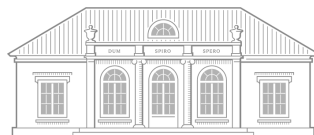


Improvements/Features List

*The following is a list of the improvements made since March 1, 2024.

- Two new Lenox HVAC Units with Three Ecobee Zones with electrostatic air cleaners and UV lights, new Humidifiers were installed with new discharge pumps.
- Replaced the Water Heater and relocated the Gas Pipeline for the Dryer.
- All new Philips HUE Lights installed along with a HUE Bridge.
- Installed 2,800 square feet of new high-end flooring, which is also in the bathrooms.
- 100% Repainted with Sherwin Williams top-of-the-line paint.
- Bathrooms were all renovated with all-new Moen plumbing, and the Shower Stalls have Galvanized Metal Roofing walls that will never rust.



- New Signage was installed with lights, and the lens can be changed for any new business name.
- New LED-lit Dog Bath installed. I use it as a utility sink.
- 65' Samsung OLED Television and Bose Soundbar installed;
- Starlink Professional Satellite dish roof mounted will convey – Gigabit Speed.
- The owner has an itemized Inventory and Display Cases list that can be provided upon request.
- Display Tables will convey.
- Ooma Landline can convey.
- Plumbing and Gas Hookups for Washer and Dryer.
- Brand-new central Vacuum with new hose and attachments.

