

MULTIFAMILY OPPORTUNITY



*Imperial & Elizabeth Manor—115 Unit Portfolio
W. Springfield & Agawam, MA*

Offering Price: \$18,995,000

CHOZICK
REALTY, INC.
INVESTMENT & COMMERCIAL REAL ESTATE

Imperial & Elizabeth Manor

Exclusive Offering Memorandum

Exclusively Presented by:



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All information contained herein is from sources deemed reliable; however, no representations or warranties are made as to accuracy or completeness and is provided subject to errors, omission, change, prior sale and withdrawal from market, all without notice. This information is confidential and is provided strictly as background information for the sole use of the prospective purchaser and its representatives. All interested parties are encouraged to make their own independent review and investigation of the property.

Imperial & Elizabeth Manor

Confidentiality Agreement

The information contained in this offering memorandum is offered to you under the following terms. Your acceptance of this offering memorandum shall be deemed to be acceptance of the terms herein. Should you not agree to these terms, please return this offering memorandum to Chozick Realty, Inc. This information is provided to you for your sole use and the use of your partners, investors and advisors in assisting you with the review and potential purchase of the property. You agree to keep this information confidential and shall instruct any others that you must share this information with of this agreement and ensure that they too will be bound by these terms. This offering memorandum is intended to provide an overview of the property offering. While information is from sources deemed reliable, it is offered subject to errors, omissions, change, prior rental or sale, or withdrawal from the market, all without notice. No representations or warranties of any kind are made by Chozick Realty, Inc. or the Owner. You represent that you are a qualified and knowledgeable investor and that any and all review, investigation or confirmation of this information and property related information both physical and financial is your sole responsibility. Any fee due to any broker or finder other than Chozick Realty, Inc. shall be paid by Buyer if you so choose to engage a buyer's broker or finder.

Chozick Realty, Inc. is pleased to present Imperial & Elizabeth Manor, a 115 unit garden apartment Portfolio consisting of 2 separate properties located in Western MA.



OPPORTUNITY

Chozick Realty, Inc. is pleased to present the exclusive offering of Elizabeth Manor and Imperial Apartments, two well-located multifamily communities in Agawam and West Springfield, Massachusetts, totaling 115 apartment units. These properties offer a rare opportunity to acquire a critical mass of units in highly desirable Western Massachusetts rental markets, with substantial recent capital improvements and significant upside potential through continued unit renovations and operational efficiencies.

Elizabeth Manor

Located at 238 Maple Street, Agawam, MA, Elizabeth Manor is a 40-unit community situated on 1.7 acres. The unit mix consists of 39 two-bedroom apartments and one three-bedroom apartment. Recent improvements include brand-new double-hung vinyl windows and wall-mounted mini-split HVAC systems in all units. Current ownership has renovated 17 units with upgraded kitchens featuring granite countertops, stainless steel appliances, new flooring, and updated bathrooms.

Imperial Apartments

Located on River Street in West Springfield, MA, Imperial Apartments comprises three buildings totaling 75 units on 0.59 acres. The unit mix includes 18 one-bedroom apartments and 57 two-bedroom apartments. Like Elizabeth Manor, all units feature new double-hung vinyl windows and wall-mounted mini-split HVAC systems. Ownership has completed 53 full interior renovations with the same high-quality finishes, including granite countertops, stainless steel appliances, new flooring, and modernized bathrooms. Select units also feature in-unit washer/dryers.

Both properties have benefited from significant recent capital expenditures, including new roofs, new doors, common area upgrades, playground installation at Elizabeth, intercom system replacement, and parking lot improvements. All units are currently master-metered for electricity, with landlord-paid utilities. However, there is a substantial opportunity to reduce operating expenses through a solar program (details included in the offering memorandum), which has not yet been implemented by current ownership. The properties are within a 5 minute drive from each other, making management and cost efficiencies easy.

Offering Summary

Price **\$18,995,000**

Total Units **115**

Cap Rate **7.8%**

With 70 upgraded units across both properties, an incoming investor has the immediate ability to increase NOI by renovating the remaining apartments to achieve market premiums. Coupled with the already-completed building system upgrades, this offering presents a low-maintenance, value-add investment with strong rent growth potential in established, high-demand rental submarkets.





Imperial Apts Capex Summary			
Unit Renovations			
REMODEL			
<i>LVT, NEW Kitchen, New Layout, Added W/D, Full Tile Bath, Lights</i>			
Unit Type	Qty	Pric/unit	Total
1B/1B	15	\$ 35,000	\$ 525,000
2B/1B	38	\$ 54,000	\$ 2,052,000
Total Renovated	53	Total	\$2,577,000
Combined Unit Total	53	Total	\$2,577,000
Common Area Upgrades			
Planning, Design, Permits			\$2,962
Roofing			\$187,500
New Intercom System			\$55,000
Hallway and Common Area Renovation			\$267,000
Stone Façade			\$60,000
Parking Lot Upgrade			\$45,000
Construction Management			\$314,946
Total Common Area Upgrades completed			\$932,408
Total Property CapX To Date			\$3,509,408

Address	155 River Road West Springfield, MA			
Total Units	75			
SF Finished Area	71,161 SF			
Unit Mix	<u>Bedrooms</u>	<u>Bathrooms</u>	<u># of Units</u>	<u>SF</u>
	1BR	1	23	555
	2BR	1	52	755
Year Built	1970			
Number of Buildings	Three Buildings; 3 stories			
Construction	Wood Frame/Brick Exterior			
Foundation	Concrete			
Roof	Pitched asphalt shingle-New			
Windows	All new vinyl double hung windows			
Doors (Unit)	Solid core doors			
Walls	Sheetrock			
HVAC	All units have high efficient wall mounted mini-split HVAC units			
Electrical	One central meter, paid by landlord			
Water/Sewer	Municipal			
Life Safety	Hard wire smoke detectors, emergency lighting, alarm			
Available Utilities	Electric, High-Speed Internet, Cable Television, Telephone			
Kitchens	Wall and base cabinets, stainless steel sink, electric stove Stainless steel appliances, granite countertops in reno'd units			
Flooring	Vinyl plank flooring and tile throughout			
Bathrooms	1 bath with combination tub/shower			
Site	Open & level site 1.34 acres			
Parking	Ample onsite parking			
Amenities	Some units have in unit stackable washer/dryer. Onsite laundry facility located in basement			







Elizabeth Apts Capex Summary			
Unit Renovations			
REMODEL			
<i>LVT, NEW Kitchen, New Layout, Added W/D, Full Tile Bath, Lights</i>			
Unit Type	Qty	Pric/unit	Total
2B Units	17	\$ 30,000	\$ 510,000
Total Renovated	17	Total	\$510,000
Combined Unit Total	17	Total	\$510,000
Common Area Upgrades			
Planning, Design, Permits			\$10,000
Roofing			\$226,000
New Doors			\$75,218
Hallway and Common Area Renovation			\$150,000
Boilers			\$20,000
Parking Lot Upgrade			\$19,500
Intercom			\$21,302
Playground			\$21,316
Construction Management			\$105,334
Total Common Area Upgrades completed			\$648,670
Total Property CapX To Date			\$1,158,670

Address	238 Maple Ave Agawam, MA			
Total Units	40			
SF Finished Area	38,824 SF			
Unit Mix	<u>Bedrooms</u>	<u>Bathrooms</u>	<u># of Units</u>	<u>SF</u>
	2BR	1	39	750
	3BR	1	1	900
Year Built	1966			
Number of Buildings	1Building; 3 Stories			
Construction	Wood frame with masonry exteriors on front elevations, wood siding on rear elevations—all new siding			
Foundation	Concrete over slab			
Roof	Pitched asphalt shingle-New			
Windows	All new vinyl double hung windows			
Doors (Unit)	Solid core doors			
Walls	Sheetrock			
HVAC	All units have high efficient wall mounted mini-split HVAC units			
Electrical	One central meter, paid by landlord			
Water/Sewer	Municipal			
Life Safety	Hard wire smoke detectors, emergency lighting, alarm			
Available Utilities	Electric, High-Speed Internet, Cable Television, Telephone			
Kitchens	Wall and base cabinets, stainless steel sink, electric stove Stainless steel appliances, granite countertops in reno'd units			
Flooring	Vinyl plank flooring and tile throughout			
Bathrooms	1 bath with combination tub/shower			
Site	Open & level site 1.85 acres			
Parking	Ample onsite parking			
Amenities	Onsite laundry facility located in basement			

WESTERN MASSACHUSETTS

Western Massachusetts offers a compelling combination of stable demand drivers, affordable entry points, and strong long-term growth potential for multifamily investors. Anchored by cities such as Springfield, Holyoke, Northampton, Amherst and Pittsfield, the region benefits from a diverse economy steady population base, and close proximity to major metropolitan areas including Boston, New York City and Hartford.

The regional economy is supported by multiple recession-resistant sectors, including education, healthcare, manufacturing and tourism. Western MA is home to the “Five College” area—Amherst College, Smith College, Mount Holyoke College, Hampshire College, and the University of Massachusetts Amherst—creating a consistent base of students, faculty and staff who contribute to rental demand. Healthcare is a leading employer, with Baystate Health, Mercy Medical Center and other systems providing stability and growth.

Strategically located along Interstates 90 (Mass Pike) and 91, Western MA offers excellent connectivity to the rest of New England and the Northeast Corridor. Residents enjoy direct rail access to New York City and Boston as well as regional airports for ease of travel.

Known for its scenic landscapes, outdoor recreation, and cultural amenities, Western Massachusetts attracts a mix of long-term residents, retirees, and young professionals seeking a lower cost of living without sacrificing quality of life. Its blend of historic New England towns, vibrant art communities and access to hiking, skiing and other outdoor activities helps maintain a strong tenant retention rate.

The area has historically maintained healthy occupancy levels, supported by limited new construction relative to demand. Median home prices remain below the state average, but rising interest rates and single-family home costs have increased renter demand. Value-add opportunities exist in older housing stock, particularly in the city areas where renovation and repositioning can yield significant rent growth.

Western MA presents an attractive, stable market for multifamily investment. With diverse demand drivers, limited new supply and affordability relative to nearby urban centers, the region offers investors the potential for steady cash flow, appreciation and long term resilience.



Operating Statement

<u>Operating Ratios</u>	<u>Elizabeth</u>	<u>Imperial</u>	<u>Combined</u>
Total Number of Units	40	75	115
Total Number of Bed Rms	81	127	208
Finished Building Area	39,824	71,161	110,985
Income Growth Rate	3.00%	3.00%	3.00%
Expense Growth Rate	3.00%	3.00%	3.00%
Vacancy & Credit Loss	5.00%	5.00%	5.00%
Expense Ratio to Income	34.49%	33.06%	33.54%
Net Income per SF	\$18.89	\$20.88	\$20.16
Exp Per SF	\$6.51	\$6.90	\$6.76
<u>INCOME</u>			
Residential Gross Pot	\$787,920	\$1,555,620	\$2,343,540
Less Vac Credit & LTL	<u>-\$39,396</u>	<u>-\$77,781</u>	<u>-\$117,177</u>
Additional Income	\$3,777	\$7,775	\$11,552
Net Potential Res Income	\$752,301	\$1,485,614	\$2,237,915
<u>OPERATING EXPENSE</u>			
Management/Admin	\$21,140	\$41,684	\$62,824
RE Taxes	\$44,215	\$87,054	\$131,269
Insurance	\$32,500	\$67,000	\$99,500
Repairs & Maintenance	\$20,000	\$37,500	\$57,500
Gas & Oil	\$8,197	\$17,168	\$25,365
Water & Sewer	\$18,475	\$40,860	\$59,335
Electric	\$57,090	\$103,246	\$160,336
Admin & Payroll	\$36,818	\$66,900	\$103,718
Snow	\$4,250	\$8,400	\$12,650
Garbage	\$16,749	\$21,369	\$38,118
TOTAL OPERATING EXP	<u>\$259,434</u>	<u>\$491,181</u>	<u>\$750,615</u>
NET OPERATING INC	<u>\$492,867</u>	<u>\$994,433</u>	<u>\$1,487,300</u>

RETURN ANALYSIS

PURCHASE PRICE	\$18,995,000	Rate:	6.00%
MORTGAGE DEBT	\$14,246,250	Amortization	30 yr
CASH INVESTED	\$4,748,750		
DEBT SERVICE		\$1,024,962	
\$ AFTER DEBT SERV		\$462,338	
RETURN CASH/CASH		9.74%	
PRINC AMORT		\$174,946	
RETURN AMORT/CASH		3.68%	
EST DEPRECIATION		\$552,582	
RETURN DEPR/CASH		4.65%	
TOTAL RETURN		18.07%	CAP Rate 7.83%

Note: The above income and expense statement is for illustrative purposes only. Please conduct your own independent review. Please consult your tax consultant as return s will vary depending upon many independent variables.

Rent Roll Analysis

Property: Elizabeth Apartments

As of 12/31/25

Tenant Name	Unit	Unit Type	Sq Ft	Rent	Pref	Net Rent	Market Rent	Lease End
Delnegro, Robert	A1	2B/1B	850	1,800.00	-100.00	1,700.00	1,750.00	11/30/26
Elsir, Muhammad	A2	2B/1B	850	1,800.00	-50.00	1,750.00	1,750.00	5/31/26
Giordano, John	A3	2B/1B	850	1,800.00	-150.00	1,650.00	1,700.00	5/31/26
Rivera, Sandra	A4	2B/1B	850	1,800.00	-150.00	1,650.00	1,700.00	5/31/26
<VACANT>	A5	2B/1B	850	1,750.00	0.00	1,750.00	1,750.00	
Prefontaine, Lisa	A6	2B/1B	850	1,800.00	-150.00	1,650.00	1,700.00	5/31/26
De La Cruz, Kayliana	B1	2B/1B	850	1,750.00	0.00	1,750.00	1,750.00	6/30/26
Kuloba, Derrick	B2	2B/1B	850	1,800.00	-300.00	1,500.00	1,700.00	5/31/26
Rivera, Erica	B3	2B/1B	850	1,550.00	0.00	1,550.00	1,700.00	10/31/24
Johnson, Ryan	B4	2B/1B	850	1,750.00	0.00	1,750.00	1,750.00	6/30/26
Brandow, Chad	B5	2B/1B	850	1,800.00	-150.00	1,650.00	1,750.00	5/31/26
Luyando, Beatrice	B6	2B/1B	850	1,650.00	0.00	1,650.00	1,750.00	11/30/25
Adams, Baily	C1	2B/1B	850	1,750.00	0.00	1,750.00	1,750.00	5/31/26
Hill, Charnae	C2	2B/1B	850	1,800.00	-100.00	1,700.00	1,750.00	5/31/26
Nimchick, Stephanie	C3	2B/1B	850	1,750.00	0.00	1,750.00	1,750.00	7/31/26
Fernandez, Joel	C4	2B/1B	850	1,800.00	-150.00	1,650.00	1,700.00	5/31/26
Serrano, Nancy	C5	2B/1B	850	1,200.00	0.00	1,200.00	1,700.00	2/28/26
Mercado, Dimaries	C6	2B/1B	850	1,800.00	-150.00	1,650.00	1,700.00	5/31/26
Torres, Naisha	D1	2B/1B	850	1,800.00	0.00	1,800.00	1,750.00	6/30/26
Eggleston, Haylee	D2	2B/1B	850	1,750.00	0.00	1,750.00	1,750.00	7/31/26
Daviau, David	D3	2B/1B	850	1,400.00	0.00	1,400.00	1,750.00	11/30/24
Montanez, Katherine	D4	2B/1B	850	1,700.00	0.00	1,700.00	1,750.00	7/31/26
Ruiz, Alfredo	D5	2B/1B	850	1,800.00	-100.00	1,700.00	1,850.00	5/31/26
McKivergan, Christina	D6	2B/1B	850	1,750.00	-50.00	1,700.00	1,750.00	5/31/26
Rodriguez, Yaritza	E1	2B/1B	850	1,800.00	-150.00	1,650.00	1,700.00	9/30/26
Jones, Sharon	E3	2B/1B	850	1,650.00	-100.00	1,550.00	1,700.00	5/31/26
Parrilla, Mayra	E4	2B/1B	850	1,750.00	0.00	1,750.00	1,750.00	7/31/26
Santana, Kirsten	E5	2B/1B	850	1,750.00	0.00	1,750.00	1,750.00	7/31/26
Berova Basarbolieva, Vanesa	E6	2B/1B	850	1,750.00	-50.00	1,700.00	1,750.00	5/31/26
Asencio, Luis	F2	2B/1B	850	1,350.00	0.00	1,350.00	1,750.00	2/28/26
Ochoa Regalado, Karina	F3	2B/1B	850	1,700.00	0.00	1,700.00	1,750.00	10/31/26
Claudio, Nathaniel	F4	2B/1B	850	1,750.00	0.00	1,750.00	1,750.00	5/31/26
Martinez, Elizabeth	F5	2B/1B	850	1,750.00	0.00	1,750.00	1,750.00	8/31/26
McLeish, Zachary	F6	2B/1B	850	1,700.00	0.00	1,700.00	1,850.00	9/30/26
Roberts, Trisha	G1	2B/1B	850	1,300.00	0.00	1,300.00	1,750.00	6/30/26
Rodriguez, Dennis	G2	2B/1B	850	1,700.00	0.00	1,700.00	1,750.00	9/30/26
<VACANT>	G3	2B/1B	850	1,700.00	0.00	1,700.00	1,700.00	
Durkee, Roseann	G4	2B/1B	850	1,450.00	0.00	1,450.00	1,700.00	2/28/26
Nieves De Montesino, Carla	G5	2B/1B	850	1,800.00	-200.00	1,600.00	1,750.00	5/31/26
Rivera-Sanchez, Quetcy	G6	2B/1B	850	1,450.00	0.00	1,450.00	1,700.00	4/30/26

Rent	Pref	Net Rent	Market Rent
67,700.00	-2,100.00	65,600.00	69,550.00

Report Summary

Detail	Value
Net Unit Rent	65,550.00
# of Units	40
Vacant Units	2
Occupancy	95%

Rent Roll Analysis

Property: Imperial Apartments
As of 12/31/25

Tenant Name	Unit	Unit Type	Sq Ft	Rent	Pref	Net Rent	Market Rent	Lease End
Torres, Jessica	A1	1B/1B	555	1,600.00	0.00	1,600.00	1,600.00	11/30/26
Willy, Mary	A2	1B/1B	555	1,450.00	0.00	1,450.00	1,600.00	
Waters, Nicole	A3	1B/1B	555	1,600.00	0.00	1,600.00	1,600.00	5/31/26
Vazquez, Elicia	A4	1B/1B	555	1,600.00	0.00	1,600.00	1,600.00	5/31/26
Murray, Alice	A5	1B/1B	555	1,600.00	-50.00	1,550.00	1,600.00	5/31/26
Arriaga, Taina	A6	1B/1B	555	1,600.00	0.00	1,600.00	1,600.00	6/30/26
Mercado, Emily	B1	1B/1B	555	1,600.00	0.00	1,600.00	1,600.00	12/31/26
Mendenhall Jr., Paul	B3	1B/1B	555	1,600.00	0.00	1,600.00	1,600.00	5/31/26
Holmes, Parrish	B4	1B/1B	555	1,500.00	0.00	1,500.00	1,600.00	8/31/26
Prashaw, Kennedy	B5	1B/1B	555	1,600.00	0.00	1,600.00	1,600.00	5/31/26
Harrington, Tyler	B6	1B/1B	555	1,350.00	0.00	1,350.00	1,600.00	8/31/24
<VACANT>	C1	1B/1B	555	1,600.00	0.00	1,600.00	1,600.00	
Diduk, Randy	C2	1B/1B	555	1,600.00	0.00	1,600.00	1,600.00	5/31/26
Katica, Omer	C3	1B/1B	555	1,250.00	0.00	1,250.00	1,500.00	4/30/26
Betton, Tyron	C4	1B/1B	555	1,500.00	0.00	1,500.00	1,600.00	8/31/26
Collazo, Kristina	C5	1B/1B	555	1,600.00	0.00	1,600.00	1,600.00	9/30/26
Masic, Hanka	C6	1B/1B	555	1,350.00	0.00	1,350.00	1,500.00	10/31/26
Alvarado, Valerie	D1	1B/1B	555	1,600.00	0.00	1,600.00	1,600.00	9/30/26
Miller, Patrick	D2	1B/1B	555	1,500.00	0.00	1,500.00	1,500.00	2/28/25
Woodfine, Mervin	D3	1B/1B	555	1,600.00	-250.00	1,350.00	1,500.00	5/31/26
Lamb Jr, Anthony	D4	1B/1B	555	1,600.00	0.00	1,600.00	1,600.00	9/30/26
Gonzalez, Milagros	D5	1B/1B	555	1,520.00	0.00	1,520.00	1,600.00	12/31/26
Morriset, Michael	D6	1B/1B	555	1,500.00	0.00	1,500.00	1,500.00	5/31/26
Awan, Muhammad	E1	2B/1B	755	1,850.00	0.00	1,850.00	1,850.00	8/31/26
<VACANT>	E2	2B/1B	755	1,850.00	0.00	1,850.00	1,850.00	
<VACANT>	E3	2B/1B	755	1,850.00	0.00	1,850.00	1,850.00	
Dahlke, Carlyn	E4	2B/1B	755	1,950.00	-200.00	1,750.00	1,850.00	5/31/26
Nickerson, Damonique	E5	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	9/30/26
Ulysse, Manita	E6	2B/1B	755	1,850.00	0.00	1,850.00	1,850.00	12/31/26
Ciceron, Pierre	F2	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	4/30/26
Tauscher, Jasmine	F3	2B/1B	755	1,875.00	0.00	1,875.00	1,850.00	11/30/26
Kelly, Beatrice	F4	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	5/31/26
Riberdy, Maria	F5	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	5/31/26
Palacios, Flor	F6	2B/1B WD	755	1,850.00	0.00	1,850.00	1,950.00	8/31/25
Becker, Alexander	G1	2B/1B	755	1,800.00	0.00	1,800.00	1,850.00	
Pabon, Leenayhsia	G2	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	6/30/26
Shibam, no name given	G3	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	11/30/26
Orengo, John	G4	2B/1B	755	1,900.00	0.00	1,900.00	1,750.00	11/30/26
Shabija, Mustaf	G5	2B/1B	755	1,750.00	-150.00	1,600.00	1,750.00	5/31/26
Coleman, Heather	G6	2B/1B WD	755	1,950.00	-50.00	1,900.00	1,950.00	5/31/26
Yelverton, Sabrina	H1	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	7/31/26
Lieu, Thi Hieu	H2	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	9/30/26
Lanier, Queen	H3	2B/1B WD	755	1,950.00	-125.00	1,825.00	1,950.00	11/30/26
Pena, Ricardo	H4	2B/1B	755	1,750.00	-100.00	1,650.00	1,750.00	5/31/26
Alkattan, Harris	H5	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	5/31/26
Jennings, Diamond	H6	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	5/31/26
Blankenburg, Joan	I1	2B/1B	755	965.00	0.00	965.00	1,750.00	8/31/26
Cotto, Mariah	I2	2B/1B WD	755	1,850.00	0.00	1,850.00	1,950.00	12/31/26
<VACANT>	I3	2B/1B	755	1,750.00	0.00	1,750.00	1,750.00	
Sembatya, Moses	I4	2B/1B WD	755	1,850.00	0.00	1,850.00	1,950.00	
Pitta, Anthony	I5	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	5/31/26
Fernandez, Edgardo	I6	2B/1B	755	1,750.00	-100.00	1,650.00	1,850.00	5/31/26
Chavez, Evaristo	J1	2B/1B	755	1,500.00	0.00	1,500.00	1,750.00	7/31/26
Santana, Hector	J2	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	8/31/26
Sullivan, Ramona	J3	2B/1B WD	755	1,950.00	-50.00	1,900.00	1,950.00	5/31/26
Ortiz, Tracy	J4	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	5/31/26
Singh, Sandeep	J5	2B/1B WD	755	1,600.00	0.00	1,600.00	1,950.00	8/1/22
Santiago, Andrew	J6	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	8/31/26
Nieves, Reinaldo	K2	2B/1B	755	1,500.00	0.00	1,500.00	1,750.00	9/30/24
Wray, Zaphon	K3	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	5/31/26
Minchella, Isabella	K4	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	6/30/26
Guillen-Berdil, Maribel	K5	2B/1B WD	755	1,900.00	0.00	1,900.00	1,950.00	10/31/26
Goyette, Michael	K6	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	10/31/26
Mohamed, Dodi	L1	2B/1B WD	755	1,950.00	-50.00	1,900.00	1,950.00	11/30/26
Page, Michael	L2	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	5/31/26
Gok, Husrev	L3	2B/1B	755	1,750.00	-100.00	1,650.00	1,750.00	5/31/26
Barba, Alexzandra	L4	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	10/31/26
Gagnon, Alicia	L5	2B/1B	755	1,750.00	0.00	1,750.00	1,850.00	11/30/26
Maldonado, Jacqueline	L6	2B/1B	755	1,950.00	-300.00	1,650.00	1,750.00	5/31/26
Malave, Stephanie	M1	2B/1B	755	1,650.00	0.00	1,650.00	1,850.00	1/31/28
Gushman, Zari	M2	2B/1B WD	755	1,950.00	-100.00	1,850.00	1,950.00	5/31/26
Gonzalez, Celines	M3	2B/1B	755	1,550.00	0.00	1,550.00	1,750.00	9/30/26
Velez, Kassandra	M4	2B/1B WD	755	1,850.00	0.00	1,850.00	1,950.00	11/30/26
Medina, Almary	M5	2B/1B	755	1,750.00	0.00	1,750.00	1,850.00	5/31/26
Farrell, Michael	M6	2B/1B WD	755	1,950.00	0.00	1,950.00	1,950.00	8/31/26

Rent	Pref	Net Rent	Market Rent
131,260.00	-1,625.00	129,635.00	134,600.00

Report Summary

Detail	Value
Net Unit Rent	129,635.00
# of Units	75
Vacant Units	4
Occupancy	95%