

TABLE 1 - REPLACEMENT COST SUMMARY

KINGSVIEW PLAZA

	<i>Inventory of Components</i>	<i>Effective Age</i> <i>(years)</i>	<i>Normal Life Expectancy</i> <i>(years)</i>	<i>Time to First Replacement</i> <i>(years)</i>	<i>Time to Subsequent Replacement</i> <i>(years)</i>	<i>Repair/ Replace Costs 2006</i>
1	EPDM Roofing	0	25	25	25	\$295,000.00
2	Overhead Doors	0	20	20	20	\$39,000.00
3	Window Replacement	0	30+	10	1	\$1,500 every year
4	Stucco Repairs / Caulking	0	10	10	10	\$6,000.00
5	Asphalt Parking Lot / Roadways	0	22	22	22	\$70,000.00
6	Concrete Repair	0	40+	10	10	\$2,000.00
7	Plumbing & Electrical	0	various	12	12	\$4,000.00
8	Underground Services	0				\$20,000 over 25 years
9	Reserve Fund Study	0	5	5	5	\$1,900.00
10	Contingencies	0				5%