

Parcel Information				Utilities				Apartment / Storage Units					Roof		Windows			Exterior Product			AC units						
Sellers Name for Property	Tract option	Address	Location Notes	Natural Gas	Electricity	Water	Deed Acres	Number of Units	Number of one bedroom Units	Number of Two bedroom Units	Storage units	Notes	Status of Roof	warranty for roof	Total number of windows in Building	Number of new windows replaced since 2020	Notes on Windows	warranty for window	Brick/ Siding/ Stucco	warranty	Total number of AC apartment units	AC units in common areas	AC replaced 2023	AC replaced 2020-2022	AC warranty on newly replaced units	Notes on AC units	
Manor House	Tract 2	601 N 4th St. Beatrice, NE			Paid by Tenant	Paid by Tenant	Included in Rent	0.49	6	0	6	6		New shingles on Manor House and Garages 2023	Midwest Restoration	No planned upgrades Not Reported	0	No planned replacement	NA	3/4 Brick/ Stucco	NA	6	0	2	1	All season war.	HVAC units replaced
Town house	Tract 3	823 N 6th Beatrice, NE			Paid by landlord. Stoves and water heaters	Paid by tenant Heat is Electric	Included in Rent	0.34	17	2	15	0		New shingles and TPO Flat roof 2023	Midwest Restoration	Not Reported	8	8 on the north side 1 on south side replaced 2022 first 2 rows several scheduled in 2023 with Midwest restoration	manufacturer and contractor warranty	Brick	NA	17	0	12	5	Lux comf and all season	HVAC units replaced
Carriage House	Tract 4	515 N 13th and Lincoln, Beatrice, NE			Paid by Tenant (One apartment is shared with laundry room included in rent)	Paid by Tenant (One apartment is shared with the laundry room Included in rent)	Included in Rent	0.35	12	1	11	8		New TPO Flat roof on Carriage House and the Garage 2022	Midwest Restoration	Not Reported	1	None	manufacturer and contractor warranty	Brick/Vinyl New 2023	Midwest Restoration	12	0	9	0	Lux comf and all season	*7 scheduled replacement after 10:30.2023 Included in the 9 replaced in 2023
Crestwood H St.	Tract 5	1710 H St. Fairbury, NE	Right next to Crestwood 17th		None	Paid by Tenant	Included in Rent	0.58	8	0	8	20	All 3 garages have Roofs scheduled for replacement in Nov. 2023	Flat roof TPO Scheduled to be replaced 2023	Midwest Restoration	Not Reported	0	None	NA	Brick	NA	8	0	6	1	Star Plumbing	*3 scheduled replacement after 10:30.2023 Included in the 6 replaced in 2023
Crestwood 17th	Tract 5	815 17th St. Fairbury, NE	Right next to Crestwood H St.		None	Paid by Tenant	Included in Rent	0.41	6	0	6	0	7 Garage doors are scheduled for replaced in Nov. 2023	Minor work scheduled in Nov. 2023	Midwest Restoration	Not Reported	1	None	NA	Brick	NA	6	0	4	1	Pollman Heating and Air	*4 scheduled replacement after 10:30.2023 Included in the 4 replaced in 2023
E Street Apts.	Tract 6	828 E St. Fairbury, NE			None	Paid by Tenant	Included in Rent	0.33	10	0	10	0		No planned upgrades	NA	No planned upgrades Not Reported	0	None	NA	Brick/panel siding	NA	10	0	2	0	Star Plumbing	
Eastview	Tract 6	525 I St. Fairbury, NE	Across the street from Colonial Court		None	Paid by tenant (One apartment is shared with laundry room included in rent)	Included in Rent	0.16	7	1	6	3		Flat roof TPO and shingles scheduled to be replaced Nov 2023	Midwest Restoration	No planned upgrades Not Reported	0	None	NA	Vertical Siding	NA	7	0	1	0	B.E. Plumbing and Heating	
Colonial Court	Tract 6	905 5th St. Fairbury, NE	Across the Street from Eastview		None	Paid by Tenant	Included in Rent	0.48	17	3	14	0		Shingles scheduled to be replaced. No planned upgrade on the flat roof	Midwest Restoration	No planned upgrades Not Reported	0	None	NA	Brick	NA	17	0	10	3	Pollman Heating and Air	*9 scheduled replacement after 10:30.2023 Included in the 10 replaced in 2023
Pinecrest	Tract 7	1011 K St. Fairbury, NE	Approx 6000 Sq. Ft in lower level is currently not leased		Service to Tenants is all electric There is gas to the building	Paid by Tenant	Included in Rent	0.58	22	8	13	20	1 of the 22 units is an commercial unit	No planned upgrades	NA	Not Reported	0	None	NA	Brick	NA	22	0	22	0	We-Design	*22 HVAC units scheduled installed in November est. completion in December
School house	Tract 11	720 J St. Fairbury, NE	Large Community room with kitchen/restr room/2 offices is rent ready but is not currently be rented		Service to Tenants is all electric There is gas to the building	Paid by Tenant	Included in Rent	1.6	26	0	26	0		2nd floor and 3rd floor TPO is scheduled for replaced 2023	Midwest Restoration	No planned upgrades Not Reported	0	None	NA	Brick	NA	26	0	1	0	Star Plumbing	There is 1 additional new unit placed on Roof but not installed. One of AC Common Units is not working. However the unit is deemed to be not needed. All 26 apartments have functioning AC units

Terrace Annex	Tract 8	130 S 9th St Hebron, NE.	Right next to Terrace		None	Paid by Tenant	Included in Rent	0.57	8	0	8	18		New TPO Roof 2023 New Steel Roof on Garages 2023	Midwest Restoration	No planned upgrades Not Reported	0	none	NA	3/4 Brick /panel siding	NA	8	0	7	0	NA	*6 scheduled replacement after 10:30.2023 Included in the 7 replaced in 2023	
Terrace	Tract 8	915 Lincoln, Hebron, NE	Right next to Terrace Annex		8 Apartments gas is shared and portion is added to rent Remaining are paid by Tenant	Paid by Tenant	Included in Rent	0.57	12	0	12	0		New TPO Roof 2023	Midwest Restoration	No planned upgrades Not Reported	0	none	NA	Brick	NA	12	0	4	4	NA	*4 scheduled replacement after 10:30.2023 Included in the 4 replaced in 2023	
Hebron House	Tract 8	524 Jefferson, Hebron, NE	Right next to Parkside Manor			Paid by Tenant	Paid by Tenant	Included in Rent	0.14	1	0	1	2	Small Storage shed	New shingles 2023	Midwest Restoration	No planned upgrades Not Reported	0	none	NA	Siding	NA	1	0	0	1	NA	
Parkside Manor	Tract 8	130 S 5th St. Hebron, NE	Right Next to Hebron House. Property has a first floor Common Room restrooms and office			Paid by Landlord	Paid by Landlord	Included in Rent	0.42	24	24	0	0		No planned upgrades	NA	No planned upgrades Not Reported	0	none	NA	Brick/panel siding	NA	24	1	1	23	Manufacture Warranty	The last remaining unit was replaced in 2018 or 19
Regency	Tract 9	633 E 10th St. York, NE			None	Paid by Tenant	Included in Rent	0.64	18	2	16	0		No planned upgrades	NA	40	1	none	NA	Brick	NA	18	0	15	0	Note1		
Arbor Villa	Tract 9	650 E 12th St. York NE			None	Paid by Tenant	Included in Rent	1.28	36	12	24	0		New Flat roof in 2021 Shingles were replaced in 2023	.20 yr. Materials only Limited Warranty A&M Contractors, Inc	75	55	N=20/(0/20) E=22/22 S=13/13 W=20/20 doesn't include courtyard	manufacturer and contractor warranty	Brick	NA	36	1	23	5	Note 1	1 of the common area units was replaced	
Villa Monterey	Tract 9	633 E 12th St. York, NE			None	Paid by Tenant	Included in Rent	1.09	34	0	34	0		New Flat Roof over the one story portion of building in 2021. Shingles were replaced in 2023. No planned upgrades to the 2nd story flat roof	.20 yr Materials only Limited Warranty A&M Contractors, Inc	76	65	N=12/1 E =22/22 S=20/20 W22/22 doesn't include the courtyard	manufacturer and contractor warranty	Vinyl siding New 2023	Midwest Restoration	34	0	19	3	Note 1		
Villa West	Tract 9	638 E. 12th St. York, NE			None	Paid by Tenant	Included in Rent	0.34	4	0	4	0		New TPO Flat roof in 2023	Midwest Restoration	13	4	N=5/0 E=2/2 S=4/0 W=2/2	manufacturer and contractor warranty	Brick	NA	4	0	4	0	Note 1		
Garage units	Tract 9	Vacant address off of E 10th St York, NE	36 storage units are currently not leased and used by seller as construction storage Est Rental income \$2,160.00		NA	NA	NA	0.43	0	0	0	68		New Steel roof 2023	Midwest Restoration	0	0	NA	NA	Vinyl Siding New 2023	Midwest Restoration	0	0	0	0	NA		
Vacate Lot	Tract 9	Vacate address off of E 10th St York, NE			NA	NA	NA	0.43	0	0	0	0		NA	NA	0	0	NA	NA	NA	NA	0	0	0	0	NA		
Belleville Apartments LLC	Tract 10	1004 18th St. Belleville, KS	Kansas Property		None	Paid by Tenant	Included in Rent	0.4	16	0	16	0		No planned upgrades	NA	No planned upgrades Not Reported	0	none	NA	Brick	NA	16	0	6	4	B.E. Plumbing and Heating		
								11.63	284	53	230	145				204	135					284	2	148	51			

**NOTE 1:** McCool offers 5-year warranty.  
Manufacturer's warranty  
Website: HVAC Warranty Registration and Information | Daikin (daikincomfort.com)

**Note 2:** Midwest Restoration has a 5-year blanket warranty. This covers all workmanship issues, ie blown off shingles, siding, and leaks from work we performed. Midwest will transfer this warranty for 5 years.

Attached you will find the links for all warranties from the manufacturer's websites.

**Siding** Link: [https://www.abtco.com/wp-content/uploads/2021/04/ABTCO\\_WARRANTY\\_2021.pdf](https://www.abtco.com/wp-content/uploads/2021/04/ABTCO_WARRANTY_2021.pdf)

Lifetime

**Roofing** Link: <https://sp.menardc.com/main/items/media/ATLAS002/Warranty/AtlasLimitedWarranty2019.pdf>

Lifetime

**Window** Link: <https://wincorewindows.com/warranty/activation/>

Lifetime

**Gutter** Link: <https://d30bx4iobrbgcb.cloudfront.net/uploads/documents/product-documents/Warranties/Rollex-warranty-Aluminum-Building-Products-2016-updates.pdf?mtime=20170829211931>

Lifetime