

8939 N 8th Street

Phoenix, Arizona 85020

CAPITAL IMPROVEMENTS AND ACKNOWLEDGMENT

CAPITAL IMPROVEMENTS

Apartment renovations completed in 2024

- Apartments 1 through 7 were renovated during 2024.
- Apartment 1 received the most extensive renovation, including replacement of all walls and flooring.
- The remaining apartments received varying levels of flooring replacement.
- All bathrooms were completely remodeled with new flooring, plumbing, toilets, showers, tile, and cabinets.
- Average reported renovation cost was approximately \$12,000 per apartment.
- Renovation work was completed over several months in 2024. Receipts are not available and no warranties are provided.

Additional improvements

Improvement	Timing	Reported Cost
Office/storage-space building addition (purple door)	Not stated	Approx. \$100,000
Brick patio and exterior TV/power outlets	2019	\$15,000
Security gate	2015	\$5,000
Brick wall separating 801 E Dunlap Ave and 8939 N 8th St	Not stated	\$5,000
New mailboxes and stand	Aug. 2024	\$500

DISCLAIMER

The information contained in this schedule was supplied by the Seller and is provided for informational purposes only. Neither Seller nor any broker, agent, representative, or other party makes any representation or warranty, express or implied, as to the accuracy, completeness, condition, value, useful life, code compliance, permit status, or continued operation of any item described. Unless otherwise expressly stated in the purchase contract, all improvements and personal property are conveyed in their present "AS-IS, WHERE-IS" condition, with all faults and without warranties. Buyer is responsible for conducting all inspections and independently verifying all facts, figures, costs, permits, warranties, inventories, and conditions before closing.

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SIGNATURES AND ACKNOWLEDGMENT

By signing below, each party acknowledges receipt and review of this schedule. Seller confirms that the information is true and correct to the best of Seller's current knowledge. Buyer acknowledges that Buyer has been advised to independently verify all information and inspect all improvements and personal property before closing.

Seller 1

Signature:

DocuSigned by:



8621A25EA2854E7...

Date:

8/4/2026

Printed Name:

Thurston Jennings

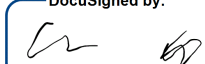
Company/Entity:

Thurston Jennings, Co-Owner

Seller 2

Signature:

DocuSigned by:



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Date:

8/3/2026

Printed Name:

44800 Adam Titus : Adam Titus

Company/Entity:

ATTATT

Buyer 1

Signature:

Date:

Printed Name:

Company/Entity:

Buyer 2

Signature:

Date:

Printed Name:

Company/Entity: