

12-unit apartment building

12 units · built 1998 · prepared October 1, 2026

Prepared by CapexClock from information the owner supplied. A planning document, not an inspection.

This is a sample. It uses the CapexClock calculator's example building, and the building, conditions and notes are made up.

Summary

Monthly reserve

\$2,684

Per unit, per month

\$224

Needed in 2026

\$30,000

10-year total

\$162,800

The monthly reserve is the smallest steady amount that has the cash ready for every replacement from 2027 on, looking 30 years ahead. 2026 costs (past end of life or due this year) are shown separately as needed now. All costs are in today's dollars, without inflation.

Property

Units	12 units
Year built	1998
Components listed	6
Condition, rated by the owner	2 good, 3 fair, 1 poor
At risk	4 of 6 (past end of life or due within 2 years)
Information supplied by	The owner, October 2026

At risk

- **Refrigerator:** 15 years past its end of life (2011), condition fair. Install year estimated. Replacement \$13,200.
- **Tank water heater:** due this year (2026), condition fair. Replacement \$16,800.
- **Parking lot seal coat:** due in 1 year (2027), condition good. Replacement \$2,000.
- **Carpet:** due in 2 years (2028), condition poor. Replacement \$38,400.

Components

Component	Qty	Installed	Age	Life	Remaining	Condition	Replacement
Refrigerator Appliances Past end of life Owner's notes: Replaced one at a time over the years; install dates weren't kept.	12	1998*	28 years (est.)	13 yrs	15 years past	Fair	\$13,200
Tank water heater Plumbing Due within 2 years Owner's notes: Rust at the fittings in units 3 and 7.	12	2016	10 years	10 yrs	Due this year	Fair	\$16,800
Parking lot seal coat Site Due within 2 years Owner's notes: Cracks filled in 2025.	8,000 sq ft	2023	3 years	4 yrs	1 year	Good	\$2,000
Carpet Flooring Due within 2 years Owner's notes: Worn through in the hallways of units 2, 5 and 9.	9,600 sq ft	2020	6 years	8 yrs	2 years	Poor	\$38,400
Asphalt shingle roof Roofing Owner's notes: Some granule loss on the south slope. No leaks reported.	1	2008	18 years	22 yrs	4 years	Fair	\$38,000
Gas furnace HVAC Owner's notes: Serviced every fall. No repairs in the last two years.	12	2012	14 years	18 yrs	4 years	Good	\$50,400

Age and remaining life are counted from the install year to 2026. Life is the useful life the owner chose. Remaining life is the install year plus the useful life, minus 2026. At risk means past end of life or due within 2 years. Replacement is the quantity times the owner's cost each, in today's dollars. * No install year was recorded for refrigerator, so the year built is used, and the age is an estimate.

10-year forecast, 2026-2035

2026		\$30,000
2027		\$2,000
2028		\$38,400
2029		\$0
2030		\$88,400
2031		\$2,000
2032		\$0
2033		\$0
2034		\$0
2035		\$2,000

What's due when

Year	Component	Note	Cost
2026	Tank water heater		\$16,800
2026	Refrigerator	Overdue; Install year estimated	\$13,200
2027	Parking lot seal coat		\$2,000
2028	Carpet		\$38,400
2030	Asphalt shingle roof		\$38,000
2030	Gas furnace		\$50,400
2031	Parking lot seal coat		\$2,000
2035	Parking lot seal coat		\$2,000

About this report

Prepared by CapexClock from information the owner supplied. A planning document, not an inspection. We didn't visit or inspect the building. The install years, quantities, useful lives, costs, conditions and notes are the owner's, as of October 2026, and the report is only as accurate as they are.

The owner may share this report with anyone, such as a lender or a buyer. No one but the owner may rely on it, and buyers and lenders should get their own inspection.

Anything to do with safety, such as gas, electrical, structure or water damage, needs a licensed professional. This report never says a system is safe.

Questions: support@capexclock.com · capexclock.com