

LC 1253 LLC  
1253 NW 44th St, Miami, FL 33142

Date: November 3, 2025

To: Vontive Draws Department  
Email: draws@vontive.com

### **Draw Request – LC 1253 LLC / 1253 NW 44th St**

Dear Vontive Draws Team,

I am submitting a construction draw request for 1253 NW 44th St, Miami, FL, based on verified completion of the majority of interior work. The completed scope aligns with the project's progress and includes a change order reflecting the updated work performed on-site. Exterior painting and a few remaining finish items are in progress and will be included in a later draw.

Category	Description	Amount
Kitchen Relocation & Build-Out	Full relocation with new plumbing, electrical, cabinetry, countertops, and appliance connections	\$15,784.80
Wall Construction	New framing, door replacement, soundproofing	\$1,600.00
Demolition	Complete kitchen demo, capped plumbing, and cabinet removal	\$1,100.00
Interior Painting & Drywall	Full repaint, drywall patching, and prep	\$3,300.00
Ceiling Resurfacing	Popcorn ceiling removal and skim coat	\$2,200.00
Lighting & Electrical	Recessed lights, outlets, switches, fixture installation	\$1,546.00
Bathrooms (2)	New vanities, fixtures, microcement finishes, mirrors, lighting, shower	\$4,500.00

	glass	
Trash Disposal	Two truckloads of debris removed	\$700.00
Misc. Materials & Labor	HVAC cleaning, closet shelving, lock installs, mirrors, faucets, blinds, etc.	\$7,792.66
Vinyl Flooring Installation	SPC flooring (461 sqft) with baseboards, underlayment, moisture barrier	\$2,635.18

Total Completed Work This Draw: \$41,158.64

Change Order Summary:

A change order was executed to incorporate the following additions to the original approved scope of work: the relocation and complete build-out of the kitchen, full flooring replacement with vinyl SPC, and associated wall construction and electrical work. These changes were necessary to achieve the updated project design and do not exceed the lender's total rehab holdback amount.

Inspection Contact:

Eli Kagan

Phone: (323) 899-9988

Email: eli@e2creative.com

Please advise of the next available time to schedule the virtual inspection. All supporting invoices are attached for your review.

Thank you for your assistance and continued support.

Sincerely,

Eli Kagan

LC 1253 LLC