

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067

and

Recap Real Estate Advisors
38 Chauncy Street, Suite 600
Boston, MA 02111



38 Chauncy Street, Suite 600 | Boston, MA 02111
T: 617.338.9484 | F: 617.338.9422

on-site-insight.com



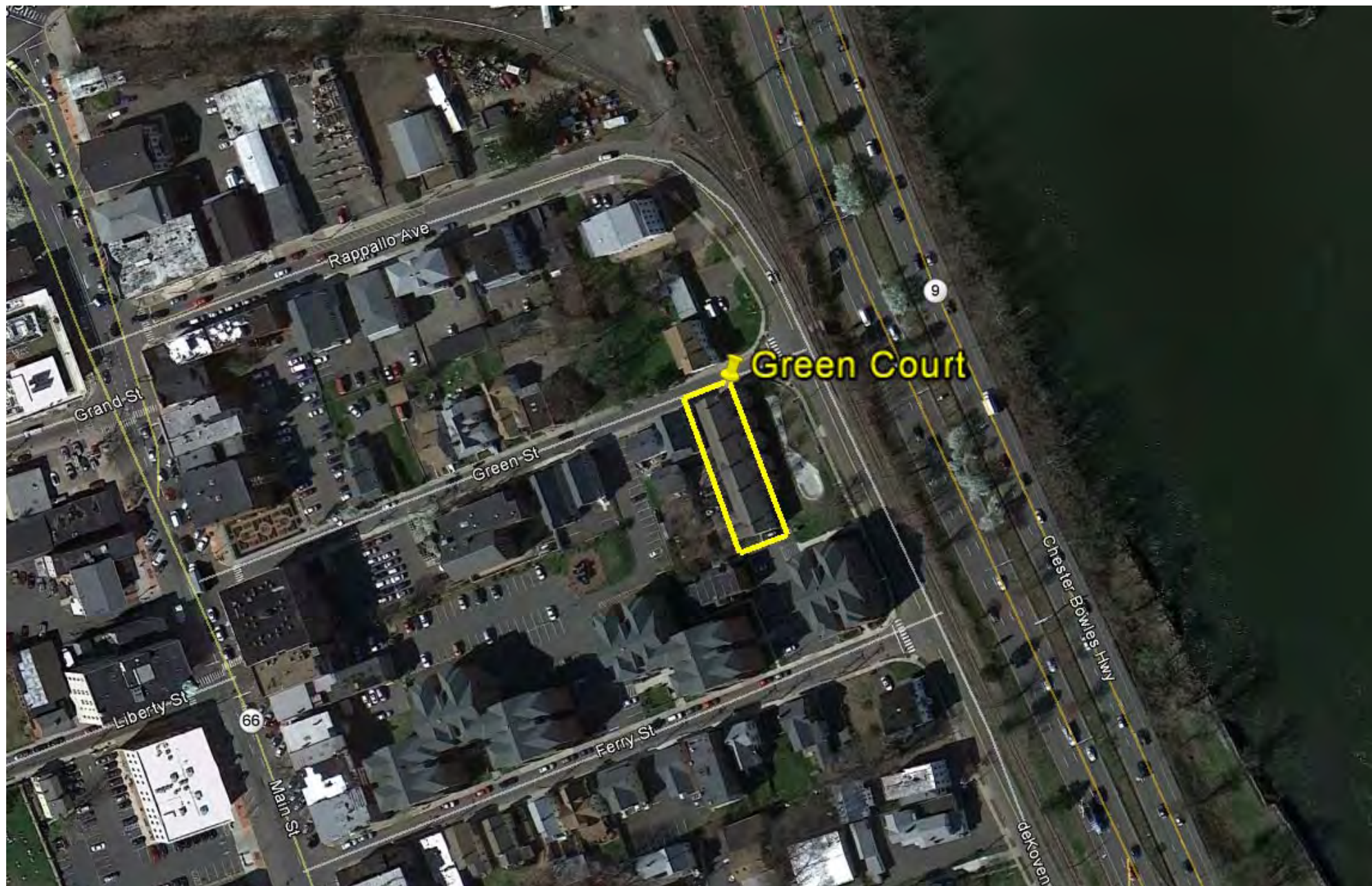
Green Court

CHFA #77774H

DeMarco Management Corp.
Middletown, CT

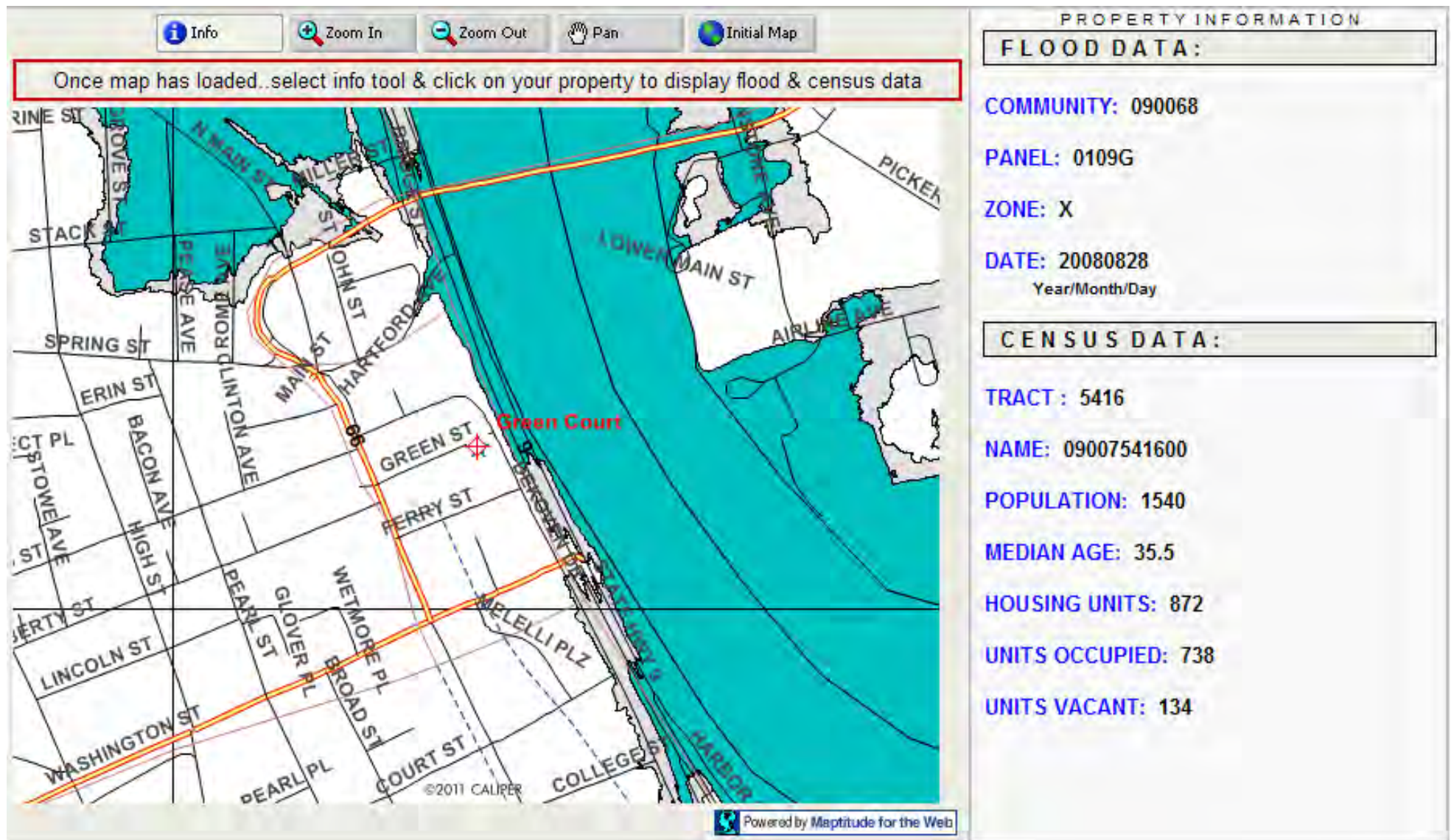
May 16, 2013

Final Report



Green Court

11-20 Green Street
Middletown, CT 06457



Green Court

11-20 Green Street
Middletown, CT 06457

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

Executive Summary

Green Court

Middletown, CT

Green Court is a transitional housing development for families that is comprised of a three-story, walk-up style building with exterior corridors at the second and third floor levels. The development's unit mix includes 4 one-bedroom, 6 two-bedroom, and 4 three-bedroom units. Original construction of the development is estimated to date to the early 1900s, and it was significantly renovated in 1988.

Overall the development is in 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.

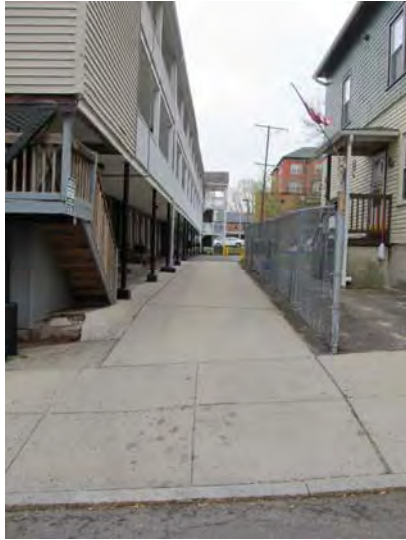
Key findings identified as part of this assessment include the following:

- The parking area includes a mix of asphalt and concrete surfaces – the asphalt is in fair condition, and the concrete is in poor condition with significant cracks/displacement noted; costs to resurface all parking surfaces with new asphalt paving are shown in Year 1.
- The low retaining wall at the portions of the parking area perimeter is in poor to fair condition; replacement is shown in Year 1.
- Exterior walls at the first floor level of the building are brick. The brickwork varies in condition with spalling and mortar loss observed at various locations but most notably on the rear elevation; repair/re-pointing allowances are shown in Years 1 and 11.

- Exterior walls at the second and third floor levels are vinyl sided. The vinyl siding is in fair condition with some undulation noted at the southerly elevation; future replacement of the siding is shown in Year 7.
- Storm and service doors vary in condition; replacement allowances are shown in the early years of the plan. Exterior unit doors are largely sheltered from the elements and in good overall condition; no near-term needs are anticipated.
- No significant problems with regard to the windows were noted; future replacement is shown in Year 7.
- The wood surfaces of the exterior corridors, stairs, and railing systems vary in condition with some deterioration and areas of peeling/worn paint noted; periodic allowances for repairs and painting are shown in Years 1, 7, 13, and 19.
- The roof surface is covered with conventional three-tab shingles – an area of missing/damaged shingles was noted on the easterly side of the building; an allowance for as needed repairs is shown in Year 1 – future replacement of all shingles is shown in Year 10.
- Replacement of the fire alarm control panel, believed to date to 1988, is shown in Year 1.
- Annual allowances for refinishing of in-unit living area wood flooring and replacement of kitchen and bathroom vinyl floor coverings are shown from Year 1 forward.
- Fixtures in unit bathrooms vary in condition including some original bathtubs that do not include surround walls; allowances for replacement/upgrade of existing bathroom fixtures are shown in Years 1 and 2.
- An estimated 50% of the units have older wood cabinetry. Costs to replace these cabinet sets are shown in Years 1 and 2. Appliance replacement allowances are shown based on observed conditions, current estimated ages, and expected useful service lives.
- Each unit has a natural gas-fired boiler and domestic hot water tank; replacement allowances for the boilers, which are at or near the end of their expected useful service lives are shown in Years 2 and 3 – hot water tank replacement allowances are shown in all years.
- The development does not require any modifications for common area handicap accessibility, as there are no common areas.
- The development reportedly includes one unit with some handicap accessible design features – access to this unit was not available during the field assessment, and no analysis of potential handicap accessibility deficiencies was completed.

Additional Notes:

1. The Physical Assessment of the property was conducted on April 17th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank the staff of DeMarco Management Company 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*.



Concrete access drive – No significant wear/damage noted



Asphalt paving at parking area is in fair condition



Concrete parking area surfaces are in poor condition



Retaining walls at parking area are in need of reconstruction



Front elevation – Note exterior corridors at second and third floor levels



Rear elevation



Brickwork at first floor level exhibits significant wear/deterioration at some locations – Most prevalent at rear elevation



Mortar loss in brickwork also noted at various locations



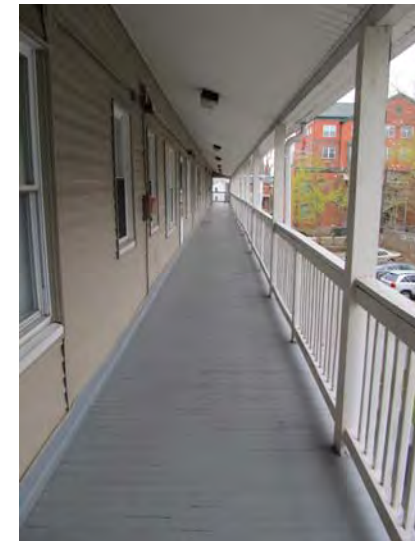
Vinyl siding varies in condition –
Undulation noted at southerly elevation



Storm and service doors vary in condition –
Unit entry doors are in better overall condition



Typical windows – No significant
operational problems noted



Typical exterior corridor found at the
second and third floor levels



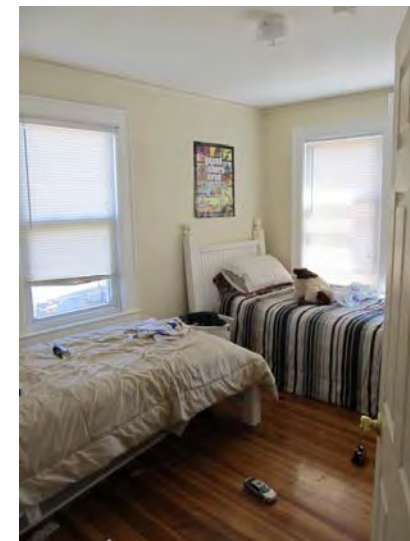
Floor surfaces and railing systems serving exterior corridors and stairs vary in condition



Isolated area of roof shingle damage noted on easterly side of building – Repair in near-term; replace all shingles in future



Original fire alarm control panel is serviceable but beyond its expected useful service life



Typical finishes in unit living areas



Some unit bathrooms include original tubs with no shower surrounds



Typical unit kitchen with original painted wood cabinetry – Approximately 50% of units have received new wood cabinetry in recent years



Individual natural gas-fired boilers produce hydronic heat for each unit



Freestanding tanks of varying ages serve the units' domestic hot water generation needs

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	
Annual Replacement Reserve Contribution:	
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				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	17,147	0	0	0	0	1,694	805	0	0	0	1,964	0	0	0	0	2,277	0	0	0	0	0
2	Building Exterior	0	0	23,660	912	940	968	997	0	188,815	0	0	0	18,830	0	9,558	0	0	4,589	1,421	1,464	12,920	1,553	0
3	Roofing	0	0	1,000	0	0	0	0	0	0	0	0	29,960	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	728	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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	8,500	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	954	983	1,012	1,043	1,074	1,106	1,139	1,173	1,209	1,245	1,282	1,321	1,360	1,401	1,443	1,487	1,531	1,577	1,624	1,673	0
16	Unit Kitchens	0	0	11,907	12,264	1,563	1,610	1,659	1,708	2,893	4,050	4,171	4,297	4,426	4,558	4,695	3,442	2,229	2,296	2,365	13,932	14,350	14,781	0
17	Unit Bathrooms	0	0	22,714	23,395	222	228	235	242	249	257	265	273	281	289	298	307	316	326	335	345	356	366	0
18	Unit Electrical	0	0	798	822	847	872	898	925	953	981	1,011	1,041	1,072	1,105	1,138	1,172	1,207	1,243	1,281	1,319	1,359	1,399	0
19	Unit Mechanical	0	0	1,701	28,790	29,653	1,859	1,914	1,972	2,031	2,092	2,155	2,219	2,286	2,355	2,425	2,498	2,573	2,650	2,730	2,811	2,896	2,983	0
20	Annual Planned Expenditures	0	0	89,109	67,166	34,237	6,580	6,777	7,648	196,886	8,554	8,811	39,035	30,141	9,627	19,474	8,820	7,768	14,867	9,662	21,449	33,505	22,755	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			750,000																				
23	Cumulative Reserve Balance	0	0	660,891	593,725	559,489	552,909	546,132	538,484	341,599	333,045	324,234	285,200	255,059	245,431	225,957	217,138	209,370	194,502	184,840	163,391	129,887	107,132	

Site Improvements

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
Default Inflation Rate:	3.0%

[illegible]

Building Exterior

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
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						
2	Hatches / Skylights					2013					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						
4	Roof Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Roof - Asphalt Shingle	22,962		11	20	2022					0	0	0	0	0	0	0	0	0	29,960	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						
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						
8	Other					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	Roof - Asphalt Shingle	1,000		11	20	2013					1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,000	0	0	0	0	0	0	0	29,960	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		0	660,891	593,725	559,489	552,909	546,132	538,484	341,599	333,045	324,234	285,200	255,059	245,431	225,957	217,138	209,370	194,502	184,840	163,391	129,887	107,132					

Lobby / Mail Area

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
Default Inflation Rate:	3.0%

Green Court • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
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						
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					
28	Cumulative Reserve Balance							0		0	660,891	593,725	559,489	552,909	546,132	538,484	341,599	333,045	324,234	285,200	255,059	245,431	225,957	217,138	209,370	194,502	184,840	163,391	129,887	107,132					

Common Hallways

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
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	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Railings					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					
28	Cumulative Reserve Balance							0		0	660,891	593,725	559,489	552,909	546,132	538,484	341,599	333,045	324,234	285,200	255,059	245,431	225,957	217,138	209,370	194,502	184,840	163,391	129,887	107,132					

Common Laundry

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
Default Inflation Rate:	3.0%

Green Court • Capital Needs Assessment • © On-Site Insight

Common Area Restrooms

Number of Units:	14
Total Square Feet:	10,260
Default Inflation Rate:	3.0%

Page 18

Building Boilers

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
Default Inflation Rate:	3.0%

Green Court • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
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	Building Fire Suppression					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventalation & Exhaust					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					2013					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						
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																																			
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					
28	Cumulative Reserve Balance							0		0	660,891	593,725	559,489	552,909	546,132	538,484	341,599	333,045	324,234	285,200	255,059	245,431	225,957	217,138	209,370	194,502	184,840	163,391	129,887	107,132					

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
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	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	8,500		24	20	2013				8,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication					2013				0	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	8,500	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	660,891	593,725	559,489	552,909	546,132	538,484	341,599	333,045	324,234	285,200	255,059	245,431	225,957	217,138	209,370	194,502	184,840	163,391	129,887	107,132							

Building Elevator

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
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	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					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					
28	Cumulative Reserve Balance							0		0	660,891	593,725	559,489	552,909	546,132	538,484	341,599	333,045	324,234	285,200	255,059	245,431	225,957	217,138	209,370	194,502	184,840	163,391	129,887	107,132					

Unit Living

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
Default Inflation Rate:	3.0%

Page 24

Unit Bathrooms

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
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	804		1	1	2013			804	828	853	878	904	932	960	988	1,018	1,048	1,080	1,112	1,146	1,180	1,215	1,252	1,289	1,328	1,368	1,409							
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	670		1	1	2013			670	690	711	732	754	777	800	824	849	874	900	927	955	984	1,013	1,044	1,075	1,107	1,141	1,175							
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	18,900		24	20	2013			9,450	9,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Cabinets	18,900		<5	20	2030			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,413	10,725	11,047							
19	Countertops	6,646		varies	10	2019			0	0	0	0	0	0	1,134	1,168	1,203	1,239	1,276	1,314	1,354	0	0	0	0	0	0	0	0						
20	Stove	6,090		varies	20	2020			0	0	0	0	0	0	0	1,070	1,102	1,135	1,169	1,204	1,240	1,278	0	0	0	0	0	0	0						
21	Vent Hood	1,967		varies	20	2013			984	1,013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,084	1,116	1,150							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	11,907	12,264	1,563	1,610	1,659	1,708	2,893	4,050	4,171	4,297	4,426	4,558	4,695	3,442	2,229	2,296	2,365	13,932	14,350	14,781	0				
28	Cumulative Reserve Balance							0		0	660,891	593,725	559,489	552,909	546,132	538,484	341,599	333,045	324,234	285,200	255,059	245,431	225,957	217,138	209,370	194,502	184,840	163,391	129,887	107,132					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	DeMarco Management Corp.
Project Name:	Green Court
Project City / Town:	Middletown

Current Year:	2013
Budget Effective Date:	July 5, 1905
Report Date:	April 26, 2013

Number of Units:	14
Total Square Feet:	10,260
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	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	0						
3	Smoke Detectors	798		1	1	2013			798	822	847	872	898	925	953	981	1,011	1,041	1,072	1,105	1,138	1,172	1,207	1,243	1,281	1,319	1,359	1,399							
4	Intercom					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	798	822	847	872	898	925	953	981	1,011	1,041	1,072	1,105	1,138	1,172	1,207	1,243	1,281	1,319	1,359	1,399	0						
28	Cumulative Reserve Balance						0	0	660,891	593,725	559,489	552,909	546,132	538,484	341,599	333,045	324,234	285,200	255,059	245,431	225,957	217,138	209,370	194,502	184,840	163,391	129,887	107,132							

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.