



TABLE 2 - REPLACEMENT RESERVE ESTIMATE

Waltham Mill Office

XXXX Net Rentable Area-SF 7
 WXXXXX, MA No. of Buildings 1

Reserve Summary	Total Uninflated	Total Inflated
Total Reserves	\$626,001	\$683,740
Per Net Rentable Area	\$89,428.76	\$97,677.19

Report Date: May 5, 2026

ITEM	EUL	EFF	RUL	QUANTITY	UNITS	UNIT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	TOTAL
SITE IMPROVEMENTS																	
Asphalt Parking Lot Replacement	20	20	0	1,667	SY	\$42					\$69,997						\$69,997
STRUCTURAL & BLDG ENVELOPE																	
Masonry Restoration	50	50	0	1,200	SF	\$66.67			\$80,004								\$80,004
Roof Cover Replacement	20	21	-1	12,250	SF	\$21.22			\$260,000								\$260,000
MECHANICAL, ELECTRICAL & PLUMBING																	
HVAC	20	21	-1	9	Each	\$24,000	\$72,000		\$72,000		\$72,000						\$216,000
ADA Improvements																	
Excluded																	\$0
FIRE/ LIFE SAFETY																	
None																	\$0
INTERIOR ELEMENTS																	
N / A																	\$0
						Total Uninflated	\$72,000	\$0	\$412,004	\$0	\$141,997	\$0	\$0	\$0	\$0	\$0	\$626,001
Inflation Factor	4.0%					Total Inflated	\$72,000	\$0	\$445,624	\$0	\$166,117	\$0	\$0	\$0	\$0	\$0	\$683,740

Definitions: EUL-expected useful life; EFF AGE-effective age; RUL-remaining useful life