

Rent Roll

As of 10/20/2025, Riverview Apartments, Current leases

Prepared By: Opera Property Management
231 S Bemiston Ave Ste 850
Saint Louis, MO 63105-1920

								Recurring					
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
Riverview Apartments													
101	Felix Miguel	7/1/2025	6/30/2026	1 Bed/1 Bath	Monthly	7/1/2025	550.00	550.00	0.00	550.00	550.00	0.00	0.00
103	Chrisshonda Jones	2/28/2024	2/27/2026	1 Bed/1 Bath	Monthly	2/28/2024	650.00	650.00	0.00	650.00	650.00	0.00	0.00
104	Vernell Macon	4/1/2024	at-will	1 Bed/1 Bath	Monthly	4/10/2024	650.00	650.00	0.00	650.00	800.00	0.00	190.00
105	Andra Brown	8/1/2025	8/31/2026	1 Bed/1 Bath	Monthly	8/1/2025	550.00	550.00	0.00	550.00	550.00	0.00	100.00
106	Andrew James	3/15/2023	at-will	1 Bed/1 Bath	Monthly	4/1/2024	650.00	650.00	0.00	650.00	625.00	0.00	467.00
109	Albert Lee	12/1/2022	at-will	1 Bed/1 Bath	Monthly	12/1/2022	400.00	400.00	0.00	400.00	0.00	0.00	(20.00)
201	Cynthia Derixson	9/1/2025	8/31/2026	1 Bed/1 Bath	Monthly	9/1/2025	600.00	600.00	0.00	600.00	600.00	0.00	0.00
202	Eulises Laffita	10/1/2025	9/30/2026	2 Bed/1 Bath	Monthly	10/1/2025	750.00	750.00	0.00	750.00	750.00	0.00	0.00
203	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
204	Johnny Walton	12/1/2022	at-will	1 Bed/1 Bath	Monthly	2/1/2024	465.00	465.00	0.00	465.00	0.00	0.00	765.00
205	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
206	Roelbis Sanchez Ramirez	4/1/2025	3/31/2026	1 Bed/1 Bath	Monthly	4/1/2025	650.00	650.00	0.00	650.00	650.00	0.00	0.00
207	Carla Chirinos	9/1/2025	8/31/2026	1 Bed/1 Bath	Monthly	9/1/2025	600.00	600.00	0.00	600.00	600.00	0.00	0.00
208	Jose Parra, Fredy Cruz	7/31/2024	at-will	1 Bed/1 Bath	Monthly	7/31/2024	675.00	675.00	0.00	675.00	0.00	0.00	379.45
209	Julio Entenza	3/1/2025	2/28/2026	1 Bed/1 Bath	Monthly	3/1/2025	550.00	550.00	0.00	550.00	550.00	0.00	0.00
301	Gauthier Agossadou	1/20/2025	1/19/2026	1 Bed/1 Bath	Monthly	1/20/2024	615.00	615.00	0.00	615.00	550.00	0.00	0.00
302	Marlon Rojas	9/1/2025	8/31/2026	2 Bed/1 Bath	Monthly	9/1/2025	725.00	725.00	0.00	725.00	725.00	0.00	50.00
303	Vernon Russell	3/1/2023	at-will	1 Bed/1 Bath	Monthly	4/1/2024	650.00	650.00	0.00	650.00	600.00	0.00	0.00
304	Jo'Mar Perry	6/1/2023	at-will	1 Bed/1 Bath	Monthly	6/1/2023	675.00	675.00	0.00	675.00	675.00	0.00	0.00

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305	Roderick Harris	12/1/2024	11/30/2025	1 Bed/1 Bath	Monthly	12/1/2024	490.00	490.00	0.00	490.00	0.00	0.00	930.86
306	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
307	Ruby Figueroa Parrilla	9/1/2025	8/31/2026	1 Bed/1 Bath	Monthly	9/1/2025	650.00	650.00	0.00	650.00	650.00	0.00	0.00
308	Angel Mejia	5/1/2025	4/30/2026	1 Bed/1 Bath	Monthly	5/1/2025	650.00	650.00	0.00	650.00	0.00	0.00	0.00
309	Dona Kodjo	2/9/2024	at-will	1 Bed/1 Bath	Monthly	2/9/2024	550.00	550.00	0.00	550.00	550.00	0.00	2,663.00
401	Luis David Carrion Mena	10/1/2025	9/30/2026	1 Bed/1 Bath	Monthly	10/1/2025	550.00	550.00	0.00	550.00	550.00	0.00	0.00
402	Alexander Artunduaga	12/23/2023	at-will	2 Bed/1 Bath	Monthly	5/1/2025	700.00	700.00	0.00	700.00	1,400.00	0.00	0.00
403	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
404	Shakira Shumpert	3/1/2024	2/28/2026	1 Bed/1 Bath	Monthly	3/1/2024	750.00	750.00	0.00	750.00	1,500.00	0.00	100.00
405	Yanier Gonzalez	4/1/2025	3/31/2026	1 Bed/1 Bath	Monthly	4/1/2025	650.00	650.00	0.00	650.00	650.00	0.00	0.00
406	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
407	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
408	Doris Whitfield, Marvin Howell	12/1/2024	11/30/2025	1 Bed/1 Bath	Monthly	12/1/2024	600.00	600.00	0.00	600.00	600.00	0.00	0.00
409	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
501	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
502	Sebastian Coleman	9/1/2024	at-will	2 Bed/1 Bath	Monthly	9/1/2024	750.00	750.00	0.00	750.00	650.00	0.00	3,200.00
503	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
504	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
505	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
506	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00



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507	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
508	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
509	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
Typical	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
Total for Riverview Apartments							\$16,745.00	\$16,745.00	\$0.00	\$16,745.00	\$15,425.00	\$0.00	\$8,825.31

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Grand totals

	Amount
Market rent	\$1,850.00
Rent	\$16,745.00
Recurring charges	\$16,745.00
Recurring credits	\$0.00
Deposits held	\$15,425.00
Balance due	\$8,825.31

Summary by bed/bath

		Occupancy			Square Feet		Market Rent		
Bed/Bath	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
1 Bed/1 Bath	39	16	23	58.97%	1,400	467	1,200.00	600.00	1.29
2 Bed/1 Bath	4	0	4	100.00%	1,030	515	650.00	650.00	1.26
Totals and averages	43	16	27	62.79%	2,430	486	\$1,850.00	\$616.67	\$1.27

Summary by property

		Occupancy			Square Feet		Market Rent		
Property	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
Riverview Apartments	43	16	27	62.79%	2,430	486	1,850.00	616.67	1.27
Totals and averages	43	16	27	62.79%	2,430	486	\$1,850.00	\$616.67	\$1.27