

## L&M Management LLC

**Landmark Towers** (101 S. Whiting Street, Alexandria, Virginia)

### 10 Year Capital Expenditure Plan

Detail	Est. Cost Range	Benefits
1.) Comprehensive HVAC Modernization <i>Implementation 2-4 years</i> <i>*Engineering hired and likely to commence soon</i>	\$2.1M - \$3.2M	100% Control by tenant of HVAC conditions +80% efficiency rating versus current at 55% Eliminate water treatment/legionnaires risks Leaks costing +\$10k in repairs and damage to tenants property
2.) Create Tenant Centric Amenities <i>Implementation 2-4 years</i>	\$400K - \$700K	Promote health and wellness with spacious gym Provide multiple literacy education and business areas
3.) Modernize Elevators <i>Implementation 2-4 years</i>	\$700K-\$980k	Upgraded and safer elevators, better airflow and efficiency Reduce downtime in elevators and associated costs
4.) Water Proofing and Structural Repair <i>Implementation 3-5 years</i> <i>*Contractor hired and likely to commence soon</i>	\$1.2M - \$2.2M	Resolve potential structural issues in concrete piers Restore all concrete and brick flashing to stop leaks Paint entire exterior of building to maintain seal and insulate
5.) Modernize Lobby and Glass levels 1-3 <i>Implementation 3-6 years</i>	\$1.5M - \$2.1M	Create clean, modern and energy efficient lobby Replace existing glass with more secure and efficient store front
6.) Install In Unit Washer & Dryer <i>Implementation 5-8 years</i> <i>*Engineering hired and likely to commence soon</i>	\$900K - \$1.3M	Create cleaner environments, easy access for tenants Eliminate shared laundry facilities not desired by tenants
7.) Comprehensive Life Safety Upgrades <i>Implementation 6-9 years</i>	\$750k - \$990k	Sprinkler building for added safety of tenants Modernize fire alarm panel, strobes, etc..
<b>Total Capital Expenditure Plan</b>	<b>\$7.4M - \$11.4M</b>	<b>Creates a safe, efficient and dignity enhancing residence for the community at affordable workforce prices</b>