

**RENT ROLL**  
**123 - 129 N. Glendora Ave. as of June 1, 2026**

ADDRESS	TENANT	START DATE	SQ.FT.	CURRENT RENT	RENT PSFT	CAM	TERMINATION	INCREASE	SECURITY DEPOSIT	NOTES
123 + 125 N. Glendora Avenue Glendora, CA 91741	Luis Cordova <i>Glendora Music and Arts School</i>	4/1/2024	2,700	\$6,000.00	\$2.50	\$0.00	3/31/2031	5% min 9% max (April)	\$3,000.00	Rent adjusted each April. Landlord maintains HVAC system
127 N. Glendora Avenue Glendora, CA 91741	Circle Time Marina Gantioque Gantioque Corp.	6/1/2023	728	\$1,824.00	\$2.50	\$0.00	<b>Month to Month</b>	N/A	\$1,400.00	Landlord pays water
129 N. Glendora Avenue Glendora, CA 91741	Jaclyn Buchoura & Sarah Gonzales <i>Studio 129</i>	4/1/2023	938	\$1,711.00	\$1.82	\$0.00	<b>Month to Month</b>	5% min 9% max	\$750.00	Landlord maintains HVAC system and pays water
<b>Total Rent</b>				<b>\$9,535.00</b>		<b>\$0.00</b>				

**Disclosure: This Rent Roll has been prepared for discussion purposes only. Buyer is responsible to review actual leases in detail in order to make any valuation determinations.**