

Rehabilitation for
129 Jessamine Ave E
St. Paul, MN 55117

NELSON CAPITAL LLC

August 30th, 2016

Mai Vang
City Council Offices
Office of the City Council
15 West Kellogg Boulevard
St. Paul, MN 55102

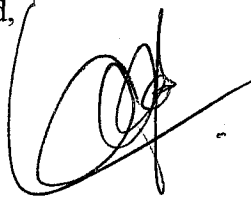
Dear Mrs. Vang,

Thank you for allowing us this time to present the required documentation for the rehabilitation of 129 Jessamine Ave E, St. Paul, MN 55117. As we have mentioned before my team and I are very committed to getting this property up to code compliance and securing the community in which it is located.

In order to ensure that this is achieved, I have taken the extra precaution of acquiring security service through ADT. I am attaching the proposal for this service and it would be getting installed as soon as the electricity is available. While this is done, I will also have one of our workers going to the house on a daily basis to make sure everything is safe.

We are very committed to getting this project completed in the most efficient, secure and professional way possible. Please feel free to contact my assistant, Zuly, at any time if there are any questions. Her direct number is (651)419-3706.

With Best Regard,



Alfonso Morales
Chief Executive Manager
Nelson Capital, LLC



Zuly Gonzalez <zuly.cm25@gmail.com>

Your ADT Security Proposal Confirmation

1 message

ADT Security Services <ADT@business.adt.com>

Tue, Aug 30, 2016 at 9:00 AM

Reply-To: ADT Security Services <support-b86518ybgv3j0faumxws8qc4eje4u9@safehome.adt.com>

To: zuly.cm25@gmail.com

Your quote proposal is here.



Contact Your Security Specialist

Call: 6515039124

SAFETY AND SECURITY IS A STEP CLOSER

Dear Alonso Morales,

Thank you for choosing ADT® Security Services. Below is your quote proposal. If you have any additional questions, please do not hesitate to reach out to me. Otherwise, I look forward to setting up your installation.

Sincerely,
Gerald Ferguson
gferguson@adt.com
6515039124
ADT Security Services

Request for:

Additional Contact:

Alonso Morales

Your Local ADT Manager:

Service Address:
129 Jessamine Ave E
Saint Paul, MN 55117

Mark Brown
markbrown@adt.com
+1 7632035815

Proposal ID:
101696979

Proposal Expires: 9/29/2016

Home Security	Qty	Install	Monthly
[L2 001] - Remote Package:	1	\$0.00	\$47.99
[RF SENSOR BUNDLE KEY] -	1	\$150.00	\$0.00
Wireless Sensors - Motion - Keyfob			
Bundle with:			
[CD6000H] - Cellguard for Pulse	1	\$100.00	\$0.00
QuickConnect plus			
[QC3ADTPKC] - QuickConnect Plus	1	\$149.00	\$0.00
Control & Keypad			

Accessories:

Solution Subtotal: \$399.00 \$47.99

Additional Fees:

[CON] - Connection-Activation Fee 1	\$25.00	\$0.00
Fees Subtotal:	\$25.00	\$0.00
Promotional Discounts:		
Remote Level Sale: \$300 off install 1 (Min. purchase is \$399)	\$-300.00	\$0.00
Discounts Subtotal:	\$-300.00	\$0.00
Permits:		
Reinstatement Charges		
Past Due Amount	\$0.00	
Pre payAmount	\$0.00	
Taxes:		
Install Taxes	\$9.45	
Monthly Service Charges		\$3.12
TOTAL INSTALLATION PRICE*:	\$133.45	
TOTAL MONTHLY SERVICE CHARGE:		\$51.65
TOTAL SAVINGS:	\$-300.00	\$0.00
Minimum Deposit Due:	\$133.45	
Balance Due at Installation:	\$0.00	

Again, if you have additional questions, please do not hesitate to reach out to me. Otherwise, our next step will be setting up your installation. Please review your proposal and call to have your installation scheduled.

Sincerely,
 Gerald Ferguson, ADT Security Service
 gferguson@adt.com
 6515039124



ADT Security Services. Providing rapid response and peace of mind, 24 hours a day.®

*36 month monitoring contract required. Total Installation charge based on equipment system configuration contained in this Quote Proposal. This is a quote only and is not a binding contract between you and ADT. You will be required to sign a Residential Services Agreement prior to installation. Refer to ADT.com/legal for Residential Terms and Conditions and Contract Information.

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Rejuvenated Homes
322 5th St N
Bayport MN 55003

Bid/Estimate

Alfonso Moralas
129 Jessamine Ave E.
St. Paul MN

Invoice # 0000104
Invoice Date 08/29/2016
Due Date 08/29/2016

Item	Description	Unit Price	Quantity	Amount
Service	Labor cost for entire house repair	34500.00	1.00	34,500.00
	Sheet rock/tape/mud	2400.00	1.00	2,400.00
	replace broken(7)windows/seal & calk screen replacements 9	1230.00	1.00	1,230.00
	replace doors(14) and frames (2): Hardware, inter/exterior plus screens/weather strip and calk/ 9 threshold pieces.	2155.00	1.00	2,155.00
	Lighting, 2 vanity, 1 kitchen and 5 regular	680.00	1.00	680.00
	9 smoke detectors, 2 Carbone monoxide detectors	350.00	1.00	350.00
	Vents strip and paint plus bathroom vents to code	270.00	1.00	270.00
	Bathroom (2) vinyl floor plus trim	170.00	2.00	340.00
	Kitchen vinyl floor plus trim	250.00	1.00	250.00
	2 toilets, 2 vanities, 1 shower enclosure plus hardware, hardware for bathtub, 2 faucets, calking, 2 wax rings, 2 closet collar bolts,	1880.00	1.00	1,880.00
	insulation for attic/plus rental	1100.00	1.00	1,100.00
	carpet/pad for all home except 2 bathroom and 1 kitchen	5200.00	1.00	5,200.00
	Clean up all garbage to get started 2 dumpsters	750.00	1.00	750.00
	Paint for entire interior 30 gallons primer and paint	620.00	1.00	620.00
	Paint for Exterior-soffit, facia, trim, siding House and Garage 10 gallons primer, 20 gallons Paint	620.00	1.00	620.00
	Exterior repair Soffit, Facia, trim, gutters and siding	1050.00	1.00	1,050.00
	Garage Repairs: Window, sash, frame, sill and door	1900.00	1.00	1,900.00
	Remove trees around home and garage	450.00	1.00	450.00
	re-grade dirt around entire home and garage	920.00	1.00	920.00
	All Plumbing per code compliance report	7000.00	1.00	7,000.00

All Electric per code compliance report	13000.00	1.00	13,000.00
All HVAC per code compliance report	4600.00	1.00	4,600.00
Kitchen appliances: Sink, faucet, Refrigerator, oven and dishwasher	1800.00	1.00	1,800.00
Washer and dryer	900.00	1.00	900.00
Basement, beams, header brackets and chasey brackets	150.00	1.00	150.00

NOTES: Thank you for requesting a bid from Rejuvenated Homes.
 Please note this is just a estimate, numbers may change along with actual cost, sale of product, labor hours being higher or lower etc.
 We look forward to working with you.
 Derrick and Janna

	Subtotal	84,115.00
	Total	84,115.00
	Amount Paid	0.00
	Balance Due	\$84,115.00

Borrower: Nelson Capital, LLC

Multi-Family Address: 129 Jessamine Ave. E. Saint Paul, MN

Executive Summary of Property

Number of Bedrooms (Proposed): 4

Number of Bathrooms (Proposed): 2

Above Ground Finished Square Feet (Proposed): 1400

Below Ground Finished Square Feet (Proposed): 0

Parking: Carport or Garage? Garage

How Many Cars? 1

1. Please indicate quality of finish and grade of materials to be used (i.e., tile, granite, vinyl, carpet, hardwood, laminate, lighting, trim, fixtures, etc.)

Vinyl Windows, carpet floors, tile bathroom floors, paint maple cabinets, granite countertops, R13 insulation throughout exterior walls, 1/2 drywall, white duracore interior doors, white pine base and casing trim. 2x4 spf lumber, osb sheathing, pvc drain piping, pex water supply lines

2. Are there any structural issues that may be corrected at the property? Y or N

If yes, please provide a structural engineers report along with your list of improvements.

Please explain in detail the structural issues at the property.

Floor joist deteriorating and rotting, support main floor joist with dimensional lumber and LVL's, levels floors to best possible degree.

3. Will you be adding any square footage to the structure of the property? No

If yes, please explain in detail the amount and location of the additional square footage.

4. Will you be changing the configuration of the rooms/moving interior walls? Yes

If yes, please explain in detail the planned reconfiguration.

Remove walls between living room and dining room, support with LVL's.

5. Will you be remodeling/finishing the basement? No


If yes, please explain in detail the extent of the remodel/refinish and what the basement will consist of.

8. If the property is a multiple unit property (two units or more), is it your intent to legally subdivide the units and sell them separately? No

9. Zoning: What is the current zoning? Are there any proposed changes to the zoning?

Duplex, convert to single family.

Signature:



Initials:

AM

Date:

8/30/10

Borrower: Nelson Capital, LLC

Multi-Family Address: 129 jessamine Ave E Saint Paul, MN

Unit A	Estimate	Draw #2 Complete (Y/N)?		Draw #3 Complete (Y/N)?		Draw #4 Complete (Y/N)?	
Activity							
Kitchen		N	\$ -	N	\$ -	N	\$ -
Granite	\$ 2,800.00	N	\$ -	N	\$ -	N	\$ -
Cabinets	\$ 4,200.00	N	\$ -	N	\$ -	N	\$ -
Engineered floor	\$ 2,000.00	N	\$ -	N	\$ -	N	\$ -
Drywall and paint	\$ 1,200.00	N	\$ -	N	\$ -	N	\$ -
Millwork, doors, windows	\$ 1,100.00	N	\$ -	N	\$ -	N	\$ -
Structural repairs and subfloors	\$ 1,800.00	N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 13,100.00	N	\$ -	N	\$ -	N	\$ -
Living Rm/DR		N	\$ -	N	\$ -	N	\$ -
Engineered flooring, millwork, Windows	\$ 2,700.00	N	\$ -	N	\$ -	N	\$ -
Drywall, paint, structurally repair floors and subfloor,	\$ 3,800.00	N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 6,500.00	N	\$ -	N	\$ -	N	\$ -
BR1		N	\$ -	N	\$ -	N	\$ -
Drywall, paint, structurally repair floors and subfloor,	\$ 3,200.00	N	\$ -	N	\$ -	N	\$ -
Carpet, Windows, millwork	\$ 2,200.00	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 5,400.00	N	\$ -	N	\$ -	N	\$ -
BR2		N	\$ -	N	\$ -	N	\$ -
Drywall, paint, structurally repair floors and subfloor,	\$ 3,100.00	N	\$ -	N	\$ -	N	\$ -
Carpet, Windows, millwork	\$ 2,200.00	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 5,300.00	N	\$ -	N	\$ -	N	\$ -
BR3		N	\$ -	N	\$ -	N	\$ -
Drywall, paint, structurally repair floors and subfloor,	\$ 3,100.00	N	\$ -	N	\$ -	N	\$ -
Carpet, Windows, millwork	\$ 2,200.00	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 5,300.00	N	\$ -	N	\$ -	N	\$ -
Bath 1		N	\$ -	N	\$ -	N	\$ -
Drywall, paint, structurally repair floors and subfloor,	\$ 3,100.00	N	\$ -	N	\$ -	N	\$ -
Millwork, doors, windows	\$ 1,100.00	N	\$ -	N	\$ -	N	\$ -
Tile tub surround and floor	\$ 2,100.00	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 6,300.00	N	\$ -	N	\$ -	N	\$ -
Bath 2		N	\$ -	N	\$ -	N	\$ -
Drywall, paint, structurally repair floors and subfloor, fran	\$ 3,100.00	N	\$ -	N	\$ -	N	\$ -
Millwork, doors, windows	\$ 1,100.00	N	\$ -	N	\$ -	N	\$ -
Tile flooring	\$ 1,200.00	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 5,400.00	N	\$ -	N	\$ -	N	\$ -

Signature: _____

Initials: *Per*

Date: 8/30/16

BR2		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
BR3		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
Bath 1		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
Bath 2		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
Common		N	\$ -	N	\$ -	N	\$ -
Exterior		N	\$ -	N	\$ -	N	\$ -
Gutters, repair soffit and fascia	\$ 3,800.00	N	\$ -	N	\$ -	N	\$ -
Paint	\$ 3,200.00	N	\$ -	N	\$ -	N	\$ -
Entry doors, porch window repair	\$ 1,400.00	N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 8,400.00	N	\$ -	N	\$ -	N	\$ -
Plumbing		N	\$ -	N	\$ -	N	\$ -
Upper bathroom	\$ 4,500.00	N	\$ -	N	\$ -	N	\$ -
Main floor bath	\$ 2,800.00	N	\$ -	N	\$ -	N	\$ -
Kitchen	\$ 1,600.00	N	\$ -	N	\$ -	N	\$ -
Main wastes and vents	\$ 1,100.00	N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 10,000.00	N	\$ -	N	\$ -	N	\$ -
HVAC		N	\$ -	N	\$ -	N	\$ -
Furnace	\$ 2,800.00	N	\$ -	N	\$ -	N	\$ -
Air conditioning	\$ 3,800.00	N	\$ -	N	\$ -	N	\$ -
Duct work	\$ 2,100.00	N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 8,700.00	N	\$ -	N	\$ -	N	\$ -
Electrical		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Remove illegal wire, rewire to code	\$ 9,200.00	N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ 9,200.00	N	\$ -	N	\$ -	N	\$ -

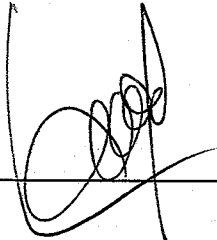
Signature: _____

Initials: *AM*

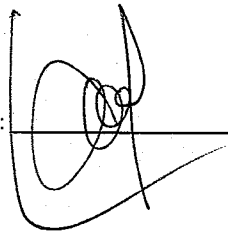

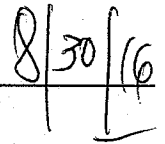
Date: *8/30/16*

Flooring		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
Common Area		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
Misc.		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
Total	\$ 83,600.00			0%		0%	0%

Borrower Signature _____

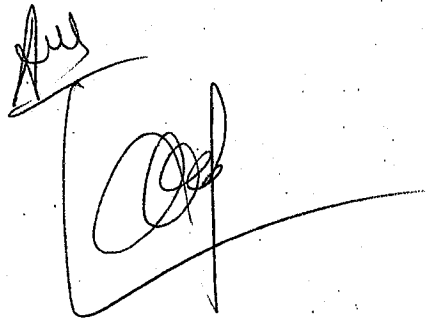
Signature:  _____

Initials: AM Date: 8/30/16

Signature:  Initials:  Date: 

Remodeled & Improved Properties with New Families

- 1250 Reaney Ave E
- 1236 Reaney Ave E
- 357 Maryland Ave E
- 431 Virginia Ave
- 482 Lawson Ave
- 1033 Loeb St
- 762 Lightner- in process of being remodeled. To be sold soon

A handwritten signature in black ink, appearing to be 'J. L. [unclear]', written over a large, stylized checkmark or bracket shape.