

Quality Inn

Delta, Colorado

180 Gunnison River Dr., Delta, CO 81416

ESTIMATED PIP TOTAL

\$522,198.95

Scope translated from the supplied property improvement breakdown.



Investment sales and advisory



PIP execution and construction management



COLORADO BROKERAGE
Spencer Haymond

Budget by Scope Category

Sorted by estimated cost

FF&E for Rooms 55% of total		\$287,578.68
Paint and Surface Improvements 9% of total		\$48,478.56
Flooring 8% of total		\$42,537.89
Laundry + Water Heating + Ice 7% of total		\$35,489.67
Light Fixtures 5% of total		\$28,489.76
RFID Locks 4% of total		\$22,578.00
Signage 4% of total		\$19,578.50
Exterior Dumpster 4% of total		\$18,967.89
Lobby Refresh 4% of total		\$18,500.00

Total Estimated PIP Cost \$522,198.95

Scope Summary

Key cost centers from the supplied PIP breakdown

FF&E for Rooms
\$287,578.68

Paint and Surface Improvements
\$48,478.56

Flooring
\$42,537.89

Washer, Dryer, Water Heater, Ice Machines
\$35,489.67

Plus 5 additional scope categories included in the full estimate.