



Rent Roll

As of 1/19/2026, 1709-11 S 8th Street, Current leases

Prepared By: Smart Rentals LLC
 2301 S Big Bend Blvd
 Maplewood, MO 63143

													Recurring		
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due		
1709 South 8th Street															
A	[REDACTED]	11/1/2023	4/30/2026	2 Bed/1 Bath	Monthly	5/1/2025	1,149.00	1,219.00	0.00	1,219.00	1,149.00	0.00	2,611.00		
B	[REDACTED]	4/1/2022	3/31/2026	2 Bed/1 Bath	Monthly	4/1/2025	1,299.00	1,369.00	0.00	1,369.00	1,249.00	0.00	0.00		
C	[REDACTED]	10/1/2024	4/30/2027	Studio/1 Bath	Monthly	10/1/2025	799.00	898.00	0.00	898.00	799.00	0.00	0.00		
Total for 1709 South 8th Street							\$3,247.00	\$3,486.00	\$0.00	\$3,486.00	\$3,197.00	\$0.00	\$2,611.00		
1711 South 8th Street															
A	[REDACTED]	12/1/2025	5/31/2027	1 Bed/1 Bath	Monthly	12/1/2025	999.00	1,098.00	0.00	1,098.00	0.00	0.00	0.00		
B	[REDACTED]	4/1/2024	3/31/2026	1 Bed/1 Bath	Monthly	4/1/2025	1,150.00	1,210.00	0.00	1,210.00	1,150.00	0.00	0.00		
C	[REDACTED]	10/1/2024	4/30/2027	Studio/1 Bath	Monthly	10/1/2025	799.00	898.00	0.00	898.00	799.00	0.00	0.00		
Total for 1711 South 8th Street							\$2,948.00	\$3,206.00	\$0.00	\$3,206.00	\$1,949.00	\$0.00	\$0.00		



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Grand totals

	Amount
Market rent	\$1,299.00
Rent	\$6,195.00
Recurring charges	\$6,692.00
Recurring credits	\$0.00
Deposits held	\$5,146.00
Balance due	\$2,611.00

Summary by bed/bath		Occupancy			Square Feet		Market Rent		
Bed/Bath	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
2 Bed/1 Bath	2	0	2	100.00%	1,900	950	1,299.00	1,299.00	1.37
Studio/1 Bath	2	0	2	100.00%	1,360	680			
1 Bed/1 Bath	2	0	2	100.00%	1,900	950			
Totals and averages	6	0	6	100.00%	5,160	860	\$1,299.00	\$1,299.00	\$1.51

Summary by property		Occupancy			Square Feet		Market Rent		
Property	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
1709 South 8th Street	3	0	3	100.00%	2,580	860	1,299.00	1,299.00	1.51
1711 South 8th Street	3	0	3	100.00%	2,580	860			
Totals and averages	6	0	6	100.00%	5,160	860	\$1,299.00	\$1,299.00	\$1.51