

Rent Roll													
		4/1/2026								4/1/2026			
Building	Property Address:	140 N Pass Ave, Burbank, CA 91505					CURRENT				Rent increase by		
No.	Unit #		Describe Current Use	Price/SF	EST, Unit Size (Sq. Ft.)	Project Monthly Rent - If Vacant \$0	Lease Start Date	Lease End Date	Next Increase and Date	5.00%	"Expenses Paid By" Use Code Chart1	Additional Remarks	
1	140/1	Karleb Marr	1/1	\$ 3.13	750	\$ 2,350.00	4/1/2025	3/31/2026	4/1/2026	\$ 2,467.50	MG	Laudnry inside	
2	140/2	Dr. Schanon	1/1	\$ 2.50	750	\$ 1,875.00	8/1/2024	7/31/2025	4/1/2026	\$ 1,968.75	MG	No laundry	
3	140/3	DirkJan	2/1	\$ 2.60	1,076	\$ 2,800.00	8/31/2024	8/31/2025	4/1/2026	\$ 2,940.00	MG	Laundry inside	
4	140/4	Pramod	1/1	\$ 2.60	750	\$ 1,950.00	8/1/2024	7/31/2025	4/1/2026	\$ 2,047.50	MG	No laundry	
5	142	Owner	1/1	\$ -	750	\$ -				\$ 2,500.00	MG	ABNB-Est. \$3,000 to \$4,500/month Laundry inside	
Sub-Total					4,076	\$ 8,975.00				\$ 11,923.80			
Potential Income	Garages					\$ -				\$ -		\$200/month-5 garages	
	Laundry income			\$ -	0	\$ 40.00				\$ 40.00			
Sub-Total					0	\$ 40.00	\$ -	\$ -	\$ -	\$ 40.00			
TOTALS:					4076	\$ 9,015.00				\$ 11,963.80			
YEARLY RENTAL						\$ 108,180.00				\$ 143,565.60			
Note: These informations are form owner and broker did not verify. The Sq.Ft. is estimated. Not verified.													
<sup>1</sup> "Expenses Paid By" Code Chart													
FSG	"Full Service Gross" = Property Owner pays all costs including utilities, taxes, even janitorial.												
MG	"Modified Gross" = Property Owner pays taxes, building insurance and Tenant pays utilities, sometime interior maintenance.												
NNN	"Triple Net" (or Net, Net, Net) = Tenant pays pro rata share of taxes, insurance, building maintenance and utilities.												
Property Owner's Comments:			Property Owner's Signature:				Date:		Signed By - Print Name				
Note:													