

Rent Roll Summary

Broadway Properties Portfolio

Prepared: December 23, 2025

1226 Broadway, Burlingame, CA 94010

Property Type: Residential (Multi-Family) | **Year Built:** 1928 | **Units:** 4

Unit	Type	Status	Monthly Rent
Unit 1	1 BR	VACANT	\$2,500 (market)
Unit 2	Studio	Occupied	\$2,000
Unit 3	Studio	Occupied	\$2,100
Unit 4	Studio	Occupied	\$1,900
Subtotal (Actual)			\$6,000
Subtotal (Potential)			\$8,500

1224 Broadway, Burlingame, CA 94010

Property Type: Commercial (Retail) | **Zoning:** CL00C1

Tenant	Status	Monthly Rent
Nail Salon	Occupied	\$7,230.15
Subtotal		\$7,230.15

1222 Broadway, Burlingame, CA 94010

Property Type: Commercial (Retail) | **Zoning:** CL00C1

Tenant	Status	Monthly Rent
Posh Bagel	Occupied	\$6,450.00
Subtotal		\$6,450.00

Portfolio Summary

Metric	Amount
Current Monthly Rent	\$19,680.15
Potential Monthly Rent (if fully leased)	\$22,180.15
Current Annual Gross	\$236,161.80
Potential Annual Gross	\$266,161.80
Vacancy Loss (Unit 1 @ 1226 Broadway)	\$30,000/year

Property Information

Location: Downtown Broadway, Burlingame (San Mateo County)

Neighborhood: Walking distance to cafes, restaurants, shops, and Caltrain. Near SFO (3.7 mi) and BART (Millbrae Station 2.0 mi).

1226 Broadway: Built 1928, 4-unit residential property with hardwood floors, walk-in closets, reserved parking.

1220-1224 Broadway (Combined Parcel): Mixed-use (Stores & Residential), 5,205 sq ft, 0.1229 AC lot, Zoning CL00C1.

School District: Burlingame Elementary / San Mateo Union High

— End of Rent Roll —