

CATEGORY/ITEM NUMBER	WEEK BEGIN	WEEK END	LABOR/MATERIAL COST	CONTRACTOR/LABOR
<b>BUILDING</b>				
1-30	week 1	week 5		
Total estimated cost		Labor/Materials	<b>\$27,620</b>	Creative Concepts
<b>ELECTRICAL</b>				
1-15	week 1	week 5	<b>\$6,350</b>	Spark Electric
<b>PLUMBING</b>				
1-42	week 1	week 5	<b>\$3,800</b>	White Eagle Plumbing
<b>HEATING</b>				
1-19	week 1	week 3	<b>\$5,720</b>	Spark Electric
<b>Total Estimated Rehab Cost</b>			<b>\$43,490</b>	

# CAPITAL LENDING GROUP, INC.

---

May 21, 2015

To: Whom It May Concern:

RE: 1839 St. Anthony Avenue, St. Paul, MN.

Maximum loan amount: \$65,000.00-to be used to remodel the property.

Please accept this letter as a proof of funds letter for TCM Properties, I.L.C. Capital Lending Group regularly provides financing for the purchase and rehab of single family residences.

The requirements for funding are:

- Full ALTA title policy from a national title company.
- Site visit by Capital Lending Group.
- Approval by the City of St. Paul to allow the remodel.

Pursuant to MN Statutes 58.13 subd. 1(12), this pre-approval is not absolute and may be subject to additional conditions.

Capital Lending Group, Inc. is a locally owned private money mortgage portfolio lender.

Please contact me if you have any questions.

Sincerely,



Thomas Kolar



RESIDENTIAL & COMMERCIAL FULLY LICENSED & INSURED

**License# BC628514**

16142 Tippecanoe Street NE Ham Lake MN. 55304

- **Jared Kouri 612-203-0634** jaredkouri@aol.com
- **License # 20628514**
- **Proposal for 1839 St Anthony St Saint Paul MN for Mark Kneer**

This proposal will correct all carpentry code compliance issues

➤ **Lower front bed**

- Paint \$ 150.00
- Screen kit for door \$ 80.00
- Demo fire place \$ 80.00
- Demo paneling in room \$ 60.00
- Demo carpet \$ 40.00
- P&I base \$ 80.00
- P&I casing \$ 80.00
- R&R 2 pre hung doors \$ 240.00
- Rock entire room \$ 320.00
- Tape and mud \$ 340.00
- P&I wire rack \$ 40.00

➤ **Entry way**

- Rock entire room \$ 300.00
- Tape and mud \$ 340.00
- P&I 2 hand rails \$ 110.00
- Paint \$ 150.00
- Misc trim \$ 40.00

➤ **Lower living room**

- P&I fire door \$ 500.00
- Paint \$ 150.00
- Patch rock \$ 40.00
- P&I base \$ 100.00

5-10-15

➤ **Lower side bed**

- Paint \$ 150.00
- P&I base \$ 100.00
- P&I 2 pre hung doors \$ 300.00
- P&I screen kit \$ 40.00
- P&I wire rack \$ 40.00

➤ **Lower kitchen**

- Paint \$ 150.00
- P&I two screen kits \$ 80.00
- P&I base \$ 100.00
- Patch rock \$ 60.00
- Provide and install cabinets \$2,500.00

➤ **Lower bathroom**

- Paint \$ 150.00
- P&I vanity and faucet \$ 350.00
- P&I mirror \$ 60.00
- Patch rock \$ 80.00
- P&I base board \$ 80.00
- P&I one interior door \$ 150.00
- P&I screen kit \$ 40.00

➤ **Lower back bedroom**

- Remove carpet \$ 40.00
- P&I two interior doors \$ 300.00
- Paint \$ 150.00
- P&I base \$ 80.00
- P&I 2 screen kits \$ 80.00
- R&R exterior door \$ 350.00

➤ **Upper front bed**

- Remove carpet \$ 40.00
- Remove paneling \$ 60.00
- P&I base \$ 80.00
- P&I rock \$ 500.00
- Tape and mud \$ 500.00
- P&I casing on 3 windows \$ 140.00
- Provide and install 3 tempered windows \$1,150.00
- P&I two interior door \$ 300.00
- P&I wire rack \$ 40.00

➤ **Hallway**

- P&I fire door \$ 500.00
- Paint \$ 150.00
- P&I base \$ 80.00
- Rock \$ 300.00
- Tape and mud \$ 300.00

➤ **Old kitchen**

- Frame wall to make bedroom \$ 150.00
- Frame ceiling to be flat again \$ 80.00
- Rock new wall and ceiling \$ 300.00
- Frame in closet \$ 150.00
- Tape and mud \$ 300.00
- Paint \$ 150.00
- P&I wire rack \$ 40.00
- P&I 3 tempered windows \$1,150.00
- P&I interior door \$ 300.00
- P&I base board \$ 100.00

➤ **New living room**

- Paint \$ 150.00
- P&I base \$ 80.00
- Rock room \$ 240.00
- Tape and mud \$ 260.00
- Remove carpet \$ 40.00
- P&I casing on window \$ 40.00
- P&I tempered window \$ 350.00

➤ **New kitchen**

- Demo walls to make walk through \$ 240.00
- Frame new opening with header \$ 260.00
- Rock entire room \$ 180.00
- Tape and mud \$ 200.00
- Remove carpet \$ 40.00
- R&R cabinets \$ 2,500.00
- R&R countertops \$ 250.00
- P&I sink and faucet \$ 250.00
- P&I base \$ 80.00
- Paint \$ 150.00

➤ **Side bed room**

- Paint \$ 150.00
- Rock room \$ 300.00
- Tape and mud \$ 300.00
- Remove carpet \$ 40.00
- R&R window \$ 350.00
- Frame wall in closet \$ 50.00
- P&I wire rack \$ 40.00
- P&I casing \$ 60.00
- P&I 2 interior doors \$ 300.00

➤ **Bathroom**

- Paint \$ 150.00
- R&R vanity and faucet \$ 450.00
- P&I screen kit \$ 40.00
- Demo shower wall \$ 60.00
- Rock holes \$ 150.00
- Tape and mud \$ 150.00
- P&I base \$ 80.00
- P&I mirror \$ 60.00
- P&I 2 interior doors \$300.00

5-10-15

➤ **Back storage room**

- Remove carpet \$ 40.00
- Paint \$ 150.00
- Frame in door opening \$ 80.00
- Insulate and poly \$ 40.00
- Rock and mud \$ 80.00
- P&I new window \$ 350.00
- P&I base and casing \$ 80.00

➤ **Extras**

- Blinds \$ 400.00
- Permit \$ 600.00
- Dumpster \$ 400.00
- Smoke detectors \$ 160.00

➤ **Exterior**

- Fix sag in front deck \$ 60.00
- Replace missing spindles on side deck \$ 100.00
- Repair falling stairs on side deck \$ 60.00
- Replace missing siding \$ 200.00
- Remove stairs and landing in back of house \$ 250.00

Total

---

\$ 27,620.00

**Subject:** Fwd: 1839 St. Anthony Ave  
**From:** Chad Chrzanak (chrznk@yahoo.com)  
**To:** tcmproperties@yahoo.com;  
**Date:** Sunday, May 10, 2015 6:05 PM

Sent from my iPhone

Begin forwarded message:

**From:** Chad Chrzanak <chrznk@yahoo.com>  
**Date:** May 10, 2015 at 8:58:50 AM CDT  
**To:** Mark Kineer <tcmproperties@yahoo.com>  
**Subject:** Fwd: 1839 St. Anthony Ave

Sent from my iPhone

Begin forwarded message:

**From:** Chad Chrzanak <chrznk@yahoo.com>  
**Date:** May 10, 2015 at 8:49:25 AM CDT  
**To:** Mark Kineer <tcmproperties@yahoo.com>  
**Subject:** 1839 St. Anthony Ave

From White Eagle Plumbing

4591 2-1/2 ST NE  
Fridley , MN 55421

612-275-8874

MN plumbing Contractor License-  
PC650746

Bid for plumbing work @ 1839 St. Anthony Ave. Bring all plumbing work to meet code compliance.



Basement work-

Bring all gas and venting of dryer up to code.

Install water and waste piping for laundry tub

Bring all water and waste piping up to code in basement, including new valves on each side of water meter.

Properly vent and gas pipe all water heaters, combustion air to be completed by heating contractor.

First floor work-

Install proper gas piping, valve and connector to range.

Install new lav sink and faucet, waste, vent and water up to code.

Install new kitchen sink, bring all waste, vent and water up to code.

Install new toilet with proper water piping.

Install new tub and shower, faucet and waste and overflow.

Second floor work-

Install new lav and faucet

Install new kitchen sink and faucet

Install new toilet

Install new Tub & shower, faucet and waste and overflow.

Estimate for work to be done- \$5000

Cost of permits and fixtures not included in bid.

## SPARK ELECTRIC

---

2114 Washington ST NE  
Minneapolis, MN 55418  
Phone (612) 781-6200  
Fax (612) 788-9692  
johnswierczek@yahoo.com

TCM Properties  
1839 St. Anthony  
St. Paul, MN

### Electrical

Remove all wiring from demoed walls  
Rewire 2<sup>nd</sup> floor kitchen  
Add 2 hardwired smoke/carbons  
Wire bath complete including light, fan gfi and switches  
Fix all illegal wiring throughout house (done by old homeowner)  
Fix basement lighting  
Replace all outlets, switches and plates  
Extend all outlets, switches and plates per code  
Add or replace gfi's where needed  
Replace all lights  
House grounding to code  
Install baseboard heat to code on 2<sup>nd</sup> floor (15watts per sq ft)(6 heaters and thermostats)  
Wire new furnace and thermostat for 1<sup>st</sup> floor  
Permit  
Total \$6350

### HVAC

Install new 80% 66,000 btu furnace  
All new venting including water heaters b vent  
Add new combustion air  
Install new registers  
Block off all 2<sup>nd</sup> floor supplies and returns  
Re vent dryer  
All ducts to be professionally cleaned  
Fix all gas lines  
Add bath fans as needed per code  
Replace all registers  
Orsat test furnace  
Demo a/c  
Remove garage chimney vent  
All permits required (2 mechanical and 2 warm air)  
Total \$5720