

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Enfield Magnolia
CHFA # 87003D
Konover Residential
Hartford, CT

April 18, 2013

Final Report



Enfield Magnolia

25-27 Enfield Street, 160-162 Magnolia Street, and 200-202 Magnolia Street
Hartford, CT 06112



Enfield Magnolia

Enfield & Magnolia Streets
Hartford, CT 06112

Zone X = Outside 500-year floodplain determined to be
Outside the 1% and 0.2% annual chance floodplains.

Executive Summary

Enfield Magnolia

Hartford, CT

Enfield Magnolia (CHFA #87003D) is a scattered site residential development for the families that is comprised of three 3-story residential walk-up buildings. The development includes 10 two-, 7 three-, and 3 four-bedroom units. Original construction of the development dates to the early 1900s and it was renovated in 1986.

Overall the development is in good to fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

Key findings identified as part of this assessment include the following:

- The resurfacing of the parking areas is shown in Year 1.
- Common Area Door replacements are shown in Year 1. Replacement costs for the Dwelling unit rear entry doors are shown, in Years 1-4
- Allowances for exterior masonry repairs are shown periodically throughout the report.
- Future window replacement costs are shown starting in Year 8.

- Roofs vary in age. Replacement costs are shown in Years 8, 14, and 15.
- Common areas are limited to front hallway/stair sets. Allowances to refurbish these areas are shown in the first three years of the report.
- Allowances for the as needed replacement of dwelling unit doors are shown starting in Year 3.
- Dwelling unit interior door costs and all resilient vinyl flooring replacements are shown throughout the scope of this report.
- Bathroom vanity and toilet replacement costs are shown starting in Year 10. Exhaust fan replacement costs are shown in Years 1-10. Allowances for tub reglazing are shown on an as needed basis throughout the report.
- Future kitchen cabinet and rangehood replacement costs are shown starting in Year 15. Countertop replacement costs are shown in Years 5-9 and again concurrent with the cabinet replacements.
- Electric ranges and refrigerators are replaced on an as needed basis. Costs to continue this policy are shown throughout the report.
- Allowances are shown throughout the report for as needed replacements of the in-unit smoke detectors. Costs to add smoke detectors to each bedroom are shown in Year 1.
- Heating boiler replacement costs are shown starting in Year 10. Allowances to replace domestic hot water heaters as needed are shown throughout the report.

Additional Notes:

1. The Physical Assessment of the property was conducted on March 12th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bob Labadini. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



Parking lot at 25-27 Enfield Street



Access drive at 160-162 Magnolia Street



Front elevation of 25-27 Enfield St.



Front elevation of 160-162 Magnolia St.



Front elevation of 200-202 Magnolia St.



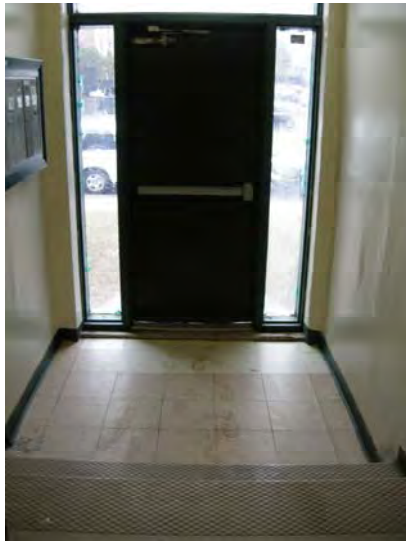
The rear decks and stairs at 25-27 Enfield.



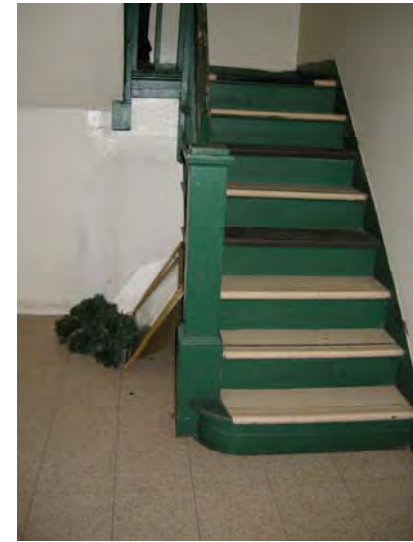
The rear decks, stairs, and side elevation of 160-162 Magnolia.



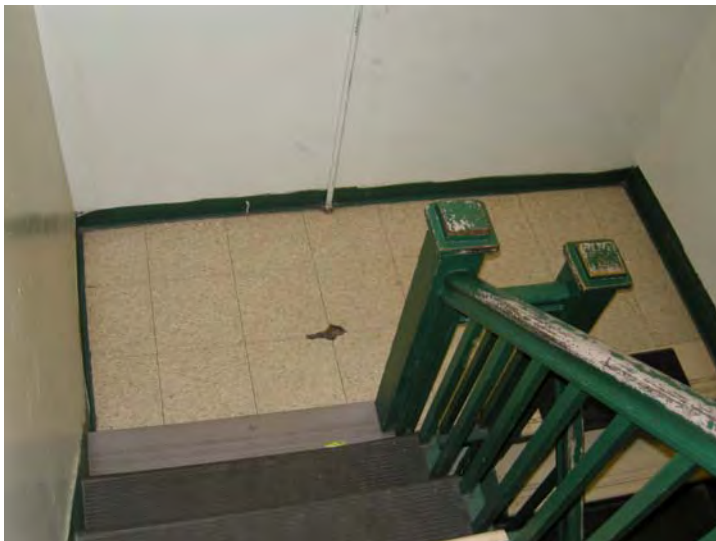
Typical side elevation of 200-202 Magnolia showing decks and stairs.



Typical entry lobby.



Typical painted wood hall/stair set.



Typical stair landing.



Typical dwelling unit entry landing.



Typical dwelling unit kitchen.



Typical dwelling unit bathroom.



Typical dwelling unit heating boilers.



Typical dwelling unit domestic hot water heaters.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Konover Residential
Project Name:	Enfield Magnolia
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	
Annual Replacement Reserve Contribution:	\$1,992
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	22,715	0	0	0	0	11,100	0	0	0	0	3,360	9,794	0	0	0	3,895	0	11,694	0	0	0
2	Building Exterior	0	0	33,948	1,777	1,830	1,885	5,628	36,155	0	41,398	42,639	50,443	41,914	0	0	0	7,563	48,590	0	0	0	8,768	0
3	Roofing	0	0	0	0	0	0	0	0	0	15,496	0	0	0	0	0	18,504	28,388	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	7,432	4,402	4,979	459	473	487	502	517	532	548	3,268	3,366	3,467	617	635	654	674	694	715	736	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	6,413	6,605	6,803	7,007	7,217	7,434	7,657	7,887	8,124	8,368	8,618	8,877	9,143	9,417	9,700	9,991	10,291	10,599	10,917	11,245	0
16	Unit Kitchens	0	0	1,328	1,368	1,408	1,451	2,920	3,007	3,097	3,190	3,286	1,733	1,785	1,838	1,893	1,950	17,967	18,505	19,061	19,633	20,222	2,329	0
17	Unit Bathrooms	0	0	1,125	1,159	1,194	1,229	1,266	1,304	1,344	1,384	1,425	6,283	6,169	6,354	6,544	6,741	3,221	3,318	3,418	3,521	3,626	1,578	0
18	Unit Electrical	0	0	17,402	1,820	1,875	1,931	1,989	2,048	2,110	2,173	2,238	2,306	2,375	2,446	2,519	2,595	2,673	2,753	2,836	2,921	3,008	3,098	0
19	Unit Mechanical	0	0	2,430	2,503	2,578	2,655	2,735	2,817	2,902	2,989	3,078	27,921	28,759	29,622	30,510	3,569	3,676	3,786	3,899	4,016	4,137	4,261	0
20	Annual Planned Expenditures	0	0	95,293	19,634	20,667	16,617	22,228	64,352	17,612	75,034	61,322	97,602	96,248	62,297	54,076	43,393	73,823	91,492	40,179	53,078	42,625	32,015	0
21	Annual Provision (indexed at 3%)			1,992	2,052	2,113	2,177	2,242	2,309	2,379	2,450	2,523	2,599	2,677	2,757	2,840	2,925	3,013	3,103	3,197	3,292	3,391	3,493	
22	Outside Capital			1,050,000																				
23	Cumulative Reserve Balance	0	0	956,699	939,117	920,563	906,123	886,137	824,094	808,861	736,276	677,478	582,475	488,904	429,365	378,129	337,661	266,851	178,463	141,480	91,694	52,461	23,939	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Konover Residential
Project Name:	Enfield Magnolia
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Asphalt Parking / Roadways	20,215		27	20	2013					20,215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Crack Fill / Sealant	7,075		1	6	2018					0	0	0	0	0	8,202	0	0	0	0	0	9,794	0	0	0	0	0	11,694	0	0					
3	Concrete Sidewalks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Bituminous Sidewalks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fencing					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Landscaping					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Dumpster Enclosures					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Storm Water System					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Site Lighting					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Concrete Sidewalks-523-SF	2,500		5	5	2013					2,500	0	0	0	0	2,898	0	0	0	0	3,360	0	0	0	0	3,895	0	0	0	0					
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	22,715	0	0	0	0	11,100	0	0	0	0	3,360	9,794	0	0	0	3,895	0	11,694	0	0	0				
28	Cumulative Reserve Balance							0		0	956,699	939,117	920,563	906,123	886,137	824,094	808,861	736,276	677,478	582,475	488,904	429,365	378,129	337,661	266,851	178,463	141,480	91,694	52,461	23,939					

Building Exterior

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

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Roofing

Owner Sponsor Name:	Konover Residential
Project Name:	Enfield Magnolia
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

13135-SS Enfield-Magnolia CHFA F 4/18/2013

Lobby / Mail Area

Owner Sponsor Name:	Konover Residential
Project Name:	Enfield Magnolia
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Konover Residential
Project Name:	Enfield Magnolia
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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22																																			
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		0	956,699	939,117	920,563	906,123	886,137	824,094	808,861	736,276	677,478	582,475	488,904	429,365	378,129	337,661	266,851	178,463	141,480	91,694	52,461	23,939					

Common Hallways

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

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Common Laundry

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

13135-SS Enfield-Magnolia CHFA F 4/18/2013

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Konover Residential
Project Name:	Enfield Magnolia
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Combustion Air					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	0	956,699	939,117	920,563	906,123	886,137	824,094	808,861	736,276	677,478	582,475	488,904	429,365	378,129	337,661	266,851	178,463	141,480	91,694	52,461	23,939							

Building Mechanical

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

13135-SS Enfield-Magnolia CHFA F 4/18/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Konover Residential
Project Name:	Enfield Magnolia
Project City / Town:	Hartford

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											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Switch Gear					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Emergency Generator					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke / Fire Detection					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication	2,500		27	25	2013				2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Building Wiring					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		0	956,699	939,117	920,563	906,123	886,137	824,094	808,861	736,276	677,478	582,475	488,904	429,365	378,129	337,661	266,851	178,463	141,480	91,694	52,461	23,939					

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Konover Residential
Project Name:	Enfield Magnolia
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	0	956,699	939,117	920,563	906,123	886,137	824,094	808,861	736,276	677,478	582,475	488,904	429,365	378,129	337,661	266,851	178,463	141,480	91,694	52,461	23,939							

Building Structural

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

13135-SS Enfield-Magnolia CHFA F 4/18/2013

Unit Living

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

13135-SS Enfield-Magnolia CHFA F 4/18/2013

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Konover Residential
Project Name:	Enfield Magnolia
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceiling					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Lavatory / Vanity					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Tub / Surround					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Floor					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Accessories					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Features					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Exhaust Fan					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	GFI Outlet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Lavatory / Vanity	12,300		5	15	2022					0	0	0	0	0	0	0	0	3,210	3,306	3,405	3,507	3,613	0	0	0	0	0	0						
18	Toilet	12,300		varies	30	2022					0	0	0	0	0	0	0	0	1,605	1,653	1,703	1,754	1,806	1,860	1,916	1,974	2,033	2,094	0						
19	Tubs - Reglaze	9,000		varies	10	2013					900	927	955	983	1,013	1,043	1,075	1,107	1,140	1,174	1,210	1,246	1,283	1,322	1,361	1,402	1,444	1,488	1,532	1,578					
20	Exhaust Fan	2,250		varies	20	2013					225	232	239	246	253	261	269	277	285	294	0	0	0	0	0	0	0	0	0	0					
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,125	1,159	1,194	1,229	1,266	1,304	1,344	1,384	1,425	6,283	6,169	6,354	6,544	6,741	3,221	3,318	3,418	3,521	3,626	1,578	0				
28	Cumulative Reserve Balance							0		0	956,699	939,117	920,563	906,123	886,137	824,094	808,861	736,276	677,478	582,475	488,904	429,365	378,129	337,661	266,851	178,463	141,480	91,694	52,461	23,939					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Konover Residential
Project Name:	Enfield Magnolia
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Cabinets	40,800		5	20	2027			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,343	12,713	13,094	13,487	13,892	0						
18	Countertops	6,330		5	10	2017			0	0	0	0	1,425	1,468	1,512	1,557	1,604	0	0	0	0	0	1,915	1,972	2,032	2,093	2,155	0							
19	Kitchen Exhaust Fan - Recirculating	5,620		5	20	2027			0	0	0	0	0	0	0	0	0	0	0	0	0	1,700	1,751	1,804	1,858	1,914	0								
20	Refrigerators	13,400		varies	15	2013			893	920	947	976	1,005	1,035	1,066	1,098	1,131	1,165	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566							
21	Stove	8,700		varies	20	2013			435	448	461	475	490	504	519	535	551	568	585	602	620	639	658	678	698	719	741	763							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,328	1,368	1,408	1,451	2,920	3,007	3,097	3,190	3,286	1,733	1,785	1,838	1,893	1,950	17,967	18,505	19,061	19,633	20,222	2,329	0				
28	Cumulative Reserve Balance							0		0	956,699	939,117	920,563	906,123	886,137	824,094	808,861	736,276	677,478	582,475	488,904	429,365	378,129	337,661	266,851	178,463	141,480	91,694	52,461	23,939					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Konover Residential
Project Name:	Enfield Magnolia
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Smoke Detectors - Replace	17,670		varies	10	2013				1,767	1,820	1,875	1,931	1,989	2,048	2,110	2,173	2,238	2,306	2,375	2,446	2,519	2,595	2,673	2,753	2,836	2,921	3,008	3,098						
18	Smoke Detectors - Add to Bedrooms (NFPA)	15,635		ADD	10	2013				15,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	17,402	1,820	1,875	1,931	1,989	2,048	2,110	2,173	2,238	2,306	2,375	2,446	2,519	2,595	2,673	2,753	2,836	2,921	3,008	3,098	0				
28	Cumulative Reserve Balance							0		0	956,699	939,117	920,563	906,123	886,137	824,094	808,861	736,276	677,478	582,475	488,904	429,365	378,129	337,661	266,851	178,463	141,480	91,694	52,461	23,939					

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Konover Residential
Project Name:	Enfield Magnolia
Project City / Town:	Hartford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 1, 2013

Number of Units:	20
Total Square Feet:	21,984
Default Inflation Rate:	3.0%

[illegible]

Appendix A: Statement of Delivery

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.