

4535 AVONDALE ST — UPDATED RENT ROLL

Bethesda, MD 20814 · Mid-Term Furnished Rentals · Revised June 2026

Unit 1 · 2 BR / 2 BA · Furnished: 05/15/2026

Reservation Dates	Guest	Gross Rent	Mgmt Fee	Client Distribution
05/15/26 – 09/15/26 (4 months)	New Tenant	\$18,000.00	\$0.00	\$18,000.00
UNIT TOTAL		\$18,000.00	\$0.00	\$18,000.00

Unit 2 · 2 BR / 2 BA · Furnished: 05/01/2026

Reservation Dates	Guest	Gross Rent	Mgmt Fee	Client Distribution
05/01/26 – 05/31/26	Nancy Davids	\$4,435.96	\$665.39	\$3,770.57
06/01/26 – 07/30/26	Nancy Davids	\$11,000.00	\$880.00	\$10,120.00
UNIT TOTAL		\$15,435.96	\$1,545.39	\$13,890.57

Unit 3 · 2 BR / 2 BA · Furnished: 03/30/2026

Reservation Dates	Guest	Gross Rent	Mgmt Fee	Client Distribution
03/30/26 – 04/30/26	Jessica Turner	\$4,369.19	\$349.54	\$3,613.95
05/01/26	Jessica Turner	\$140.22	\$11.22	\$129.00
05/01/26 – 05/17/26	Jessica Turner	\$2,000.00	\$160.00	\$1,770.00
05/18/26 – 05/31/26	Arielle Des Jardin	\$676.42	\$54.11	\$472.31
06/01/26 – 06/22/26	Arielle Des Jardin	\$5,256.51	\$420.52	\$4,835.99
07/01/26 – 07/30/26	Jessica Turner	\$5,500.00	\$440.00	\$5,060.00
UNIT TOTAL		\$17,942.34	\$1,435.39	\$15,881.25

Unit 4 · 2 BR / 2 BA · Furnished: TBD

Reservation Dates	Guest	Gross Rent	Mgmt Fee	Client Distribution
06/01/26 – 07/30/26	New Tenant	\$10,900.00	\$872.00	\$10,028.00
UNIT TOTAL		\$10,900.00	\$872.00	\$10,028.00

PORTFOLIO SUMMARY

Unit	Gross Rent	Mgmt Fee	Client Distribution
Unit 1	\$18,000.00	\$0.00	\$18,000.00

Unit 2	\$15,435.96	\$1,545.39	\$13,890.57
Unit 3	\$17,942.34	\$1,435.39	\$15,881.25
Unit 4	\$10,900.00	\$872.00	\$10,028.00
GRAND TOTAL	\$62,278.30	\$3,852.78	\$57,799.82