

UNIT	LEASE/MTM	BED/BATH	RENT	RENT + GARAGE RENT	DEPOSITS HELD	POTENTIAL MARKET RENTS	Date market rent increase goes into effect	
1021 GRANDVIEW AVE								
101	4/30/2025	2 beds/1 bath	\$ 945.00	\$ 945.00	\$ 945.00	\$1,100.00	5/1/25	
102	MTM	2 beds/1 bath	\$ 925.00	\$ 990.00	\$ 775.00	\$1,100.00	3/1/25	1 garage
103	MTM	1 bed/1 bath	\$ 825.00	\$ 825.00	\$ 795.00	\$950.00	3/1/25	
104	4/30/2025	1 bed/1 bath	\$ 875.00	\$ 1,005.00	\$ 825.00	\$950.00	5/1/25	2 garages
105	MTM	1 bed/1 bath	\$ 825.00	\$ 890.00	\$ 775.00	\$950.00	10/1/25	1 garage
106	MTM	2 beds/1 bath	\$ 925.00	\$ 925.00	\$ 925.00	\$1,100.00	7/1/25	
107	7/31/2025	2 beds/1 bath	\$ 975.00	\$ 1,040.00	\$ 150.00	\$1,100.00	8/1/25	1 garage
108	MTM	2 beds/1 bath	\$ 955.00	\$ 955.00	\$ 955.00	\$1,100.00	2/1/25	
201	8/31/2025	2 beds/1 bath	\$ 955.00	\$ 955.00	\$ 955.00	\$1,295.00	9/1/25	
202	MTM	3 beds/1 bath	\$ 1,075.00	\$ 1,095.00	\$ 1,075.00	\$1,250.00	10/1/25	
203	MTM	2 beds/1 bath	\$ 925.00	\$ 990.00	\$ 925.00	\$1,100.00	8/1/25	1 garage
204	9/30/2025	1 bed/1 bath	\$ 825.00	\$ 890.00	\$ 825.00	\$950.00	10/1/25	1 garage
205	MTM	1 bed/1 bath	\$ 825.00	\$ 825.00	\$ 825.00	\$950.00	2/1/25	
206	10/31/2025	2 beds/1 bath	\$ 955.00	\$ 1,020.00	\$ 855.00	\$1,100.00	11/1/25	Taking garage 11/1/24
207	MTM	3 beds/1 bath	\$ 1,295.00	\$ 1,295.00	\$ 800.00	\$1,295.00	1/1/25	
208	8/31/2025	2 beds/1 bath	\$ 955.00	\$ 1,020.00	\$ 955.00	\$1,100.00	9/1/25	1 garage
TOTAL Apt rents for 1021 Grandview Ave			\$ 15,060.00	\$ 15,665.00	\$ 13,360.00	\$17,390.00		
Garages(Assuming all 16 rented)						\$1,040.00	***Garage rents if fully occupied***	
TOTAL for ALL UNITS and GARAGES						\$18,430.00	***Potential rents fully occupied***	
UNIT	LEASE/MTM	BED/BATH	RENT	RENT + GARAGE RENT	DEPOSITS HELD	POTENTIAL MARKET RENTS	Date market rent increase goes into effect	
1022 GRANDVIEW AVE								
101	6/30/2025	1 bed/1 bath	\$ 795.00	\$ 895.00	\$ 455.00	\$950.00	5/1/2025	
102	8/31/2025	2 beds/1 bath	\$ 925.00	\$ 1,045.00	\$ 925.00	\$1,100.00	8/1/2025	
103	8/31/2025	1 bed/1 bath	\$ 825.00	\$ 925.00	\$ 725.00	\$950.00	8/1/2025	
104	MTM	1 bed/1 bath	\$ 825.00	\$ 890.00	\$ 825.00	\$950.00	Anytime	1 garage
105	7/31/2025	1 bed/1 bath	\$ 825.00	\$ 925.00	\$ 825.00	\$950.00	8/1/2025	
106	9/30/2025	1 bed/1 bath	\$ 825.00	\$ 925.00	\$ 825.00	\$950.00	10/1/2025	
107	7/31/2025	1 bed/1 bath	\$ 825.00	\$ 925.00	\$ 725.00	\$950.00	7/1/2025	
108	2/28/2025	1 bed/1 bath	\$ 825.00	\$ 925.00	\$ 805.00	\$950.00	3/1/2025	
201	4/30/2025	2 beds/1 bath	\$ 925.00	\$ 1,045.00	\$ 925.00	\$1,100.00	5/1/2025	
202	7/31/2025	2 beds/1 bath	\$ 945.00	\$ 1,045.00	\$ 925.00	\$1,100.00	7/1/2025	
203	MTM	1 bed/1 bath	\$ 825.00	\$ 825.00	\$ 825.00	\$950.00	Anytime	
204	MTM	1 bed/1 bath	\$ 895.00	\$ 925.00	\$ 895.00	\$950.00	11/1/2025	
205	8/31/2025	1 bed/1 bath	\$ 825.00	\$ 890.00	\$ 825.00	\$950.00	9/1/2025	1 garage
206	9/30/2025	1 bed/1 bath	\$ 825.00	\$ 825.00	\$ 775.00	\$950.00	10/1/2025	
207	2/28/2025	2 beds/1 bath	\$ 905.00	\$ 970.00	\$ 775.00	\$1,100.00	3/1/2025	1 garage
208	6/30/2025	2 beds/1 bath	\$ 895.00	\$ 960.00	\$ 655.00	\$1,100.00	7/1/2025	1 garage
TOTAL Apt rents for 1021 Grandview Ave			\$ 13,710.00	\$ 14,940.00	\$ 12,710.00	\$15,950.00		
Garages(Assuming all 8 rented)						\$520.00	***Garage rents if fully occupied***	
TOTAL for ALL UNITS and GARAGES						\$16,470.00	***Potential rents fully occupied***	