

Rent Roll

As of 12/31/2025, 5000 Virginia Avenue, Current leases

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

Recurring											Deposits Held	Prepayments	Balance Due
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total			
5000 Virginia Avenue													
3254-1E	Joshua Faust	1/1/2025	12/31/2026	1 Bed/1 Bath	Monthly	1/1/2025	700.00	700.00	0.00	700.00	700.00	0.00	0.00
3254-1W	Philana Smoot, Sylvia Clayborne	7/1/2023	at-will	- /1 Bath	Monthly	7/1/2023	550.00	550.00	0.00	550.00	550.00	0.00	(550.00)
3254-2E	Edikson Sanchez	10/1/2025	9/30/2026	1 Bed/1 Bath	Monthly	10/1/2025	700.00	700.00	0.00	700.00	700.00	0.00	0.00
3254-2W	VACANT			- /1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
3258-1E	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
3258-1W	Derrionna Eastling	8/1/2025	7/31/2026	1 Bed/1 Bath	Monthly	8/1/2025	650.00	650.00	0.00	650.00	650.00	0.00	0.00
3258-2E	Jisklit Aguila, Jisklit Aguila	4/1/2023	at-will	1 Bed/1 Bath	Monthly	5/2/2024	700.00	700.00	0.00	700.00	650.00	0.00	(11.22)
3258-2W	Cristian Hernandez Garcia	10/1/2023	at-will	1 Bed/1 Bath	Monthly	10/1/2023	650.00	650.00	0.00	650.00	650.00	0.00	0.00
3262-1E	VACANT			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
3262-1W	Yaqueline Fuentes	8/1/2025	7/31/2026	1 Bed/1 Bath	Monthly	8/1/2025	650.00	650.00	0.00	650.00	650.00	0.00	810.00
3262-2E	Jesus Rey Gualdron	8/1/2025	7/31/2026	1 Bed/1 Bath	Monthly	8/1/2025	650.00	650.00	0.00	650.00	650.00	0.00	(300.00)
3262-2W	Adisney Neyra	8/1/2025	7/31/2026	1 Bed/1 Bath	Monthly	8/1/2025	650.00	650.00	0.00	650.00	650.00	0.00	0.00
5004-1N	Maykel Lorenzo	11/1/2025	10/31/2026	- /1 Bath	Monthly	11/1/2025	550.00	550.00	0.00	550.00	550.00	0.00	0.00
5004-1S-	Valeria Gutierrez Guerrero	6/1/2025	5/31/2026	1 Bed/1 Bath	Monthly	6/1/2025	650.00	650.00	0.00	650.00	650.00	0.00	0.00
5004-2N	VACANT			- /1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
5004-2S	Sandy Medina	7/1/2025	6/30/2026	1 Bed/1 Bath	Monthly	7/1/2025	650.00	650.00	0.00	650.00	650.00	0.00	0.00
Total for 5000 Virginia Avenue							\$7,750.00	\$7,750.00	\$0.00	\$7,750.00	\$7,700.00	\$0.00	(\$51.22)

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Grand totals

	Amount
Market rent	\$545.00
Rent	\$7,750.00
Recurring charges	\$7,750.00
Recurring credits	\$0.00
Deposits held	\$7,700.00
Balance due	(\$51.22)

Summary by bed/bath

Bed/Bath	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
1 Bed/1 Bath	12	2	10	83.33%	1,700	567	545.00	545.00	0.96
- /1 Bath	4	2	2	50.00%	850	425			
Totals and averages	16	4	12	75.00%	2,550	510	\$545.00	\$545.00	\$1.07

Summary by property

Property	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
5000 Virginia Avenue	16	4	12	75.00%	2,550	510	545.00	545.00	1.07
Totals and averages	16	4	12	75.00%	2,550	510	\$545.00	\$545.00	\$1.07