

The Cedars Motel

Saint Ignace, Michigan

Capital & Property Improvements Summary — 2022–2026

Year	Improvement	Cost
2022	Front office repainted; beverage cooler added	\$2,000
2022	Epson EcoTank 3850 printer (business equipment)	\$400
2022	High-efficiency windows — office/manager's quarters	\$2,500
2022–2025	Property-wide HVAC replacement (100% of units)	\$2,500
2024	Rain gutters + foundation wells/vents	\$3,500
2024	Commercial laundry — Speed Queen washer/dryer	\$2,800
2024–2026	Parking lot resealed/recoated; landscaping	\$6,500
2025	Plumbing overhaul, Units 6–11 (PEX + new sewer line)	\$27,000
2025	High-efficiency windows, Units 6–11	\$3,800
2025–2026	Vinyl siding, trim & soffits	\$5,000
2025–2026	Premium LVP flooring (bathrooms 6–11; rooms 1, 3, 5)	\$7,750
2025	Blink security camera system	\$1,000
2026	Crawlspace remediation & moisture protection	\$10,000
2026	Dual Rheem water heater system	\$3,000
2026	Additional mechanicals (toilets, ice machine, cartridge rebuilds)	\$2,750
2026	Wall/accent paneling upgrades (Rooms 1 & 5)	\$5,000
2026	Furniture & bedding (Serta mattresses, TVs, guest amenities)	\$30,000
2026	Bathroom vent fans (all 11) + ceiling tiles (Rooms 1–5)	\$400
Total Capital Improvements		\$115,900