

Property Improvements Intake Form Property: 100 E Foreman St, El Reno, OK 73036

Instructions: To help us justify our \$249,000 list price to investors, please detail any work, cleanup, or stabilization performed on the property since your acquisition in May 2025.

A. Site Cleanup & Clearing *Have you removed debris, overgrown vegetation, or hazardous materials from the 1-acre lot or the building interior?*

- **Description of Work:**
- A. Painted entire inside of building and front porch: \$3000 July 2025 - November 2025
- A. Cleaned out junk and trash from inside the building and basement: July 2025 - March 2026
- A. Removed invasive trees growing next to building: \$300 July 2025
- A. Removed fiberglass sheets and paint from all exterior windows \$1000 July 2025
- A. Removed hot tubs and stall dividers from boys and girls bathrooms: \$500 September 2025
- A. Removed flagpole from front yard: \$300 March 2026
- A. Removed wall between two bathrooms to combine into 1 larger bathroom with shower and tub: \$200 October 2025
- A. Monthly mowing of property: \$1000 July 2025 - October 2025

Approximate Cost/Value: \$

- **Date Completed:**

B. Structural Stabilization & Securing the Property *Have you boarded up windows, secured doors, patched roof leaks, or done anything to prevent further weather damage or trespassing?*

- **Description of Work:**
- B. Professionally boarded up two backyard doors: \$692.23 July 2025
- B. Temporarily patched any broken windows: \$200 July 2025
- B. Installed solar lights on front and back of building: \$300 January 2026

Approximate Cost/Value: \$

- **Date Completed:**

C. Utilities & Infrastructure *Have you restored, capped, or assessed any plumbing, electrical, or HVAC systems? Have you had any formal inspections done?*

- **Description of Work:**
- C. Professionally install basically electrical with two 120V outlets and one 240 outlet: \$6500 July 2025, Squatter Repair: \$1400 March 2026

Approximate Cost/Value: \$

- **Date Completed:**

D. Environmental or Permitting Work *Have you conducted any asbestos/lead testing, pulled any city permits, or had discussions with the El Reno planning department regarding the R-2 zoning or condemnation status?*

- **Description of Work/Findings:**
- D. Removed asbestos from all eight classrooms and tested negative for lead paint, obtained labs safety report: \$15,500 December 2025

Approximate Cost/Value (if any): \$

- **Date Completed:**

E. Architectural or Planning Assets *Do you have any blueprints, surveys, floor plans, or architectural renderings drawn up for potential redevelopment that we can pass along to the next buyer?*

- **Details:**
- E. Ordered official architecture plans for a single family residence home: \$5500 February 2026

F. Additional Improvements *Is there anything else you have invested time or money into regarding this property that a developer would find valuable?*

- **Details:**
- F. Restored entrance engraving and front porch arch: \$300 September 2025
- F. Requested bids from 5 roofers, 4 electricians: either couldn't do this project, didn't show up for walkthrough, or did walkthrough but didn't provide bid - July 2025 - March 2026
- F. Personally paid for all materials, services and labor
-