

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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Rocky Hill, CT 06067

and

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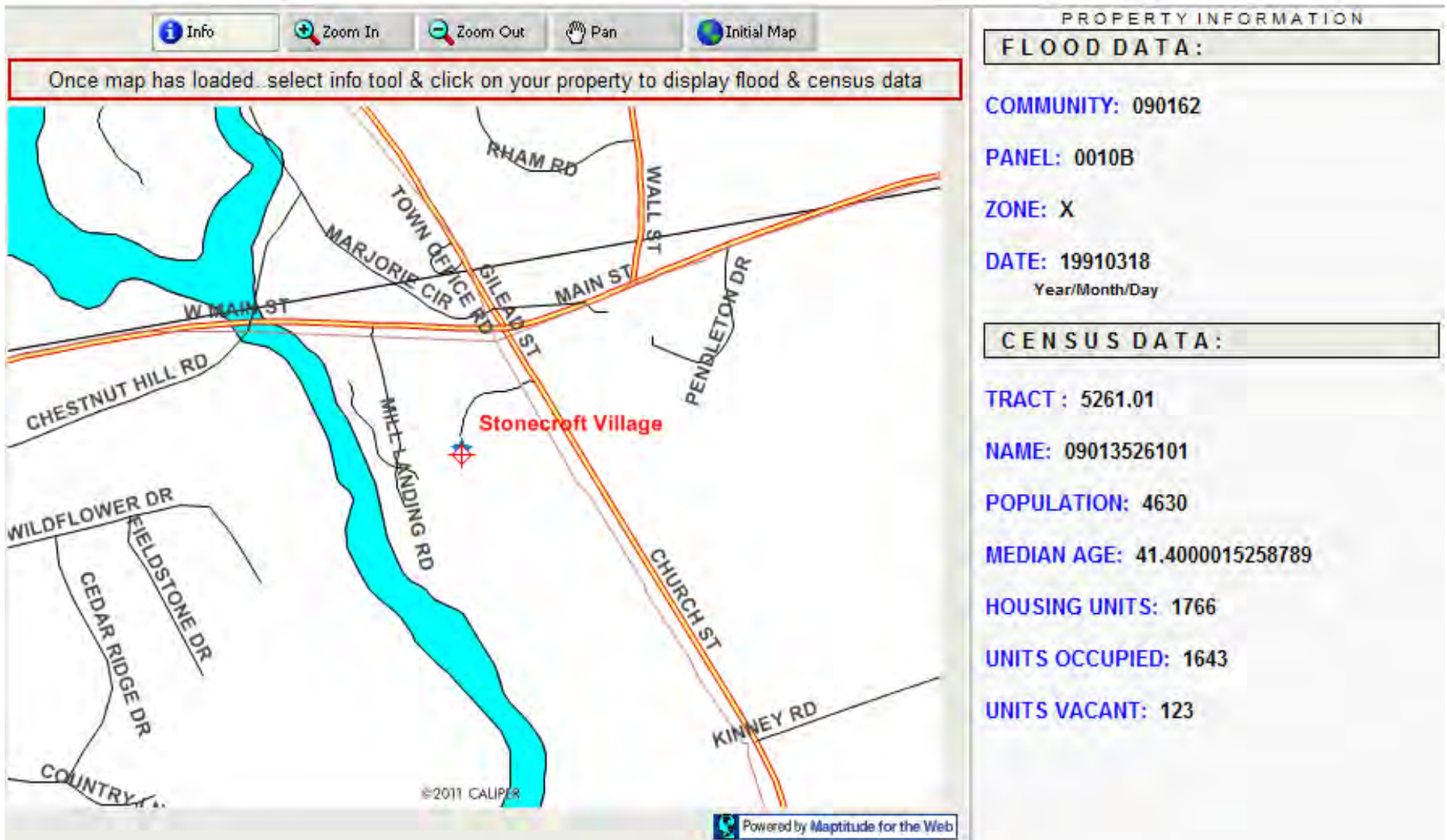
Stonecroft Village

CHFA # 90075D

Merit Properties, Inc.
Hebron, CT

May 9, 2013

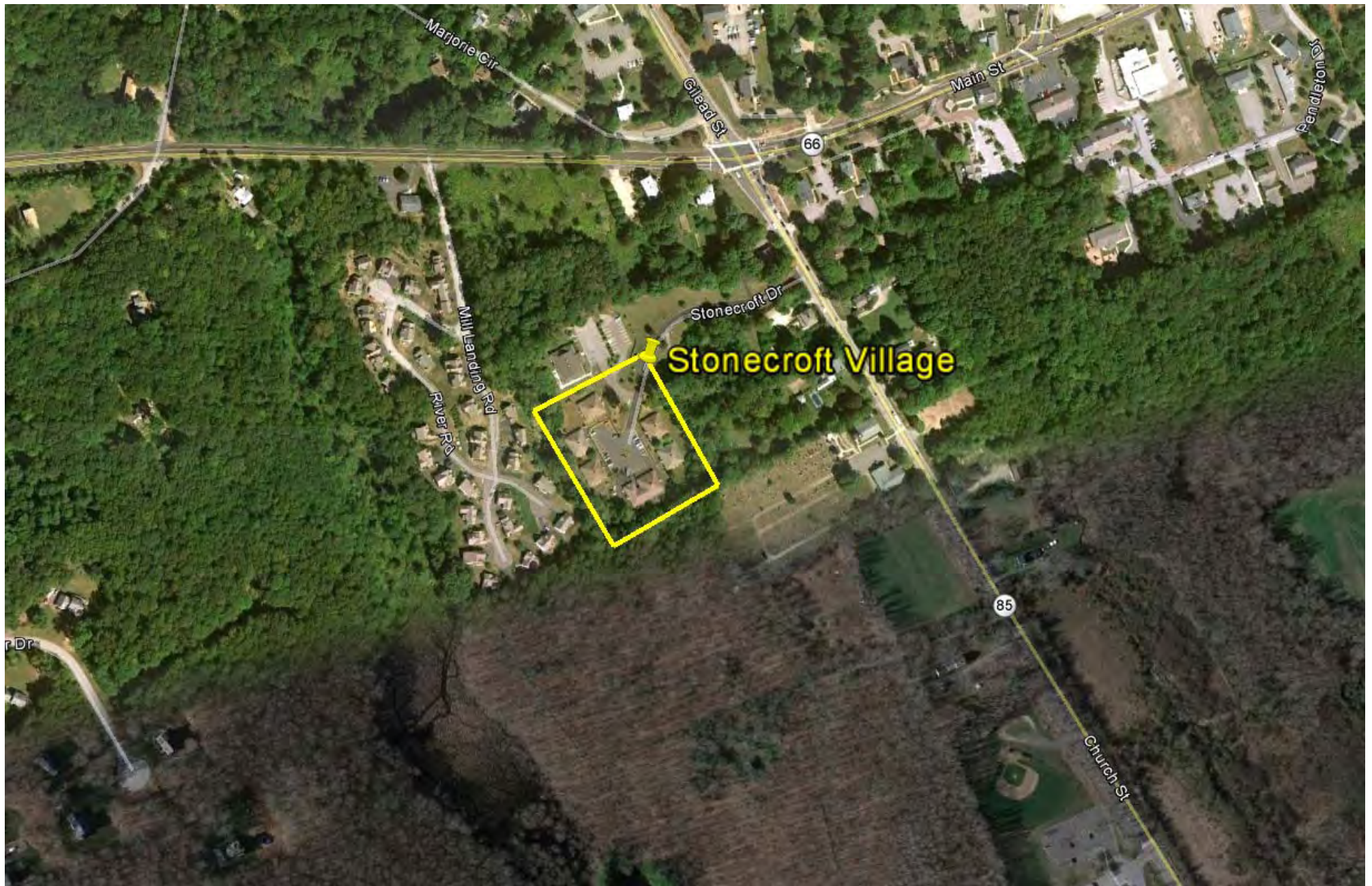
Final Report



Stonecroft Village

14 Stonecroft Drive
Hebron, CT 06248

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



Stonecroft Village

14 Stonecroft Drive
Hebron, CT 06248

Executive Summary

Stonecroft Village

Hebron, CT

Stonecroft Village is a residential development for senior and disabled citizens that is located on nine acres and is comprised of six residential buildings. The development includes 25 one-bedroom units, three of which are designated as handicap accessible apartments. Original construction of the development dates to 1990.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections and available information from the client regarding existing reserves and annual reserve deposits, the development is seen as requiring an adjustment to its current funding scenario and/or an infusion of additional capital.

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

- The development is serviced by well water supplied by Connecticut Water. Management expressed concern with the water pressure and corrosion of domestic water lines. Monitoring of these conditions should continue and corrective measures taken if these problems continue.
- The asphalt roadways and parking areas are in good condition; costs to resurface the asphalt areas are shown in Year 16. Maintenance cycles for crack-filling, seal-coating, and striping are shown in Years 1, 6, and 11. The asphalt walkways throughout the grounds are in good condition; an allowance to resurface the asphalt walkways is shown in Year 16. Maintenance cycles for crack-filling and seal-coating of the asphalt walkways are shown in Years 1, 6, and 11.

- The dumpster enclosure and stockade fencing are in poor condition; replacement costs for the dumpster enclosure and stockade fencing are shown in Year 1. Replacement of the pole mounted light fixtures is shown in Year 3.
- No problems related to the exterior vinyl siding wall surfaces, soffit, fascia, and trim components were noted; an allowance for pressure washing the vinyl siding, soffit, fascia, and trim components is shown in Year 1. Replacement of the vinyl siding, soffit, and fascia is shown in Year 8. An allowance for replacement of the windows is shown in Year 13.
- Replacement of the entry doors throughout the buildings is shown in Year 1. Allowances for replacement of the unit exterior entry doors and building mounted light fixtures are shown in Year 2.
- Problems related to missing/unfastened roof shingles were observed; replacement of the roof shingles is shown in Year 1. The aluminum gutters and downspouts are in good condition; replacement of these rain carrying components is shown in Year 8.
- All interior common area finishes, cabinetry, and appliances are in overall good condition; periodic allowances for painting, floor covering replacement, cabinet replacement, and appliance upgrades are shown beginning in Year 1, and continuing throughout the plan.
- Replacement of the hallway wall heat units is shown in Year 1. An allowance for replacement of the zoned smoke/fire control panel is shown in Year 14. No problems were reported or observed with regard to the emergency generator and the associated fuel service tank. Maintenance of the emergency generator system is seen as manageable through operating accounts.
- The majority of the unit interior floor finishes, interior and closet doors, cabinets, countertops, and bathroom fixtures are original construction components. Allowances for unit renovations and upgrades are shown beginning in Year 1, and continuing throughout the plan. Allowances for replacement of the domestic hot water tanks are shown in Years 6, 9, and 14. An allowance for replacement of the split system heat pumps is shown in Year 20.
- Accessibility needs throughout the site, common areas, and handicap units were observed to be in compliance with standards.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 19th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Jerome Hagerty. We would like to thank Cheryl Daniw for her 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*.



1. Asphalt road and parking area



2. Asphalt walkway



3. Stockade fencing



4. Pole mounted light fixture



5. Typical building front elevation



6. Typical building rear elevation



7. Rust on entry doors



8. Typical building entry door



9. Shingles missing



10. Community room



11. Community kitchen



12. Common area restroom



13. Laundry room



14. Unit entry door



15. Typical hallway



16. Typical window



17. Hall heat unit



18. Emergency generator



19. Generator fuel storage tank



20. Split system heat pump



21. Typical unit kitchen



22. Unit electric range



23. Unit refrigerator



24. Typical unit bathroom



25. Typical unit living area



26. Unit DHW tank



27. Unit HVAC



28. Unit circuit breaker panel

Comprehensive Capital Needs Assessment Schedule

Summary

| | |
|----------------------|------------------------|
| Owner Sponsor Name: | Merit Properties, Inc. |
| Project Name: | Stonecroft Village |
| Project City / Town: | Hebron, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 30, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| Default Inflation Rate: | 3.0% |

| | |
|--|-----------|
| Beginning Replacement Reserve Balance: | \$105,194 |
| Annual Replacement Reserve Contribution: | \$15,027 |
| 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 | 11,448 | 0 | 13,049 | 0 | 0 | 10,001 | 0 | 0 | 0 | 0 | 11,594 | 0 | 0 | 0 | 0 | 81,490 | 0 | 0 | 0 | 0 | 0 |
| 2 | Building Exterior | 0 | 0 | 16,074 | 0 | 12,329 | 0 | 0 | 0 | 0 | 123,029 | 0 | 0 | 0 | 0 | 94,649 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3 | Roofing | 0 | 0 | 97,344 | 0 | 0 | 0 | 0 | 0 | 0 | 17,764 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 | 4,329 | 0 | 5,305 | 0 | 1,848 | 0 | 0 | 9,685 | 0 | 0 | 2,383 | 0 | 0 | 0 | 2,484 | 3,981 | 0 | 0 | 0 | 0 | 0 |
| 6 | Common Hallways | 0 | 0 | 9,924 | 0 | 0 | 0 | 14,886 | 0 | 0 | 0 | 0 | 0 | 2,613 | 0 | 0 | 0 | 20,005 | 0 | 0 | 0 | 0 | 0 | 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 | 895 | 0 | 0 | 0 | 594 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 799 | 1,394 | 0 | 0 | 0 | 0 | 0 |
| 9 | Common Area Restrooms | 0 | 0 | 175 | 0 | 0 | 0 | 134 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 180 | 273 | 0 | 0 | 0 | 0 | 0 |
| 10 | Building Boilers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,497 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11 | Building Mechanical | 0 | 0 | 3,675 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 584 | 0 | 0 | 0 | 0 | 0 |
| 12 | Building Electrical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 51,655 | 0 | 0 | 0 | 0 | 0 | 2,790 | 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 | 3,975 | 4,094 | 4,217 | 4,344 | 0 | 0 | 1,525 | 11,348 | 11,689 | 1,667 | 7,058 | 7,270 | 7,488 | 7,712 | 1,932 | 1,990 | 2,049 | 15,260 | 15,708 | 2,239 | 0 |
| 16 | Unit Kitchens | 0 | 125 | 33,150 | 0 | 119,351 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,919 | 0 | 0 | 0 | 0 | 40,702 | 0 | 0 | 0 | 0 | 0 |
| 17 | Unit Bathrooms | 0 | 125 | 0 | 0 | 19,494 | 0 | 0 | 0 | 0 | 8,455 | 0 | 9,297 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18 | Unit Electrical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 19 | Unit Mechanical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,898 | 0 | 0 | 7,537 | 0 | 0 | 0 | 0 | 17,476 | 0 | 0 | 0 | 0 | 0 | 81,100 | 0 |
| 20 | Annual Planned Expenditures | 0 | 250 | 180,989 | 4,094 | 173,745 | 4,344 | 17,462 | 16,899 | 1,525 | 221,937 | 19,226 | 10,964 | 34,567 | 7,270 | 102,137 | 30,474 | 25,400 | 130,414 | 2,049 | 15,260 | 15,708 | 83,339 | 0 |
| 21 | Annual Provision (indexed at 3%) | | | 15,027 | 15,478 | 15,942 | 16,420 | 16,913 | 17,420 | 17,943 | 18,481 | 19,036 | 19,607 | 20,195 | 20,801 | 21,425 | 22,068 | 22,730 | 23,412 | 24,114 | 24,837 | 25,582 | 26,350 | |
| 22 | Outside Capital | | | 660,000 | | | | | | | | | | | | | | | | | | | | |
| 23 | Cumulative Reserve Balance | 105,194 | 104,944 | 598,982 | 610,366 | 452,563 | 464,640 | 464,091 | 464,613 | 481,031 | 277,575 | 277,385 | 286,027 | 271,655 | 285,186 | 204,474 | 196,067 | 193,397 | 86,394 | 108,459 | 118,036 | 127,911 | 70,922 | |

Site Improvements

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| Default Inflation Rate: | 3.0% |

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Comprehensive Capital Needs Assessment Schedule

Building Exterior

| | |
|----------------------|------------------------|
| Owner Sponsor Name: | Merit Properties, Inc. |
| Project Name: | Stonecroft Village |
| Project City / Town: | Hebron, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 30, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| 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 | Exterior Doors | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 2 | Glass Doors (Sliders) | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 3 | Exterior Walls - Masonry | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 4 | Exterior Walls - EIFS | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 5 | Ext. Walls - Vinyl Siding | 88,439 | | 23 | 30 | 2020 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 108,769 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 6 | Ext. Walls - Wood Siding | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 7 | Windows | 66,385 | | 23 | 35 | 2025 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 94,649 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 8 | Exterior Soffits and Fascia | 11,595 | | 23 | 30 | 2020 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,260 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 9 | Caulking | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 10 | Unit Balconies / Decks | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 11 | Railings | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 12 | Building Entry Doors | 1,300 | | 23 | 23 | 2013 | | | | 1,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 13 | Building Entry Doors | 1,782 | | 23 | 23 | 2013 | | | | 1,782 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 14 | Building Entry Doors | 8,910 | | 23 | 23 | 2013 | | | | 8,910 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 15 | Unit Entry Doors | 8,625 | | 23 | 25 | 2015 | | | | 0 | 0 | 9,150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 16 | Exterior Light Fixtures | 2,996 | | 23 | 25 | 2015 | | | | 0 | 0 | 3,178 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 17 | Vinyl Siding-Pressure Washing | 4,082 | | 23 | 23 | 2013 | | | | 4,082 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 0 | 16,074 | 0 | 12,329 | 0 | 0 | 0 | 0 | 123,029 | 0 | 0 | 0 | 0 | 94,649 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 105,194 | | 104,944 | 598,982 | 610,366 | 452,563 | 464,640 | 464,091 | 464,613 | 481,031 | 277,575 | 277,385 | 286,027 | 271,655 | 285,186 | 204,474 | 196,067 | 193,397 | 86,394 | 108,459 | 118,036 | 127,911 | 70,922 | | | | | |

Comprehensive Capital Needs Assessment Schedule

Roofing

| | |
|----------------------|------------------------|
| Owner Sponsor Name: | Merit Properties, Inc. |
| Project Name: | Stonecroft Village |
| Project City / Town: | Hebron, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 30, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| 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 | Chimney | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 2 | Hatches / Skylights | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 3 | Penthouse / Machine Rooms | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 4 | Roof Railings | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 5 | Roof - Asphalt Shingle | 95,844 | | 23 | 23 | 2013 | | | | 95,844 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 6 | Roof - Built-up Tar and Gravel | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 7 | Roof - Single-ply Membrane | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 8 | Gutters and Downspouts | 14,444 | | 23 | 30 | 2020 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,764 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 9 | Cupolas-Paint / Seal with Shingle Replacement | 1,500 | | 23 | 23 | 2013 | | | | 1,500 | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 27 | Annual Planned Expenditures | | | | | | | 0 | | 0 | 97,344 | 0 | 0 | 0 | 0 | 0 | 0 | 17,764 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 105,194 | | 104,944 | 598,982 | 610,366 | 452,563 | 464,640 | 464,091 | 464,613 | 481,031 | 277,575 | 277,385 | 286,027 | 271,655 | 285,186 | 204,474 | 196,067 | 193,397 | 86,394 | 108,459 | 118,036 | 127,911 | 70,922 | | | | | | |

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

| | |
|----------------------|------------------------|
| Owner Sponsor Name: | Merit Properties, Inc. |
| Project Name: | Stonecroft Village |
| Project City / Town: | Hebron, CT |

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|------------------------|-----------------|
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| 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 | Mail Facilities | | | | | 2013 | | | | 0 | 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 | 0 | | | | | | |
| 6 | Other | | | | | 2013 | | | | 0 | 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 | 0 | | | | | | |
| 8 | Other | | | | | 2013 | | | | 0 | 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 | 0 | | | | | | |
| 10 | Other | | | | | 2013 | | | | 0 | 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 | 0 | | | | | | |
| 12 | Other | | | | | 2013 | | | | 0 | 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 | 0 | | | | | | |
| 14 | Other | | | | | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 105,194 | | 104,944 | 598,982 | 610,366 | 452,563 | 464,640 | 464,091 | 464,613 | 481,031 | 277,575 | 277,385 | 286,027 | 271,655 | 285,186 | 204,474 | 196,067 | 193,397 | 86,394 | 108,459 | 118,036 | 127,911 | 70,922 | | | | | | |

Comprehensive Capital Needs Assessment Schedule

Community Room

| | |
|----------------------|------------------------|
| Owner Sponsor Name: | Merit Properties, Inc. |
| Project Name: | Stonecroft Village |
| Project City / Town: | Hebron, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 30, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| 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 | 7,875 | | 23 | 30 | 2020 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,685 | 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 | 5,000 | | 23 | 25 | 2015 | | | | 0 | 0 | 5,305 | 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 | Community Kitchen-VCT | 420 | | 23 | 15 | 2013 | | | | 420 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 654 | 0 | 0 | 0 | 0 | | | | | | |
| 18 | Community Room-Carpet | 1,344 | | 23 | 10 | 2013 | | | | 1,344 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,806 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 19 | Community Kitchen-Applainces | 1,386 | | 23 | 15 | 2013 | | | | 1,386 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,159 | 0 | 0 | 0 | 0 | | | | | | |
| 20 | Office-Carpet | 429 | | 23 | 10 | 2013 | | | | 429 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 577 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 21 | Utility Room-VCT | 750 | | 23 | 15 | 2013 | | | | 750 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,168 | 0 | 0 | 0 | 0 | | | | | | |
| 22 | Community Areas, Office, and Utility Room-Paint Cycles | 1,642 | | 5 | 10 | 2017 | | | | 0 | 0 | 0 | 0 | 1,848 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,484 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | 0 | 0 | 4,329 | 0 | 5,305 | 0 | 1,848 | 0 | 0 | 9,685 | 0 | 0 | 2,383 | 0 | 0 | 0 | 2,484 | 3,981 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 105,194 | 104,944 | 598,982 | 610,366 | 452,563 | 464,640 | 464,091 | 464,613 | 481,031 | 277,575 | 277,385 | 286,027 | 271,655 | 285,186 | 204,474 | 196,067 | 193,397 | 86,394 | 108,459 | 118,036 | 127,911 | 70,922 | | | | | | | |

Common Hallways

| | |
|----------------------|--|
| Owner Sponsor Name: | Merit Properties, Inc. |
| Project Name: | Stonecroft Village |
| Project City / Town: | Hebron, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 30, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| Default Inflation Rate: | 3.0% |

[illegible]

Common Stairways

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| Default Inflation Rate: | 3.0% |

Page 18

Common Laundry

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| Default Inflation Rate: | 3.0% |

Stonecroft Village_PRELIM SS 5/1/2013

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

| | |
|----------------------|------------------------|
| Owner Sponsor Name: | Merit Properties, Inc. |
| Project Name: | Stonecroft Village |
| Project City / Town: | Hebron, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 30, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| 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 | | | | | | |
| 2 | Ceilings | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 3 | Sinks | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 4 | Toilets | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 5 | Partitions | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 6 | Accessories | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 7 | Floor | | | | | 2013 | | | | 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 | | | | | | |
| 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 | Floor-VCT | 175 | | 23 | 15 | 2013 | | | | 175 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 273 | 0 | 0 | 0 | 0 | | | | | | |
| 18 | Walls and Ceiling-Paint Cycles | 119 | | 5 | 10 | 2017 | | | | 0 | 0 | 0 | 0 | 134 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 180 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 0 | 175 | 0 | 0 | 0 | 134 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 180 | 273 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 105,194 | | 104,944 | 598,982 | 610,366 | 452,563 | 464,640 | 464,091 | 464,613 | 481,031 | 277,575 | 277,385 | 286,027 | 271,655 | 285,186 | 204,474 | 196,067 | 193,397 | 86,394 | 108,459 | 118,036 | 127,911 | 70,922 | | | | | |

Building Boilers

| | |
|----------------------|--|
| Owner Sponsor Name: | Merit Properties, Inc. |
| Project Name: | Stonecroft Village |
| Project City / Town: | Hebron, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 30, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| Default Inflation Rate: | 3.0% |

[illegible]

Building Mechanical

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| Default Inflation Rate: | 3.0% |

Stonecroft Village_PRELIM SS 5/1/2013

Building Electrical

| | |
|----------------------|--|
| Owner Sponsor Name: | Merit Properties, Inc. |
| Project Name: | Stonecroft Village |
| Project City / Town: | Hebron, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 30, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| Default Inflation Rate: | 3.0% |

[illegible]

Building Elevator

| | |
|----------------------|--|
| Owner Sponsor Name: | Merit Properties, Inc. |
| Project Name: | Stonecroft Village |
| Project City / Town: | Hebron, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 30, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| Default Inflation Rate: | 3.0% |

[illegible]

Building Structural

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| Default Inflation Rate: | 3.0% |

Stonecroft Village_PRELIM SS 5/1/2013

Unit Living

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| 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 | Interior Doors | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 2 | Walls | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 3 | Ceilings | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 4 | Interior Stairs | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 5 | Floors | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 6 | AC Sleeve | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 7 | Electrical Outlets | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 8 | Lighting Fixtures | | | | | 2013 | | | | 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 | | | | | | | |
| 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 | Carpet | 7,950 | | 10 | 10 | 2013 | | | | 3,975 | 4,094 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,342 | 5,502 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 18 | Carpet | 7,950 | | 7 | 10 | 2015 | | | | 0 | 0 | 4,217 | 4,344 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,667 | 5,837 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 19 | Carpet | 15,900 | | 2 | 10 | 2020 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,777 | 10,071 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,140 | 13,534 | 0 | | | | | | |
| 20 | Interior Doors | 11,000 | | 23 | 30 | 2019 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 939 | 967 | 996 | 1,026 | 1,056 | 1,088 | 1,121 | 1,154 | 1,189 | 1,225 | 1,261 | 1,299 | 1,338 | 1,378 | | | | | | |
| 21 | Closet Doors | 6,875 | | 23 | 30 | 2019 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 586 | 604 | 622 | 641 | 660 | 680 | 700 | 721 | 743 | 765 | 788 | 821 | 836 | 861 | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | 0 | 0 | 3,975 | 4,094 | 4,217 | 4,344 | 0 | 0 | 1,525 | 11,348 | 11,689 | 1,667 | 7,058 | 7,270 | 7,488 | 7,712 | 1,932 | 1,990 | 2,049 | 15,260 | 15,708 | 2,239 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 105,194 | 104,944 | 598,982 | 610,366 | 452,563 | 464,640 | 464,091 | 464,613 | 481,031 | 277,575 | 277,385 | 286,027 | 271,655 | 285,186 | 204,474 | 196,067 | 193,397 | 86,394 | 108,459 | 118,036 | 127,911 | 70,922 | | | | | | | |

Unit Bathrooms

| | |
|----------------------|--|
| Owner Sponsor Name: | Merit Properties, Inc. |
| Project Name: | Stonecroft Village |
| Project City / Town: | Hebron, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 30, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| Default Inflation Rate: | 3.0% |

[illegible]

Unit Kitchens

| | |
|----------------------|------------------------|
| Owner Sponsor Name: | Merit Properties, Inc. |
| Project Name: | Stonecroft Village |
| Project City / Town: | Hebron, CT |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | April 30, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| Default Inflation Rate: | 3.0% |

[illegible]

Unit Electrical

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| Default Inflation Rate: | 3.0% |

Stonecroft Village_PRELIM SS 5/1/2013

Unit Mechanical

| | |
|-------------------------|--------|
| Number of Units: | 25 |
| Total Square Feet: | 23,400 |
| Default Inflation Rate: | 3.0% |

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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.