



Insured: BW Real Estate LLC
Property: 2810 2nd Avenue N
Billings, MT 59101
Home: 2810 2nd Avenue N
Billings, MT 59101

Business: (208) 664-5081

Claim Rep.: George Long

E-mail: George.Long@AmtrustGroup.com

Estimator: Dillon Standley Adjuster Lic # MT- 100135195
Business: 1000 Oaksdale Ave SW
Renton, WA 98057-5203

Business: (406) 606-0274
E-mail: dillon_standley@us.crawco.com

Claim Number: 4018736-1

Policy Number: WPP2010517-02

Type of Loss: Collapse

Date Contacted: 5/30/2025 9:57 AM

Date of Loss: 5/28/2025 12:00 AM

Date Received: 5/30/2025 1:17 PM

Date Inspected: 6/5/2025 9:57 AM

Date Entered: 6/2/2025 5:39 AM

Date Est. Completed: 12/3/2025 3:31 PM

Price List: MTBI8X_JUN25
Restoration/Service/Remodel
Estimate: BW_REAL_ESTATE_LL2

The following pages contain an estimate regarding the known damage to your property. It does not represent any hidden damages that may later be discovered. Because the information in this estimate serves as the basis for a determination of your benefits, you and your contractor should review it carefully. If you have any questions regarding the estimate, please let us know prior to beginning any repairs by contacting your AmTrust Claims Adjuster or AmTrust Claims at 888-239-3909.

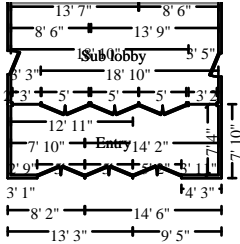
You can also check the status of your claim at www.amtrustfinancial.com/claims



BW_REAL_ESTATE_LL3

Ground Floor

Main Level



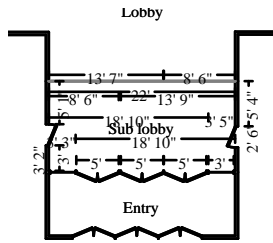
Entry

Height: 9' 6"

307.74 SF Walls	161.33 SF Ceiling
469.07 SF Walls & Ceiling	161.33 SF Floor
17.93 SY Flooring	22.43 LF Floor Perimeter
58.67 LF Ceil. Perimeter	

Door	5' 1 3/4" X 6' 8"	Opens into Exterior
Door	5' 1/2" X 6' 8"	Opens into Exterior
Door	5' 1/4" X 6' 8"	Opens into Exterior
Window - Goes to Floor	3' X 8'	Opens into SUB_LOBBY
Door	5' 1/8" X 6' 8"	Opens into SUB_LOBBY
Door	5' 1/8" X 6' 8"	Opens into SUB_LOBBY
Door	5' 1/8" X 6' 8"	Opens into SUB_LOBBY
Window - Goes to Floor	3' X 8'	Opens into SUB_LOBBY

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Clean the walls and ceiling - Heavy									
469.07 SF	0.62	0.00	58.16	348.98	0/NA	Avg.	0%	(0.00)	348.98
2. Clean floor, strip & wax									
161.33 SF	1.44	0.00	46.46	278.78	0/NA	Avg.	0%	(0.00)	278.78
Totals: Entry		0.00	104.62	627.76				0.00	627.76



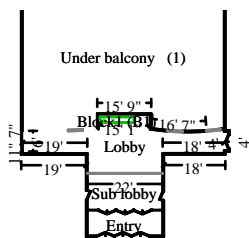
Sub lobby

Height: 7' 9"

154.50 SF Walls	232.83 SF Ceiling
387.33 SF Walls & Ceiling	232.83 SF Floor
25.87 SY Flooring	17.14 LF Floor Perimeter
43.17 LF Ceil. Perimeter	

Window - Goes to Floor	3' X 8'	Opens into ENTRY
Door	5' 1/8" X 6' 8"	Opens into ENTRY
Door	5' 1/8" X 6' 8"	Opens into ENTRY
Door	5' 1/8" X 6' 8"	Opens into ENTRY
Window - Goes to Floor	3' X 8'	Opens into ENTRY
Door	2' 6" X 6' 8"	Opens into Exterior
Missing Wall	22' X 7' 9"	Opens into LOBBY
Door	2' 6" X 6' 8"	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
3. Clean the walls and ceiling - Heavy									
387.33 SF	0.62	0.00	48.02	288.16	0/NA	Avg.	0%	(0.00)	288.16
4. Paint the walls and ceiling - two coats									
387.33 SF	1.54	0.00	119.30	715.79	10/15 yrs	Avg.	66.67%	(80.05)	635.74
5. Clean floor, strip & wax									
232.83 SF	0.00	0.00	0.00	0.00	0/NA	Avg.	0%	(0.00)	0.00
Totals: Sub lobby		0.00	167.32	1,003.95				80.05	923.90



Lobby

Height: 8'

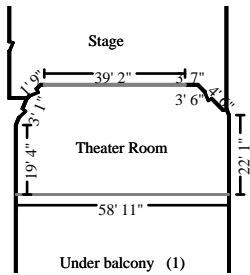
916.43 SF Walls	592.91 SF Ceiling
1509.35 SF Walls & Ceiling	576.97 SF Floor
64.11 SY Flooring	109.83 LF Floor Perimeter
154.46 LF Ceil. Perimeter	

Missing Wall	22' X 8'	Opens into SUB_LOBBY
Door	4' 1/16" X 6' 8"	Opens into Exterior
Missing Wall - Goes to Floor	4' 4" X 6' 8"	Opens into UNDER_BALCON
Missing Wall - Goes to Floor	4' 5/16" X 6' 8"	Opens into UNDER_BALCON
Missing Wall - Goes to Floor	4' 3 1/8" X 6' 8"	Opens into UNDER_BALCON
Door	6' 5/16" X 6' 8"	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Lobby

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
6. Clean the walls and ceiling - Heavy									
1,509.35 SF	0.62	0.00	187.16	1,122.96	0/NA	Avg.	0%	(0.00)	1,122.96
7. Paint the walls and ceiling - two coats									
1,509.35 SF	1.54	0.00	464.88	2,789.28	10/15 yrs	Avg.	66.67%	(311.93)	2,477.35
8. R&R Carpet - metal transition strip									
22.00 LF	5.44	0.00	23.94	143.62	10/10 yrs	Avg.	75% [M]	(31.52)	112.10
9. Remove Carpet - High grade									
576.97 SF	0.35	0.00	40.38	242.32	10/10 yrs	Avg.	NA [M]	(0.00)	242.32
10. Carpet - High grade									
663.51 SF	5.89	0.00	781.62	4,689.69	10/10 yrs	Avg.	75% [M]	(2,299.06)	2,390.63
Component FCCAV+ from this line item was priced by ITEL Flooring Pricing (FSP) on 10 Dec 2025. See attached document for more details.									
carpet is heavily soiled by dust									
15 % waste added for Carpet - High grade.									
Totals: Lobby		0.00	1,497.98	8,987.87				2,642.51	6,345.36

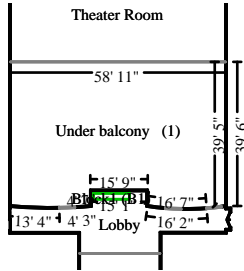


Theater Room

Height: 35' 2"

4171.38 SF Walls	1721.91 SF Ceiling
5893.29 SF Walls & Ceiling	1721.91 SF Floor
191.32 SY Flooring	63.80 LF Floor Perimeter
169.35 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into STAGE
Missing Wall - Goes to Floor	39' 1 1/2" X 27'	Opens into STAGE
Door	2' 6" X 6' 8"	Opens into STAGE



Subroom: Under balcony (1)

Height: 11' 6"

1601.32 SF Walls	2271.71 SF Ceiling
3873.02 SF Walls & Ceiling	2271.71 SF Floor
252.41 SY Flooring	133.77 LF Floor Perimeter
146.36 LF Ceil. Perimeter	

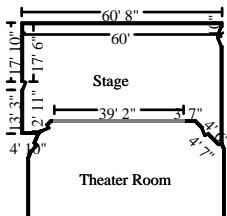
- Missing Wall - Goes to Floor **4' 3" X 6' 8"** **Opens into LOBBY**
- Missing Wall - Goes to Floor **4' 3 3/4" X 6' 8"** **Opens into LOBBY**
- Missing Wall - Goes to Floor **4' 1/16" X 6' 8"** **Opens into LOBBY**
- Missing Wall **58' 11 1/16" X 11' 6"** **Opens into THEATER_ROOM**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
11. Clean floor and seal - wood									
3,194.89 SF	0.00	0.00	0.00	0.00	0/NA	Avg.	0%	(0.00)	0.00
12. Remove Carpet - High grade									
798.72 SF	0.35	0.00	55.92	335.47	10/10 yrs	Avg.	NA [M]	(0.00)	335.47
13. Carpet - High grade									
918.53 SF	5.89	0.00	1,082.02	6,492.16	10/10 yrs	Avg.	75% [M]	(3,182.71)	3,309.45
Component FCCAV+ from this line item was priced by ITEL Flooring Pricing (FSP) on 10 Dec 2025. See attached document for more details. carpet is heavily soiled 15 % waste added for Carpet - High grade.									
14. Clean chair - large or ornate									
378.00 EA	23.53	0.00	1,778.86	10,673.20	0/NA	Avg.	0%	(0.00)	10,673.20
15. Mask the surface area per square foot - plastic and tape - 4 mil									
2,380.00 SF	0.39	0.00	185.64	1,113.84	0/15 yrs	Avg.	0%	(0.00)	1,113.84
Cover/Protect for plaster work									
16. Plaster - General Laborer - per hour									
24.00 HR	54.50	0.00	261.60	1,569.60	0/150 yrs	Avg.	0%	(0.00)	1,569.60
Allowance to prep work area and ready for plaster repair.									
17. Acoustic plaster over metal lath									
1,740.00 SF	19.37	0.00	6,740.76	40,444.56	50/150 yrs	Avg.	33.33%	(1,902.40)	38,542.16
Allowance to replace ceiling and wall plaster damaged due to collapse.									
18. Sprayed Acoustic foam *									
1,740.00 SF	1.46	0.00	508.08	3,048.48	0/100 yrs	Avg.	0%	(0.00)	3,048.48
19. Additional cost for high wall or ceiling - Over 14'									
1,740.00 SF	2.54	0.00	883.92	5,303.52	0/150 yrs	Avg.	0%	(0.00)	5,303.52
20. Cornice replacement *									
1.00 EA	0.00	0.00	0.00	0.00	0/NA	Avg.	0%	(0.00)	0.00
Bid pending									
21. Painter - per hour									
32.00 HR	113.70	0.00	727.68	4,366.08	0/15 yrs	Avg.	0%	(0.00)	4,366.08
2 men 2 days to paint cornice and wall trim									
22. Seal (1 coat) & paint (2 coats) crown molding, oversized									
360.00 LF	0.27	0.00	19.44	116.64	10/15 yrs	Avg.	66.67%	(64.80)	51.84



CONTINUED - Theater Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Paint material allowance for cornice and wall trim									
23. Final cleaning - construction - Commercial									
3,993.62 SF	0.29	0.00	231.64	1,389.79	0/NA	Avg.	0%	(0.00)	1,389.79
Totals: Theater Room		0.00	12,475.56	74,853.34				5,149.91	69,703.43



Stage

Height: 55'

9500.95 SF Walls	1808.80 SF Ceiling
11309.75 SF Walls & Ceiling	1808.80 SF Floor
200.98 SY Flooring	140.97 LF Floor Perimeter
193.59 LF Ceil. Perimeter	

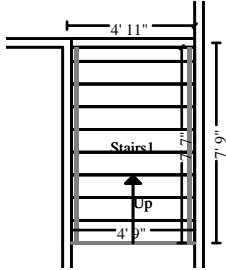
Door	2' 6" X 6' 8"	Opens into THEATER_ROOM
Missing Wall - Goes to Floor	39' 1 1/2" X 27'	Opens into THEATER_ROOM
Door	2' 6" X 6' 8"	Opens into THEATER_ROOM
Door	2' 6" X 6' 8"	Opens into Exterior
Door	5' 11 7/8" X 6' 8"	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
24. Clean floor and seal - wood									
1,808.80 SF	1.06	0.00	383.46	2,300.79	0/NA	Avg.	0%	(0.00)	2,300.79
25. Clean the walls and ceiling									
11,309.75 SF	0.50	0.00	1,130.98	6,785.86	0/NA	Avg.	0%	(0.00)	6,785.86
26. curtain replacement *									
1.00 EA	3,321.35	0.00	664.28	3,985.63	0/NA	Avg.	20% [%]	(664.27)	3,321.36
see attached curtain bid from Rose Brand									
27. clean curtains *									
1.00 EA	1,300.00	0.00	260.00	1,560.00	0/NA	Avg.	0%	(0.00)	1,560.00
see attached for invoice for cleaning from Wetzels Quality Cleaners									
Totals: Stage		0.00	2,438.72	14,632.28				664.27	13,968.01
Total: Main Level		0.00	16,684.20	100,105.20				8,536.74	91,568.46
Total: Ground Floor		0.00	16,684.20	100,105.20				8,536.74	91,568.46

BABCOCK2

2nd floor

Main Level



Stairs1

Height: 13' 10"

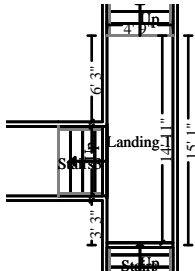
166.22 SF Walls	35.82 SF Ceiling
202.04 SF Walls & Ceiling	66.90 SF Floor
7.43 SY Flooring	18.13 LF Floor Perimeter
15.08 LF Ceil. Perimeter	

Missing Wall

4' 9" X 13' 10"

Opens into LANDING_2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
28. Clean and deodorize carpet									
66.90 SF	0.74	0.00	9.90	59.41	0/NA	Avg.	0%	(0.00)	59.41
29. Clean carpet cove (wall wrap)									
18.13 LF	0.59	0.00	2.14	12.84	0/NA	Avg.	0%	(0.00)	12.84
30. Re-apply protective coating on carpet									
66.90 SF	0.23	0.00	3.08	18.47	0/NA	Avg.	0%	(0.00)	18.47
31. Clean the walls and ceiling									
202.04 SF	0.50	0.00	20.20	121.22	0/NA	Avg.	0%	(0.00)	121.22
Totals: Stairs1		0.00	35.32	211.94				0.00	211.94



Landing 1

Height: 9'

234.69 SF Walls	70.85 SF Ceiling
305.55 SF Walls & Ceiling	70.85 SF Floor
7.87 SY Flooring	34.58 LF Floor Perimeter
34.58 LF Ceil. Perimeter	

Missing Wall

4' 9" X 9'

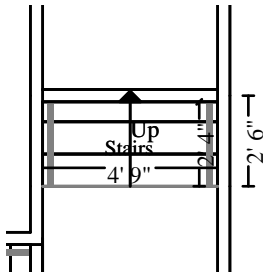
Opens into STAIRS1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
32. Clean and deodorize carpet									
70.85 SF	0.74	0.00	10.48	62.91	0/NA	Avg.	0%	(0.00)	62.91
33. Clean carpet cove (wall wrap)									
34.58 LF	0.59	0.00	4.08	24.48	0/NA	Avg.	0%	(0.00)	24.48
34. Re-apply protective coating on carpet									
70.85 SF	0.23	0.00	3.26	19.56	0/NA	Avg.	0%	(0.00)	19.56
35. Clean the walls									
234.69 SF	0.50	0.00	23.48	140.83	0/NA	Avg.	0%	(0.00)	140.83



CONTINUED - Landing 1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
36. Paint the walls - two coats									
234.69 SF	1.54	0.00	72.28	433.70	10/15 yrs	Avg.	66.67%	(48.50)	385.20
Totals: Landing 1		0.00	113.58	681.48				48.50	632.98



Stairs

Height: 10' 4"

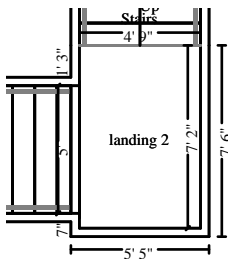
42.40 SF Walls	10.89 SF Ceiling
53.29 SF Walls & Ceiling	24.15 SF Floor
2.68 SY Flooring	5.51 LF Floor Perimeter
4.58 LF Ceil. Perimeter	

Missing Wall

4' 9" X 10' 4"

Opens into LANDING_3

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
37. Clean and deodorize carpet									
24.15 SF	0.74	0.00	3.58	21.45	0/NA	Avg.	0%	(0.00)	21.45
38. Clean carpet cove (wall wrap)									
5.51 LF	0.59	0.00	0.66	3.91	0/NA	Avg.	0%	(0.00)	3.91
39. Re-apply protective coating on carpet									
24.15 SF	0.23	0.00	1.12	6.67	0/NA	Avg.	0%	(0.00)	6.67
40. Clean the walls									
42.40 SF	0.50	0.00	4.24	25.44	0/NA	Avg.	0%	(0.00)	25.44
Totals: Stairs		0.00	9.60	57.47				0.00	57.47



landing 2

Height: 9'

176.64 SF Walls	34.04 SF Ceiling
210.68 SF Walls & Ceiling	34.04 SF Floor
3.78 SY Flooring	19.08 LF Floor Perimeter
19.08 LF Ceil. Perimeter	

Missing Wall

4' 9" X 9'

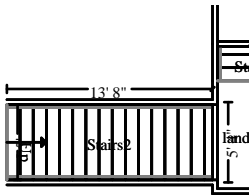
Opens into STAIRS

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - landing 2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
41. Clean and deodorize carpet									
34.04 SF	0.74	0.00	5.04	30.23	0/NA	Avg.	0%	(0.00)	30.23
42. Clean carpet cove (wall wrap)									
19.08 LF	0.59	0.00	2.26	13.52	0/NA	Avg.	0%	(0.00)	13.52
43. Re-apply protective coating on carpet									
34.04 SF	0.23	0.00	1.56	9.39	0/NA	Avg.	0%	(0.00)	9.39
44. Clean the walls									
176.64 SF	0.50	0.00	17.66	105.98	0/NA	Avg.	0%	(0.00)	105.98
45. Paint the walls - two coats									
176.64 SF	1.54	0.00	54.40	326.43	10/15 yrs	Avg.	66.67%	(36.51)	289.92
Totals: landing 2		0.00	80.92	485.55				36.51	449.04



Stairs2

Height: 17' 11"

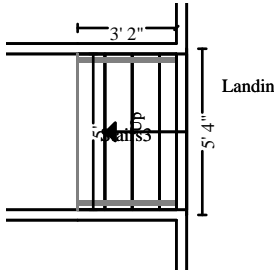
357.11 SF Walls	68.33 SF Ceiling
425.44 SF Walls & Ceiling	122.92 SF Floor
13.66 SY Flooring	32.85 LF Floor Perimeter
27.33 LF Ceil. Perimeter	

Missing Wall

5' X 17' 11"

Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
46. Clean and deodorize carpet									
122.92 SF	0.74	0.00	18.20	109.16	0/NA	Avg.	0%	(0.00)	109.16
47. Clean carpet cove (wall wrap)									
32.85 LF	0.59	0.00	3.88	23.26	0/NA	Avg.	0%	(0.00)	23.26
48. Re-apply protective coating on carpet									
122.92 SF	0.23	0.00	5.66	33.93	0/NA	Avg.	0%	(0.00)	33.93
49. Clean the walls									
357.11 SF	0.50	0.00	35.72	214.28	0/NA	Avg.	0%	(0.00)	214.28
50. Paint the walls - two coats									
357.11 SF	1.54	0.00	110.00	659.95	10/15 yrs	Avg.	66.67%	(73.80)	586.15
Totals: Stairs2		0.00	173.46	1,040.58				73.80	966.78



Stairs3

Height: 10' 11"

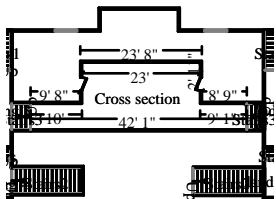
59.32 SF Walls	15.83 SF Ceiling
75.15 SF Walls & Ceiling	32.92 SF Floor
3.66 SY Flooring	7.61 LF Floor Perimeter
6.33 LF Ceil. Perimeter	

Missing Wall

5' X 10' 11"

Opens into CROSS_SECTION

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
51. Clean and deodorize carpet									
32.92 SF	0.74	0.00	4.88	29.24	0/NA	Avg.	0%	(0.00)	29.24
52. Clean carpet cove (wall wrap)									
7.61 LF	0.59	0.00	0.90	5.39	0/NA	Avg.	0%	(0.00)	5.39
53. Re-apply protective coating on carpet									
32.92 SF	0.23	0.00	1.52	9.09	0/NA	Avg.	0%	(0.00)	9.09
54. Clean the walls									
59.32 SF	0.50	0.00	5.94	35.60	0/NA	Avg.	0%	(0.00)	35.60
55. Paint the walls - two coats									
59.32 SF	1.54	0.00	18.28	109.63	10/15 yrs	Avg.	66.67%	(12.26)	97.37
Totals: Stairs3		0.00	31.52	188.95				12.26	176.69



Cross section

Height: 9'

868.27 SF Walls	394.45 SF Ceiling
1262.72 SF Walls & Ceiling	394.45 SF Floor
43.83 SY Flooring	95.18 LF Floor Perimeter
100.18 LF Ceil. Perimeter	

Missing Wall

5' X 9'

Opens into STAIRS3

Door

2' 6" X 6' 8"

Opens into Exterior

Door

2' 6" X 6' 8"

Opens into Exterior

Missing Wall

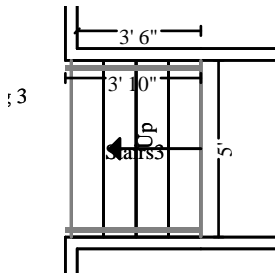
5' X 9'

Opens into STAIRS4

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
56. Clean and deodorize carpet									
394.45 SF	0.74	0.00	58.38	350.27	0/NA	Avg.	0%	(0.00)	350.27
57. Clean carpet cove (wall wrap)									
95.18 LF	0.59	0.00	11.24	67.40	0/NA	Avg.	0%	(0.00)	67.40
58. Re-apply protective coating on carpet									
394.45 SF	0.23	0.00	18.14	108.86	0/NA	Avg.	0%	(0.00)	108.86

CONTINUED - Cross section

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
59. Clean the walls									
868.27 SF	0.50	0.00	86.82	520.96	0/NA	Avg.	0%	(0.00)	520.96
60. Paint the walls - two coats									
868.27 SF	1.54	0.00	267.42	1,604.56	10/15 yrs	Avg.	66.67%	(179.44)	1,425.12
Totals: Cross section		0.00	442.00	2,652.05				179.44	2,472.61



Stairs3

Height: 10' 11"

72.22 SF Walls	18.33 SF Ceiling
90.56 SF Walls & Ceiling	33.75 SF Floor
3.75 SY Flooring	9.09 LF Floor Perimeter
7.67 LF Ceil. Perimeter	

Missing Wall

5' X 10' 11"

Opens into LANDING_1

Missing Wall

5' X 10' 11"

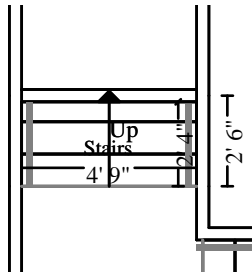
Opens into CROSS_SECTIO

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
61. Clean and deodorize carpet									
33.75 SF	0.74	0.00	5.00	29.98	0/NA	Avg.	0%	(0.00)	29.98
62. Clean carpet cove (wall wrap)									
9.09 LF	0.59	0.00	1.08	6.44	0/NA	Avg.	0%	(0.00)	6.44
63. Re-apply protective coating on carpet									
33.75 SF	0.23	0.00	1.56	9.32	0/NA	Avg.	0%	(0.00)	9.32
64. Clean the walls									
72.22 SF	0.50	0.00	7.22	43.33	0/NA	Avg.	0%	(0.00)	43.33
65. Paint the walls - two coats									
72.22 SF	1.54	0.00	22.24	133.46	10/15 yrs	Avg.	66.67%	(14.93)	118.53
Totals: Stairs3		0.00	37.10	222.53				14.93	207.60



CONTINUED - Stairs1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
75. Paint the walls - two coats									
166.22 SF	1.54	0.00	51.20	307.18	10/15 yrs	Avg.	66.67%	(34.35)	272.83
Totals: Stairs1		0.00	86.94	521.58				34.35	487.23



Stairs

Height: 10' 4"

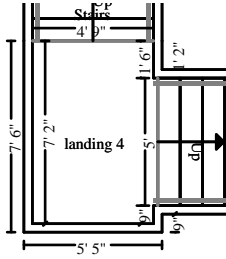
- 42.40 SF Walls
- 53.29 SF Walls & Ceiling
- 2.68 SY Flooring
- 4.58 LF Ceil. Perimeter
- 10.89 SF Ceiling
- 24.15 SF Floor
- 5.51 LF Floor Perimeter

Missing Wall

4' 9" X 10' 4"

Opens into LANDING_4

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
76. Clean and deodorize carpet									
24.15 SF	0.74	0.00	3.58	21.45	0/NA	Avg.	0%	(0.00)	21.45
77. Clean carpet cove (wall wrap)									
5.51 LF	0.59	0.00	0.66	3.91	0/NA	Avg.	0%	(0.00)	3.91
78. Re-apply protective coating on carpet									
24.15 SF	0.23	0.00	1.12	6.67	0/NA	Avg.	0%	(0.00)	6.67
79. Clean the walls									
42.40 SF	0.50	0.00	4.24	25.44	0/NA	Avg.	0%	(0.00)	25.44
80. Paint the walls - two coats									
42.40 SF	1.54	0.00	13.06	78.36	10/15 yrs	Avg.	66.67%	(8.76)	69.60
Totals: Stairs		0.00	22.66	135.83				8.76	127.07



landing 4

Height: 9'

126.75 SF Walls	34.88 SF Ceiling
161.63 SF Walls & Ceiling	34.88 SF Floor
3.88 SY Flooring	14.08 LF Floor Perimeter
14.08 LF Ceil. Perimeter	

Missing Wall

5' X 9'

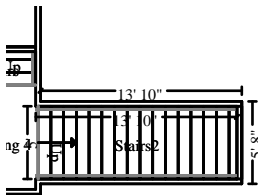
Opens into STAIRS8

Missing Wall

4' 9" X 9'

Opens into STAIRS5

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
81. Clean and deodorize carpet									
34.88 SF	0.74	0.00	5.16	30.97	0/NA	Avg.	0%	(0.00)	30.97
82. Clean carpet cove (wall wrap)									
14.08 LF	0.59	0.00	1.66	9.97	0/NA	Avg.	0%	(0.00)	9.97
83. Re-apply protective coating on carpet									
34.88 SF	0.23	0.00	1.60	9.62	0/NA	Avg.	0%	(0.00)	9.62
84. Clean the walls									
126.75 SF	0.50	0.00	12.68	76.06	0/NA	Avg.	0%	(0.00)	76.06
85. Paint the walls - two coats									
126.75 SF	1.54	0.00	39.04	234.24	10/15 yrs	Avg.	66.67%	(26.20)	208.04
Totals: landing 4		0.00	60.14	360.86				26.20	334.66



Stairs2

Height: 17' 11"

363.08 SF Walls	68.33 SF Ceiling
431.42 SF Walls & Ceiling	122.92 SF Floor
13.66 SY Flooring	32.85 LF Floor Perimeter
27.67 LF Ceil. Perimeter	

Missing Wall

5' X 17' 11"

Opens into LANDING_4

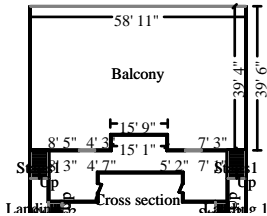
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
86. Clean and deodorize carpet									
122.92 SF	0.74	0.00	18.20	109.16	0/NA	Avg.	0%	(0.00)	109.16
87. Clean carpet cove (wall wrap)									
32.85 LF	0.59	0.00	3.88	23.26	0/NA	Avg.	0%	(0.00)	23.26
88. Re-apply protective coating on carpet									
122.92 SF	0.23	0.00	5.66	33.93	0/NA	Avg.	0%	(0.00)	33.93
89. Clean the walls									
363.08 SF	0.50	0.00	36.30	217.84	0/NA	Avg.	0%	(0.00)	217.84

CONTINUED - Stairs2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
90. Paint the walls - two coats									
363.08 SF	1.54	0.00	111.82	670.96	10/15 yrs	Avg.	66.67%	(75.04)	595.92
Totals: Stairs2		0.00	175.86	1,055.15				75.04	980.11

Balcony

Height: 11' 6"



1568.14 SF Walls	2252.29 SF Ceiling
3820.43 SF Walls & Ceiling	2252.29 SF Floor
250.25 SY Flooring	137.60 LF Floor Perimeter
146.18 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	4' 3 1/16" X 6' 8"	Opens into Exterior
Missing Wall - Goes to Floor	4' 3 7/8" X 6' 8"	Opens into Exterior
Missing Wall	58' 11 1/16" X 11' 6"	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
91. Remove Carpet - High grade									
450.46 SF	0.35	0.00	31.54	189.20	10/10 yrs	Avg.	NA [M]	(0.00)	189.20
92. Carpet - High grade									
518.03 SF	5.89	0.00	610.24	3,661.44	10/10 yrs	Avg.	75% [M]	(1,794.97)	1,866.47
Component FCCAV+ from this line item was priced by ITEL Flooring Pricing (FSP) on 10 Dec 2025. See attached document for more details.									
15 % waste added for Carpet - High grade.									
93. Clean floor									
1,801.83 SF	0.00	0.00	0.00	0.00	0/NA	Avg.	0%	(0.00)	0.00
94. Finish Carpenter - per hour									
8.00 HR	91.51	0.00	146.42	878.50	0/NA	Avg.	0%	(0.00)	878.50
Labor to remove seat and seat back and replace 2 lower level seats damaged from collapse.									
95. theater seating*									
340.00 EA	487.50	0.00	33,150.00	198,900.00	0/NA	Avg.	50% [%]	(82,875.00)	116,025.00
bid average of seat is from \$425-\$550 a seat average of \$487.50 used									
96. Clean the walls									
1,568.14 SF	0.50	0.00	156.82	940.89	0/NA	Avg.	0%	(0.00)	940.89
97. Seal/prime (1 coat) then paint (2 coats) the surface area									
860.00 SF	2.06	0.00	354.32	2,125.92	0/15 yrs	Avg.	0%	(0.00)	2,125.92
Paint half walls due to falling debris									



CONTINUED - Balcony

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
98. Painter - per hour									
32.00	HR	113.70	0.00	727.68	4,366.08	0/15 yrs	Avg. 0%	(0.00)	4,366.08
2 men 2 days to paint cornice and wall trim									
99. Seal (1 coat) & paint (2 coats) crown molding, oversized									
200.00	LF	0.27	0.00	10.80	64.80	10/15 yrs	Avg. 66.67%	(36.00)	28.80
Paint material allowance for cornice and wall trim									
Totals: Balcony		0.00	35,187.82	211,126.83				84,705.97	126,420.86
Total: Main Level		0.00	36,575.68	219,453.24				85,264.24	134,189.00
Total: 2nd floor		0.00	36,575.68	219,453.24				85,264.24	134,189.00
Total: BABCOCK2		0.00	36,575.68	219,453.24				85,264.24	134,189.00

Electrical Repairs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
100. Electrical Repairs *									
1.00	EA	10,830.00	0.00	2,166.00	12,996.00	0/NA	Avg. 20% [%]	(2,166.00)	10,830.00
see contractor bid									
Totals: Electrical Repairs		0.00	2,166.00	12,996.00				2,166.00	10,830.00

Fire suppression system

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
101. Fire Suppression bid *									
1.00	EA	9,179.76	0.00	1,835.96	11,015.72	0/NA	Avg. 20% [%]	(1,835.95)	9,179.77
see attached contractor bid									
Totals: Fire suppression system		0.00	1,835.96	11,015.72				1,835.95	9,179.77

General conditions



QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
102. Temporary toilet (per month)										
2.00	MO	230.00	0.00	92.00	552.00	0/NA	Avg.	0%	(0.00)	552.00
103. Emergency Services*										
1.00	EA	7,851.00	0.00	1,570.20	9,421.20	0/NA	Avg.	NA	(0.00)	9,421.20
Work completed following collapse to secure area and clean up. See invoice.										
104. Commercial Supervision / Project Management - per hour										
120.00	HR	91.15	0.00	2,187.60	13,125.60	0/NA	Avg.	0%	(0.00)	13,125.60
Average 2 hours a day, 5 days a week for 3 months										
105. Dumpster load - Approx. 30 yards, 5-7 tons of debris										
1.00	EA	557.00	0.00	111.40	668.40	0/NA	Avg.	NA	(0.00)	668.40
106. Scaffolding (Bid Item)										
1.00	EA	168,584.00	0.00	33,716.80	202,300.80	0/NA	Avg.	50% [%]	(84,292.00)	118,008.80
see attached bid and letter of explanation										
Totals: General conditions		0.00	37,678.00	226,068.00				84,292.00	141,776.00	
Line Item Totals: BW_REAL_		0.00	94,939.84	569,638.16				182,094.93	387,543.23	
ESTATE_LLC3										

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

Grand Total Areas:

21,130.37	SF Walls	9,911.94	SF Ceiling	31,042.31	SF Walls and Ceiling
10,126.32	SF Floor	1,125.15	SY Flooring	947.73	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	1,217.62	LF Ceil. Perimeter
10,126.32	Floor Area	10,244.86	Total Area	19,725.87	Interior Wall Area
14,798.18	Exterior Wall Area	764.96	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



Summary for Premises 11

Line Item Total	474,698.32
Overhead	47,469.92
Profit	47,469.92
Replacement Cost Value	\$569,638.16
Less Depreciation	(182,094.93)
Actual Cash Value	\$387,543.23
Less Deductible	(100,000.00)
Net Claim	\$287,543.23
Total Recoverable Depreciation	182,094.93
Net Claim if Depreciation is Recovered	\$469,638.16

Dillon Standley Adjuster Lic # MT- 100135195



Recap by Room

Estimate: BW_REAL_ESTATE_LL3

Area: Ground Floor

Area: Main Level

Entry	523.14	0.11%
Sub lobby	836.63	0.18%
Lobby	7,489.89	1.58%
Theater Room	62,377.78	13.14%
Stage	12,193.56	2.57%
<hr/>		
Area Subtotal: Main Level	83,421.00	17.57%
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Area Subtotal: Ground Floor	83,421.00	17.57%

Area: BABCOCK2

Area: 2nd floor

Area: Main Level

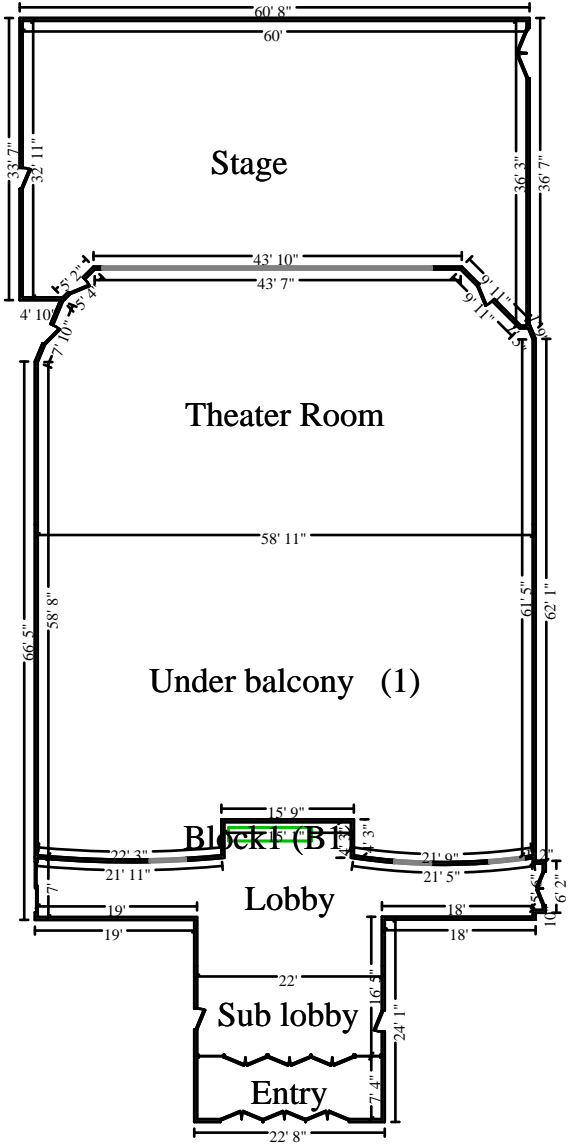
Stairs1	176.62	0.04%
Landing 1	567.90	0.12%
Stairs	47.87	0.01%
landing 2	404.63	0.09%
Stairs2	867.12	0.18%
Stairs3	157.43	0.03%
Cross section	2,210.05	0.47%
Stairs3	185.43	0.04%
Landing 3	593.68	0.13%
Stairs1	434.64	0.09%
Stairs	113.17	0.02%
landing 4	300.72	0.06%
Stairs2	879.29	0.19%
Balcony	175,939.01	37.06%
<hr/>		
Area Subtotal: Main Level	182,877.56	38.53%
<hr/>		
Area Subtotal: 2nd floor	182,877.56	38.53%
<hr/>		
Area Subtotal: BABCOCK2	182,877.56	38.53%
Electrical Repairs	10,830.00	2.28%
Fire suppression system	9,179.76	1.93%
General conditions	188,390.00	39.69%

Subtotal of Areas

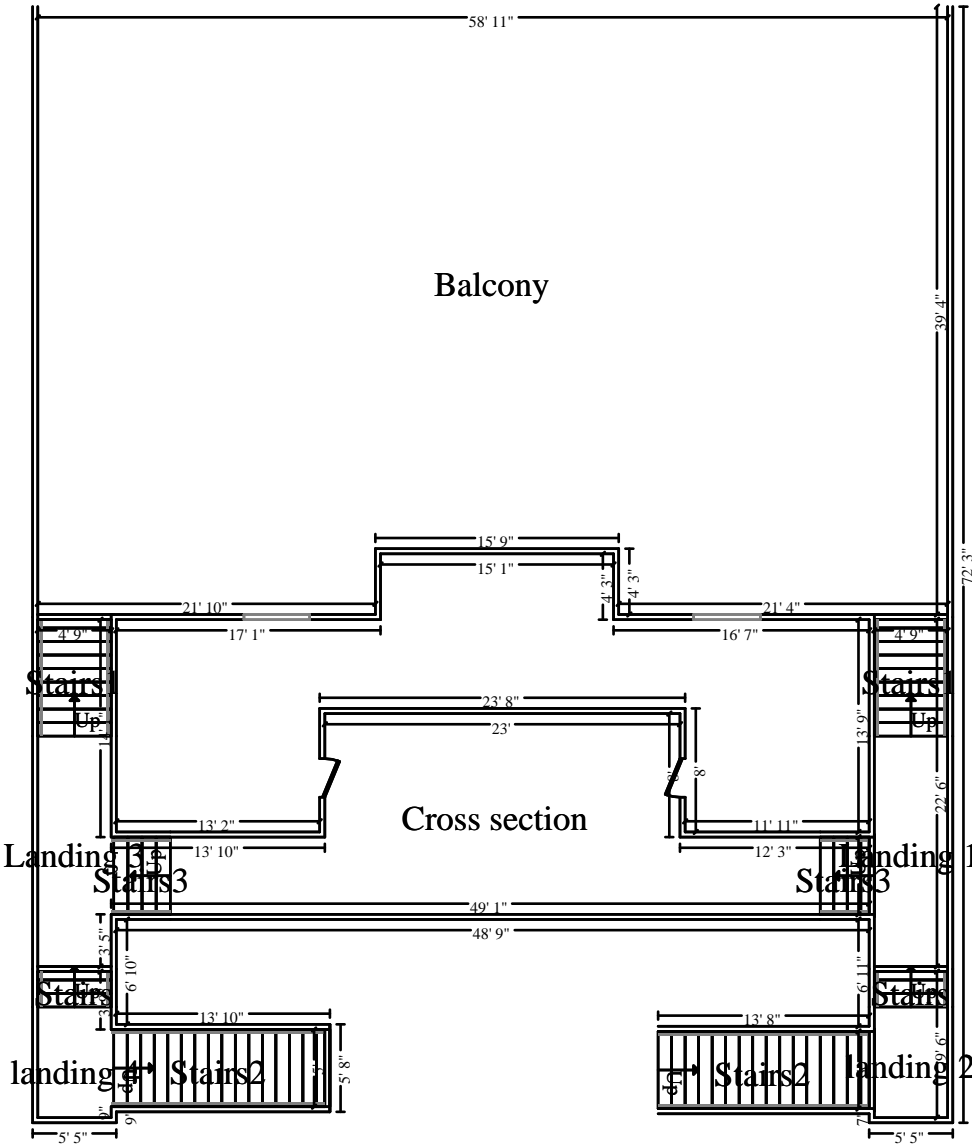
474,698.32 100.00%



Total	474,698.32	100.00%
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Main Level



Main Level