

RENOVATION AND UPGRADES TO PROPERTY

Below is a list of renovations and upgrades that have been completed (and a few that are near completion) on the property involved in this sale. The list refers to the main building unless otherwise specified.

- 1) Repair of damage from hurricane Laura
- 2) General roof inspection and necessary repairs
- 3) Upgrade of security system with new DVR and display monitor in front office
- 4) Replacement of security cameras with new dome cameras (total of eight)
- 5) Replacement of motion detectors with new ones (total of seven in the interior of main building)
- 6) Upgrade of interior fluorescent and incandescent lighting to all LED lighting throughout main building
- 7) Replacement of fluorescent lights in garage with LED high bay lights in main room
- 8) Replacement of fluorescent light in garage storerooms with LED four feet long strip lights
- 9) Replacement of all toggle light switches in main building with new Decora style rocker switches
- 10) Replacement of all electrical receptacles in main building with new Decora style receptacles
- 11) Replacement of existing isolated ground receptacles with new hospital grade Leviton ground receptacles (total of six)
- 12) Replacement of existing GFCI receptacles with new ones
- 13) Addition of GFCI receptacles where needed to meet electrical code
- 14) New CAT6a internet cable to replace old CAT5 cable for computer ports (total of seven)
- 15) 24-Port Gigabit tp-link™ rackmount switch allowing LAN expansion if needed

- 16) Replacement of existing emergency exit lights with new and addition of one
- 17) Replacement of existing emergency lights for power outages
- 18) Addition of new dusk-to-dawn security lights on east and west side of main building
- 19) Replacement of old floodlights to illuminate front of main building with new LED floodlights
- 20) Replacement of main building and garage metal egress/ingress doors
- 21) Replacement of 12 X 12 roll up doors on garage building
- 22) Stripping and painting of interior doors that showed signs of peeling
- 23) Painting of main building interior
- 24) Refinish of waiting room interior drywall with Sante Fe knockdown surface
- 25) Repair of termite damage (not extensive)
- 26) Replacement of front shutters (which are functional)
- 27) Old vinyl baseboards replaced with new wooden baseboards
- 28) Replacement of wooden flooring at entry areas of two waiting room entrance/exit door with brick tile to provide greater protection from traffic and moisture
- 29) Replacement of ceiling tiles that showed sagging or discoloration (approximately 60% of ceiling)
- 30) New VCT floor tile in areas that had become significantly weathered and worn (approximately 60% of floor area)
- 31) All existing sinks and toilets replaced with new ones
- 32) Old cast iron utility sink in janitorial room replaced with similar new one (American Standard)
- 33) New drains traps
- 34) New toilets and urinals
- 35) New double sink vanities in main restrooms
- 36) Addition of a unisex ADA compliant restroom
- 37) New restroom mirrors
- 38) Replacement of restroom hand rails
- 39) All new fire extinguishers and signage

- 40) Handicap signage
- 41) New lead-lined drywall panels to replace those damaged in X-ray room from hurricane Laura

NOTE TO PROSPECTIVE BUYERS:

The Seller's goal is to provide a property that has been upgraded to suit a range of different buyers and to provide a turnkey facility. Adaptability is vital to business success in ever-changing economic conditions. In order to scale many businesses, having a physical location is still necessary. The design of the main building is such that, with its gable frame, any desired buildout that a buyer may want will be relatively simple because most interior walls are not load bearing. The drop ceiling allows relatively easy access for inspection and work on building infrastructure such as electrical, AC ducts and plumbing. The building integrity has been tested in two significant hurricanes and held up amazingly well.

Nothing can replace a thorough visual exam and prospective buyers who submit a bid are encouraged to schedule a visit with the owner. Once engagement occurs, it is expected that Seller and Buyer will collaborate to negotiate a transition for a finalized sale.

Best wishes to all who are interested in this property.