Discovery	\$125	
	WD	In Progress	\$100	
Mission Hills				
	Appliances		\$50	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
	Patio Extension	Not Feasible	\$45	
	Unit Turn	Discovery	\$75	
Mission Peaks				
	Amenity	Discovery		Major Reno Potential (Both) Gathering Bids
	Patio Extension	Feasibility	\$45	
Mission Peaks II				
	Patio Extension	Feasibility	\$45	Gathering Bids
Montanosa				
	Amenities	Completed	\$10	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 premium for 2 units. 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
	Amenities	Discovery	\$10	
	HSF	In Progress	\$50	
	Parking	Discovery	\$50	
	Patio Extension	Discovery	\$45	
	Unit Turn	Discovery	\$80	
Montclair, The				
	Amenities	Discovery	\$10	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)
	Other	Feasibility	\$2,000	
	Parking	Discovery	\$50	
	Patio Extension	Completed	\$45	
	Room Divider/Barn Door	Discovery	\$50	
	Storage	Completed	\$35	
	Unit Turn	In Progress	\$175	
Montebello				
	Amenities	Discovery	\$10	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
	Amenities	Feasibility	\$25	
	Appliances	In Progress	\$50	
	Patio Extension	Completed	\$45	
	Unit Turn	In Progress	\$175	
	WD	Discovery		
Montejo Apartments				
	Amenities	Discovery	\$10	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.
	Appliances	Discovery	\$50	
	Unit Turn	Not Feasible	\$175	
	Unit Turn			
	WD	Not Feasible	\$100	
Monterey Villas				
	Amenities	Discovery	\$10	BBQ Grills - could this be added to another amenity addition/upgrade?
	Appliances	Discovery	\$50	
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
	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. No opportunity Top of the market is \$600 above community. Will most likely wait for supply to stabilize.
	Patio Extension	Not Feasible	\$45	
	Unit Turn	Discovery	\$175	
Museum Park	Amenities	Discovery	\$10	Investigate cost and location 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. Gates to enclose open front entries; Gates on walk-up units in front of property
	Amenities	Not Feasible	\$10	
	Patio Extension	Not Feasible	\$45	
Pacific Electric Lofts	Amenities	Feasibility	\$25	Pool area upgrades, demo kitchen in mezz level and convert bar to usable kitchenette, combine pet areas to one large one. 2020 2020
	Room Divider/Barn Door	Discovery	\$50	
	Storage	Discovery	\$35	
	WD	In Progress	\$100	
Palisades, The	Amenities	Not Feasible	\$10	Fitness, Pool restrooms; WD Laundry Room Conversion - possibly unit expansion? If not, storage
	Unit Expansion	Not Feasible	\$200	
Palma Sorrento	Patio Extension	Completed	\$45	In budget approval process - 37 units 8/3 Old offices above leasing office Old Sup Unit - budget approved
	Unit Addition	Discovery	\$2,000	
	Unit Addition	In Progress	\$2,000	
Park 20	Amenities	Not Feasible	\$10	Reamenitization - Convert Bocce Ball court to other amenity (pergola/lounge/extended BBQ area) 2021
	Room Divider/Barn Door	Discovery	\$50	
Park Catalina	Amenities	Discovery	\$10	Remodel clubhouse, separate for rentable clubhouse by removing putting green and putting gathering space (popular for K-town) No opportunity
	Patio Extension	Not Feasible	\$45	
Park Highland	QVT	Discovery	\$35	Investigate WD appliance upgrade and living area baseboard upgrade (executed by flooring vendor?)
Park Hill Apartments	Amenities	Discovery	\$5	BBQ in open patio space Leasing Office, Lounge, Fitness Center; Re-Amenitization In budget approval process 8/3 - 70 units
	Amenities	In Progress	\$10	
	Patio Extension	Completed	\$45	
Park Viridian	Amenities	Discovery	\$10	Remodel leasing office, business center, and conf room - need WOW factor New furniture in leasing office. Come back in 2020 Upgrade countertops
	Amenities	On Hold	\$10	
	QVT	Discovery	\$50	
	Room Divider/Barn Door	Discovery	\$50	
Park West	Unused Space	Discovery	\$25	Research RC ordinance for conversion to rentable storage
Parkside Court	Appliances	Discovery	\$50	HSF & Appliance turn 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 JV budget done 8/29 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
	Parking	Feasibility	\$50	
	Patio Extension	Completed	\$25	
	Unit Turn	Discovery	\$50	
	WD	Discovery	\$100	
Parkwood at Mill Creek				

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

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Radius	Patio Extension	Feasibility	\$45	Gates on walk-up units in front of property; Units around pool with planters
Redmond Hill	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 apart, check benchmark analytics for interior capex/TO costs
	WD	Not Feasible	\$100	Next step: update market analysis
Reed Square	Amenities	Completed	\$10	Dog Wash
	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	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 storage--check 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	Discovery	\$2,000	Model Unit Conversion
	WD	Discovery	\$100	
Renaissance at Uptown Orange	Amenities	Discovery	\$10	Add a dog park
	Amenities	Discovery	\$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	Amenities	Feasibility	\$10	Revisit 2021
	Patio Extension	Completed	\$45	APPROVED - 17 Patio + Storage; 19 Storage only. Contract req met 5/17.
Sage at Cupertino	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	Amenities	Discovery		Fitness center, lounge, computer room, BBQ area
	Patio Extension	Completed	\$45	Contract requirements met 7/19 - 33 units
	Unit Expansion	Discovery	\$50	2x2 to 3x2 conversion by closing off Den (currently has window, but is partially subterranean and some mold issues)
San Marcos	Amenities	Discovery		Separate 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

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Santa Palmia	Unit Addition	In Progress	\$2,000	Guest Suite - budget approved
Santee Court	Amenities	Discovery	\$15	Convert golf area to another amenity- could expand seating to this space. Add soundproofing 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.
	Room Divider/Barn Door	Discovery	\$50	
	WD	Discovery	\$100	
Shadow Point	Amenities	Discovery	\$5	Need to upgrade/combine maintenance office/managerial office. Currently not very functional.
	Appliances	Discovery	\$50	See if there is an opportunity
	Parking	Not Feasible	\$50	Includes construction, permits, electrical, REMOVE, Over \$9500 per unit
	Parking			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	Add furniture and BBQ to pool deck area
	Patio Extension	Not Feasible	\$45	5/24/18 - Cutting project per Eric H. Too much red tape with city and low return.
Skyline	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
	Unit Addition	Discovery	\$2,000	Convert storage area into two units
Solstice	Other	On Hold	\$20	Furniture Program; Furniture for Corporate Traveler - SOLT put on hold for further investigation
	Parking	Discovery		Extra resident parking. Follow up with Sarah on possibilities
	Patio Extension	In Progress	\$45	Add gates to street facing units
Station Park Green	Room Divider/Barn Door	Discovery	\$50	
Stevenson Place	Patio Extension	Not Feasible	\$45	Issue with unkempt patios
	Storage	Not Feasible	\$35	5/15/18: Storage request is for the staff and NOT rev gen.
	Unused Space	Discovery	\$25	WD room conversion. Discover and investigate 8.22.18
Stonehedge Village	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	Parking	Discovery		Add additional carports--follow up with Sarah
Summit Park Village 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	Contract sent out 7/26 - 17 units
	Room Divider/Barn Door	Feasibility	\$50	

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
Taylor 28	Storage Storage	Not Feasible	\$35	Add Bike storage room w/ lock Lots of theft from storage units. Offer lockers for higher security. Frame in room in P2 for storage. Actual storage units, about 75% of lockers get broken into. Addition of solid core door, maybe could charge more \$?
The Audrey at Belltown				
	Amenities	Feasibility	\$10	TBD; Under ART Scope
	Patio Extension	Not Feasible	\$45	Create common area courtyard - add BBQ's/upgrade. Provided numbers to JC for ART
	Room Divider/Barn Door	Feasibility	\$50	Under investigation for major renovation scope
	Storage	Discovery	\$5	Currently in major renovation scope - parcel/mail room expansion/upgrade
	Unit Turns	Feasibility		Currently in major renovation scope
The Cairns				
	Amenities	On Hold	\$5	Possible rooftop renovation with speakers/string lighting/furniture - waiting for stabiization
	Room Divider/Barn Door	Feasibility	\$50	
The Carlyle				
	Amenities	Not Feasible	\$10	Amenity - Add gas BBQ + convert unused leasing office bathroom to dog wash
	Appliances	Discovery	\$50	All appliances
	Unit Turn	Discovery	\$175	Follow up with Billy on current DUT for 2020
The Commons				
	AC	Discovery	\$50	HVAC - Upgrade Appliance
	Room Divider/Barn Door	Discovery	\$50	
	Storage	Discovery	\$35	Collecting Data - maintenance shed, remove maint storage room, convert to rentable storage, WD rooms to storage and pet spa
	Unit Expansion	Not Feasible	\$200	Old WH rooms - add to adjacent units - next step - get bid
	Unit Turn	Discovery	\$175	Studio Units
	WD	Discovery	\$100	Studio Units
The Dylan				
	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.
	Amenities			Pet wash station - outdoors. Look into replacing gym flooring with soundproof rubber matting?
	Room Divider/Barn Door	Feasibility	\$50	2021
The Elliot at Mukilteo				
	Amenities	Discovery	\$10	Renovate fitness center including 24-hour access Fob system requested.
	Patio Extension	Completed	\$45	APPROVED 6/5
	Storage	Discovery	\$15	
	Unit Turn	Discovery	\$175	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				
	Patio Extension	Discovery	\$45	Bid came in too high. Revisit 2021
The Grand				
	Amenities	Discovery	\$25	Investigate location and cost
	Appliances	In Progress	\$50	WD appliance
	HVAC	Discovery	\$55	Needs to investigate if we can remove from inside (and not scaffold). Concern for asthetics (floor to ceiling windows)
	Other	Discovery	\$20	Window Blinds - all South & West facing units have potential for this upgrade. AMG investigate custom roller shades
	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	Discovery	\$50	
	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
	QVT		\$90	Scrap Ceiling. Not enough room in the market

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Property Name	Scope	Status	Projected Avg Premium*	Opportunity Notes/Comments
The Havens	Unit Turn	Not Feasible	\$150	Kitchen/Bath. Not enough room in the market
	WD	Not Feasible	\$100	
The Highlands at Wynhaven				
	Amenities	Discovery	\$10	Expand fitness center into movie room (possible pet spa?) WD appliance (add to appliance turns?)
	Appliances	Discovery	\$50	
The Huntington				
	Amenities	Completed	\$10	Add dog park (2), map given w/ recommendation between buildings O & Q and S & T HSF on 1st floor units, included in the HSF program
	HSF	In Progress	\$50	
	Room Divider/Barn Door	Discovery	\$50	
	WD	Not Feasible	\$100	
The Huxley				
	Amenities	Discovery	\$15	Add bike racks - premium? New sun deck furniture and poolside cabana remodel. 20% BMR 2021
	Room Divider/Barn Door	Feasibility	\$50	
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 Ops requesting common area fobs, instead make priority for SmartRent conversion No patio opportunity - podium
	Other	Feasibility	\$50	
	Patio Extension	Not Feasible	\$45	
The Palms at Laguna Niguel				
	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 expensive
The Stuart at Sierra Madre Villa				
	Amenities	Discovery	\$10	Leasing office remodel. New furniture is needed. Units need upgraded WD appliances
	Appliances	Discovery	\$15	
The Trails of Redmond				
	Amenities	Discovery	\$10	Convert unused business center to rentable conference room or lounge; rent for \$50 for 2 hrs Pickle Ball amenity test
	Amenities			
	Patio Extension	Completed	\$45	
	Unit Turn	Not Feasible	\$175	Investigated in 2017, not feasible, market does not show room
	Amenities	Discovery	\$10	
	HSF	Discovery	\$50	
	Parking	Discovery	\$50	
The Woods				
	Room Divider/Barn Door	Discovery	\$50	Outdoor pet grooming. Investigate pet population 2021 1st floor units Carports - Add carports 2021 JV, APPROVED - compete, Contract with AUM until 2019 - Ali working with Legal and Procurement to try and break lease
	Storage	Completed	\$35	
	Amenities	Discovery	\$10	
	HSF	Discovery	\$50	
	Parking	Discovery	\$50	
Tierra 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). oApartment upgrades to address appliances, cabinets, countertops, and flooring. May try a light turn to push \$100 or so.
	Unit Turn	Discovery	\$100	
Tiffany Court				
	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 if returns pencil. Apartment upgrades including new cabinets, new countertops, ceiling scrape, and HSF in ground floor units. Likely to be KB. Will need \$50-75 more for FUT. Potential for occupied turn test. Future optionality to convert Laundry room to unit or amenity after WD complete. Include leasing office and other amenity upgrades
	Unit Turn	Discovery	\$175	
	WD	Discovery	\$100	
Trabuco Villas				
	Amenities	Discovery	\$15	Remove bball court and build gym/clubhouse or a dog park/bq area - need to investigate w/ City and engineer. Limited room to push rents Included in the HSF program No opportunity. Already have backyards. Look into upgrading counters (quartz) Investigated in 2018, not feasible, market does not show room (\$125 - \$150 only) Check w/ Ruben to confirm NO WD
	HSF	In Progress		
	Patio Extension	Not Feasible	\$45	
	Unit Turn	Discovery	\$50	
	Unit Turn	Not Feasible	\$175	
	WD	Not Feasible	\$100	

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Valley Park Apartments				
	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	
Verandas				
	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				
	Amenities	Discovery	\$10	Remove fountain and replace with outdoor seating

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Walnut Heights	Appliances	Discovery	\$50	Very much needed
	Parking	Discovery	\$50	Need for parking, but not sure where to put it, will need to investigate
	Patio Extension	Not Feasible	\$45	No opportunity. Already have backyards.
	Unit Turn	Discovery	\$80	Cabinets and countertops are failing - more spend and maintenance time
Wandering 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				
	Amenities	Discovery	\$10	Add bike storage. Enhance pool area through additional furniture and heater units.
	Amenities			Update sky lounge - unique party space
	Patio Extension	Not Feasible	\$45	No opportunity
	QVT	Discovery	\$50	Need to get pricing for islands
	Room Divider/Barn Door	Discovery	\$50	
Wilshire Promenade				
	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				
	Patio Extension	Discovery	\$45	Quick underwrite for 2020. Bid received---very high
	Unit Addition	In Progress	\$2,000	Model Unit Conversion
	Unit Turn	Discovery	\$100	Upgrade current LT to KB.
	WD	Discovery	\$100	
Windsor Ridge				
	Unit Turn	Not Feasible	\$175	Not feasible per RPM meeting
Woodland Commons				
	Amenities	Discovery	\$25	Laundry room possible repurpose
	Patio Extension	Discovery	\$45	
	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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