

Rent Roll Analysis

Property: 503 N Riverview Dr
As of 08/04/25

Tenant Name	Unit	Unit Type	Sq Ft	Market Rent	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In	Move Out	Lease End
503 N Riverview Dr															
Stanton, Todd	503-1	1B / 1B	0	900.00	700.00	0.00	75.00	775.00	775.00	700.00	0.00		11/17/23		10/31/24
Smith, Randy	503-2	1B / 1B	0	900.00	725.00	0.00	125.00	850.00	0.00	975.00	725.00	05/01/25	4/8/25		4/30/26
Baker, Thomas	503-3	1B / 1B	0	900.00	850.00	0.00	75.00	925.00	0.00	850.00	850.00	05/29/23	5/1/23		4/30/24
Mock, Bradley	503-4	1B / 1B	0	900.00	750.00	0.00	50.00	800.00	0.00	750.00	750.00	12/01/24	11/14/24		8/1/25
Bowling, Wyatt	503-5	1B / 1B	0	900.00	700.00	0.00	150.00	850.00	100.00	950.00	700.00	10/01/24	9/1/24		9/1/25
Kniss, Robert	503-6	1B / 1B	0	900.00	700.00	0.00	50.00	750.00	-750.00	700.00	700.00	05/01/25	4/14/25		4/30/26
Laundry, 503	505 Laundry	Parking Spot	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		9/1/22		
Haase, Ryan	505-1	1B / 1B	0	900.00	800.00	0.00	50.00	850.00	0.00	800.00	-50.00	10/01/24	10/7/22		10/1/25
Johnson, Tommy	505-2	1B / 1B	0	900.00	700.00	0.00	75.00	775.00	0.00	440.00	-675.00	08/01/22	8/1/21		7/31/22
Rodriguez, Zeus	505-3	1B / 1B	0	900.00	775.00	0.00	50.00	825.00	0.00	775.00	775.00	03/29/24	2/24/24		2/28/25
Hopkins, Laura	505-4	1B / 1B	0	900.00	800.00	0.00	50.00	850.00	0.00	800.00	800.00	09/01/24	8/14/24		7/31/25
Haring, Bailey	505-5	1B / 1B	0	900.00	750.00	0.00	100.00	850.00	0.00	1,000.00	750.00	10/01/24	8/31/24		7/31/25
Beaty, Allyssa	505-6	1B / 1B	0	900.00	725.00	0.00	75.00	800.00	0.00	725.00	725.00	07/01/25	6/7/25		6/30/26
<VACANT>	507 Laurdry	1B / 1B	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Kyles, Allison	507-1	1B / 1B	0	0.00	750.00	0.00	50.00	800.00	800.00	0.00	750.00	10/30/23	8/1/23		4/30/24
Wolford, Anthony	507-2	1B / 1B	0	0.00	675.00	0.00	100.00	775.00	0.00	925.00	675.00	01/01/25	12/4/24		10/31/25
Waber, Rebecka	507-3	1B / 1B	0	0.00	825.00	0.00	150.00	975.00	0.00	1,075.00	825.00	07/29/24	7/1/24		6/30/26
Aninure, Sul	507-4	1B / 1B	0	0.00	700.00	0.00	50.00	750.00	-1,229.07	700.00	700.00	04/01/25	10/1/24		9/30/25
Norwood, Kylee	507-5	1B / 1B	0	0.00	695.00	0.00	50.00	745.00	500.00	945.00	695.00	12/01/24	11/15/24		
Kazprowicz, Josepl	507-6	1B / 1B	0	0.00	800.00	0.00	100.00	900.00	0.00	775.00	-750.00	07/01/22	6/22/21		6/30/26
Gentry, Mark	509-1	1B / 1B	0	900.00	725.00	0.00	100.00	825.00	2,526.20	600.00	-675.00	10/01/23	5/1/20		
Watson, Cheryl	509-2	1B / 1B	0	900.00	695.00	0.00	50.00	745.00	0.00	695.00	695.00	02/01/25	12/30/24		9/30/25
Wright jr, Charles	509-3	1B / 1B	0	900.00	695.00	0.00	50.00	745.00	0.00	695.00	695.00	12/01/24	12/6/24		8/1/25
<VACANT>	509-4	1B / 1B	0	900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Ross, Robin	509-5	1B / 1B	0	900.00	700.00	0.00	75.00	775.00	775.00	470.00	-650.00	10/01/23	11/4/19		
Peterson, Rosemar	509-6	1B / 1B	0	900.00	725.00	0.00	50.00	775.00	0.00	800.00	0.00		6/1/21		5/31/22
Laundry, Laundry	Laundry	1B / 1B	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		5/1/24		
Totals for 503 N Riverview Dr			0	16,200.00	16,960.00	0.00	1,750.00	18,710.00	3,497.13	17,145.00	9,010.00				

Sq Ft	Market Rent	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Increase Amount
0	16,200.00	16,960.00	0.00	1,750.00	18,710.00	3,497.13	17,145.00	9,010.00

Report Summary

Detail	Value
Total Possible Rent	16,960.00
Vacancy Rent	0.00
Occupied Unit Rent	16,960.00
# of Units	27
Vacant Units	2
Occupancy	92.59%