

STOCKBRIDGE MEADOWS

228 Enterprise St, Stockbridge WI 53088

CAPITAL IMPROVEMENTS & PROPERTY REINVESTMENT SUMMARY

Ownership has made substantial investments in Stockbridge Meadows focused on building-envelope integrity, deferred maintenance reduction, safety improvements, unit modernization, and long-term asset preservation.

Major Exterior Building & Site Improvements

Comprehensive exterior rehabilitation project completed

Included:

- Siding replacement and installation, building wrap/weather barrier (Tyvek) installation
- Soffit and fascia replacement
- Exterior door painting and restoration
- Exterior window frame repairs and replacement of deteriorated wood
- Balcony railing replacement using treated lumber
- Concrete and masonry repairs, asphalt patching and pavement repairs
- Dumpster enclosure / concrete slab improvements
- Installed new exterior monument sign
- Landscape and curb appeal improvements, shrub removal and site clearing
- Tree trimming and vegetation management
- Drainage and grading improvements
- Topsoil installation and erosion control measures

Investment: \$62,000+

Electrical System Modernization

Comprehensive property-wide electrical upgrade completed

Included:

- Main electrical panel replacements/upgrades
- LED hallway lighting conversion, LED exit and egress lighting upgrades
- GFCI safety upgrades throughout the property
- Occupancy sensor installation in closets and laundry rooms
- Electrical outlet and grounding corrections
- Baseboard heating system upgrades

Investment: \$18,000+

Mechanical & Plumbing Improvements

- Building water heater replacement and related structural improvements
- Additional water heater replacement work
- Plumbing system upgrades and repairs
- Leak remediation and water intrusion repairs

Investment: \$7,000+

Common Areas, Lighting & Safety Improvements

- Common areas hallway repainting and LED lighting upgrades
- Uniform apartment numbering and property signage enhancements
- New exterior property address signage installed
- Replaced all common area smoke / carbon monoxide detectors
- Storage / shed electrical improvements

Investment: \$3,500+

Unit Renovations & Interior Improvements

Multiple units have undergone significant renovations and turnover improvements, including kitchen and bathroom upgrades, flooring replacement, appliance replacement, plumbing improvements, interior restoration work, and life-safety upgrades.

Notable Renovated Units

- Apartment #1 – Extensive full-unit renovation
- Apartment #2 – Significant kitchen, bathroom, appliance, plumbing, and restoration improvements
- Apartment #9 – Multiple plumbing fixture and bathroom upgrades
- Apartment #11 – Vanity, countertop, hardware, drywall, and restoration improvements
- Apartment #18 – Flooring and carpet replacement project

Additional Renovated Units

- Apartment #3 – Heating system and light remodel
- Apartment #4 – light remodel
- Apartment #5 – light remodel
- Apartment #6 – Bathroom and plumbing upgrades, light remodel
- Apartment #8 – light remodel
- Apartment #10 – light remodel
- Apartment #13 – light remodel
- Apartment #15 – light remodel